COURTROOM, CITY HALL
1 MUNICIPAL PLAZA
BEACON, NY 12508
THE PLANNING BOARD WILL MEET IN THE MUNICIPAL CENTER COURTROOM AT 7:00 P.M. A WORK SESSION WILL TAKE PLACE AT 7:00 P.M. FOR A TRAINING WORKSHOP, DISCUSSION OF AGENDA ITEMS AND/OR TOPICS OF INTEREST TO THE PLANNING BOARD. THE REGULAR MEETING WILL BEGIN IMMEDIATELY THEREAFTER, BUT NO LATER THAN 7:30 P.M.

Len Warner
Karen Quiana
Kevin Byrne
Jill Reynolds
J. Randall Williams
J.C. Calderon
Chair John Gunn

September 13, 2022
7:00 PM
Planning Board Agenda

Regular Meeting

1. Continue Public Hearing on application for Special Use Permit and Site Plan Approval, hotel and event space, 1113 Wolcott Avenue, submitted by Prophecy Theater, LLC (postponed to October 12, 2022 at the request of the applicant)
2. Continue Public Hearing for SEQRA environmental review on application for Special Use Permit, Site Plan Approval and Subdivision, AND Public Hearing on application for Special Use Permit, Site Plan Approval and Subdivision, Mirbeau Inn & Spa at Howland Estate, 7 Craig House Lane, submitted by the Mirbeau Companies
3. Continue Public Hearing for SEQRA environmental review on application for Subdivision Approval, 2-lot residential, AND Public Hearing on application for Subdivision Approval, 46 Judson Street, submitted by 46 Judson Street LLC
4. Public Hearing for Site Plan Approval (revised since 2019), "Two Cross Street" 4 Cross Street/172 Main Street, three-story mixed-use building, submitted by Hudson Todd LLC
5. Public Hearing on application for Site Plan Approval, artist studios, 5 Henry Street, submitted by Michael Braden
6. Public Hearing for SEQRA environmental review on application for Subdivision Approval, 12 Highland Place, submitted by Lori Joseph Builders, Inc
7. Public Hearing on application for Special Use Permit and Site Plan Approval, accessory apartment, 281 Rombout Avenue, submitted by Mariann Corsa
8. Continue review of application for Site Plan Approval, Special Use Permit, and Subdivision (lot

merger) Approval, Multi-Family Residential (62 units), 16 West Main Street, submitted by Farrell Building Company

9. Review application for Concept Plan Approval, Beacon HIP Lofts and Studios, Front Street, submitted by Beacon HIP Lofts LLC and referred to Planning Board by City Council

Miscellaneous Business

1. Presentation on Natural Resources Inventory (Training Session)
2. Zoning Board of Appeals - September meeting
3. City Council request to review Local Law to amend Chapter 223 of the Code of the City of Beacon Regarding Self-Storage Parking Requirements
4. City Council request to review Local Law to amend Chapter 223 of the Code of the City of Beacon Regarding Off-Street Parking Adjacent to Non-Residential Districts

Architectural Review

1. Certificate of Appropriateness - 493 Main Street; Signage
2. Certificate of Appropriateness - 396 Main Street; Signage and Facade
3. Single Family House - Townsend Street Lot 13
4. Single Family House - Townsend Street Lot 4
5. Single Family House - Townsend Street Lot 3
6. Single Family House - 14 Howland Avenue

City of Beacon Planning Board Agenda
09/13/2022

Title:

Continue Public Hearing on application for Special Use Permit and Site Plan Approval, hotel and event space, 1113 Wolcott Avenue, submitted by Prophecy Theater, LLC ***(postponed to October 12, 2022 at the request of the applicant)***

ATTACHMENTS

8-30-22 1113 Wolcott Avenue - Supplemental Planning Board Submission with Exhibits A-D Attached(5371126.1).pdf

Engineer Review 1113 Wolcott.pdf

Traffic Review 1113 Wolcott Avenue.pdf

Planner Review 1113 Wolcott Av.pdf

1113 Wolcott Public Comment Simmons Bloom.pdf

1113 Wolcott Public Comment Jaffe.pdf

1113 Wolcott Public Comment Wall.pdf

1113 Wolcott Public Comment Bloom.pdf

9-13-22 1113 Wolcott Avenue - Request for Adjournment.pdf

1113 Wolcott Public Comment Rivkind.pdf

CUDDY +FEDER LLP

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F 914 761 5372
cuddyfeder.com

Taylor M. Palmer, Esq.
tpalmer@cuddyfeder.com

August 30, 2022

VIA E-MAIL
AND HAND DELIVERY
Hon. John Gunn
and Members of the Planning Board
City of Beacon
1 Municipal Plaza
Beacon, New York 12508

Re: Application for Site Plan & Special Use Permit Approval – Reduced Development Proposal
Premises: 1113 Wolcott Avenue, Beacon, New York 12508
Tax Parcel ID: (5954-26-651901)

Dear Chairman Gunn and Members of the Planning Board:

On behalf of Prophecy Theater, LLC (the "Applicant"), we respectfully submit this letter and the referenced enclosures in furtherance of the Applicant's pending Applications for Site Plan and Special Permit Approval (the "Application") to adaptively re-use the Premises for a hotel and accessory conference/event space and café (the "Project").

As of the date of this letter (the submission deadline for this Board's September meeting Agenda), the Applicant is still anticipating an updated determination from the City's Building Inspector regarding the Reduced Development Proposal's conformance with the 1964 Parking Exception established in Zoning Code Section 223-26.B.[1] The Applicant previously submitted a request for a revised determination following the introduction of a Reduced Development Proposal that will allow for a *maximum* of 198 people. As noted in the Applicant's prior submission, *this represents a nearly fifty percent (50%) overall reduction (or a reduction of 222 attendees)* from the original proposal for the Premises. Provided the above, the Applicant reserves the right to provide some additional details to this Board in support of the Application upon receipt of a new determination.

[1] Note: As this Board is aware, the Building Inspector previously issued a determination regarding the required off-street parking for the prior proposal for a hotel and accessory conference center/event space with a maximum of 350 people at occasional larger weekend events. That determination indicated that notwithstanding the 1964 parking exception that could be applied to the Premises and proposed uses if the parking requirement for the proposal only required eighty-six (86) parking spaces (i.e., 25% more than the sixty-nine (69) spaces required for the Church use in 1964), in the case of the prior proposal with occasional events of 350 people, the project would have required one hundred thirty-six (136) spaces, and thus a parking variance for one hundred four (104) spaces (the total number of spaces not provided on-site) was needed.

In the meantime, in advance of the Board's September meeting Agenda, we provide the following responses to comments made at the August 9, 2022 Public Hearing.

THE EVENT SPACE & CAFÉ AND PARKING & TRAFFIC EVALUATIONS BY THE PROFESSIONAL TRAFFIC ENGINEERING CONSULTANTS:

At the August 9th Public Hearing, a question was presented about the possibility of operating the café simultaneously with the event space. To address these comments concerning the hypothetical situation that was presented where these non-simultaneous uses were operating simultaneously, the Applicant is now proposing limited instances wherein the café and event space will operate in tandem. Based on parking requirements for the Property, during the maximum size events (i.e., 198 capacity) the café will not be open to the public. However, for smaller sized events (not to exceed 130 event guests), the café (which has a maximum occupancy of 50 people) can remain open to the public. As is further detailed in the enclosed Response to Comments Memorandum prepared by the Applicant's traffic consultant, Colliers Engineering & Design ("Colliers"), based on the parking requirements contained in the Zoning Code, the Applicant will limit public use of the café during events to events having attendance of less than 130 persons. *See* **Exhibit B**.[2]

As this Board is aware, Colliers previously submitted a Traffic & Parking Study on February 21, 2022 (the "Traffic and Parking Study"). This Traffic and Parking Study, along with Colliers' Traffic & Parking Sensitivity Analysis,[3] concluded that the Project is not anticipated to have a significant impact on traffic conditions in the vicinity of the Project site. It is worth noting that these materials, based upon the prior 350-person capacity proposal, are certainly overinclusive to the extent that the currently proposed 198-person capacity will generate significantly less traffic. Indeed, the City's professional traffic consultant, Creighton Manning, came to the same conclusion in its most recent Comment Memorandum, dated August 8, 2022, noting "a revised study is not warranted as the event attendee count has been reduced from 350 to 198." Accordingly, the Applicant respectfully submits that it has demonstrated, through studies and by the Reduced Development Proposal, that the Project will not generate any significant adverse

[2] Note: Per the City's Zoning Code, the hotel and café use require a total of forty-eight (48) parking spaces (i.e., 31 for hotel, 17 for café). As the Project is proposed to not exceed a parking demand of eighty-one (81) parking spaces, there are thirty-three (33) spaces remaining for the event use, which equates to a maximum event size of one hundred thirty-two (132) persons at times that the café is operational. Accordingly, the Applicant proposes to limit public café use to events having attendance of one hundred thirty (130) persons or less. Of course, the public will also be able to visit the café at times when events are not being held.

[3] Note: The Traffic & Parking Sensitivity Analysis was enclosed in the Applicant's April 26, 2022 submission, with a revised version contained in the May 31, 2022 submission.

environmental traffic impacts.

The Applicant is currently proposing to provide a total of thirty-one (31) off-street parking spaces, inclusive of four (4) ADA accessible parking spaces, primarily for use by hotel guests and employees. As the Applicant is still waiting on the new determination from the Building Inspector regarding the number of required off-street parking spaces pursuant to the 1964 Parking Exception, the Applicant respectfully reserves the right to supplement or supplant this submission upon receipt of the same. Nonetheless, the Applicant respectfully submits that there will be no adverse environmental parking related impacts resulting from the Project, as demonstrated by Colliers' Traffic & Parking Study, Traffic & Parking Sensitivity Analysis, and Traffic and Parking Management Plan.[4] These materials have presented empirical data-driven conclusions that there is sufficient parking in the surrounding area—above and beyond what the Zoning Code requires—which can accommodate any event attendees that do not take advantage of the conveniently located public transit opportunities. It is respectfully submitted that speculative and anecdotal contentions regarding the availability of parking spaces disregard the significant amounts of data-based evidence and expert opinion offered in Colliers' and the Applicant's written materials and public appearances.

THE APPLICANT'S EVENT SPACE SOUND REPORT CONFIRMS THAT THE EVENT SPACE WILL NOT HAVE ANY POTENTIALLY SIGNIFICANT ADVERSE NOISE IMPACTS TO NEARBY PROPERTIES OR USES:

In further response to the concerns raised by members of the public at the August 9th Public Hearing related to noise, the Applicant coordinated various sound tests on the Premises, the results of which are enclosed as **Exhibit D** – Sound Level Report prepared by Beacon AV Lab, dated August 29, 2022 (the "Sound Report"). As is further detailed therein, the Sound Report found that the existing church building effectively attenuates sound from inside of the building even with extremely loud sounds being generated therein in compliance with the daytime noise restrictions found within City Code Section 149-10.B. Specifically, a variety of sounds tests conducted in the interior of the church ranging from 75 – 95 dBA resulted in a *maximum* reading of 49 dBA along the property line—6 dBA *lower* than the permitted amount during daytime hours. It is worth noting that this maximum amount remains well below the ambient noise levels found

[4] Note: The Applicant has submitted several iterations of the Traffic and Parking Management Plan responding to comments made by this Board, its consultants, and the public, dated February 21, April 25, May 26, July 25, and August 29, 2022.

on the site when cars, trucks, buses, or other vehicles passed by (ranging from 55-65 dBA).[5]

The Sound Report further found that faint sounds were audible near the property lines and recommended two (2) mitigation measures be adopted to ensure compliance with the City Code's nighttime noise restrictions, namely, installing laminated acoustic glass on existing windows and bass trapping solutions within the main event space. The Applicant is pleased to share with the Board that these measures will be adopted as part of the Project proposal to aide in further sound reductions for the benefit of neighboring properties.

ADDITIONAL RESPONSES TO COMMENTS MEMORANDA:

To further assist this Board in its review of the Application, the Applicant respectfully submits the following memoranda prepared by its consultants providing annotated responses to the applicable comments noted in in the memoranda prepared by the City's Engineering Consultant, Lanc & Tully, dated August 4, 2022 (the "Engineering Comments Memorandum"); the City's Planning Consultant, John Clarke Planning and Design, dated August 5, 2022 (the "Planning Comments Memorandum");[6] and the City's Traffic Consultant, Creighton Manning, dated August 8, 2022 (the "Traffic Comments Memorandum"):

- Response to Comments Memorandum prepared by Hudson Land Design Professional Engineering, P.C. ("HLD") dated August 30, 2022 (the "HLD Response to Comments Memorandum"). *See* **Exhibit A** – HLD Response to Comments Memorandum; and

- Response to Comments Memorandum prepared by Colliers Engineering & Design dated August 29, 2022 (the "Colliers Response to Comments Memorandum"). *See* **Exhibit B** – Colliers Response to Comments Memorandum.

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[5] Note: As this Board is aware, members of the public also highlighted the existing noise from outdoor music venues and restaurants located across the Hudson River, as well as from boats and jet skis on the Hudson River, passing Metro-North train horns, as well as plane flights into and out of Stewart Airport over the Property. Of course, while the Project involves an *indoor* event space, it was also noted that the prior and existing use of the event space for religious uses would not be subject to these noise restrictions. *See* City Code § 149-8.B.

[6] Note: The Applicant's traffic consultant, Colliers Engineering & Design, responds to several of the comments contained within the Planning Comments Memorandum in the Response to Comments Memorandum enclosed as **Exhibit B**. The Applicant's architect, Aryeh J. Siegel, will respond to the remaining comments in a forthcoming submission that will include a revised Site Plan Set.

INDEX OF ENCLOSURES:

In further support of this supplemental submission, please find enclosed five (5) sets of the instant letter with the following materials:

Exhibit A: Response to Comments Memorandum prepared by Hudson Land Design Professional Engineering, P.C. dated August 30, 2022, providing responses to the Engineering Comments Memorandum;

Exhibit B: Response to Comments Memorandum prepared by Colliers Engineering & Design, P.C., dated August 29, 2022, providing responses to the Traffic and Planning Comments Memoranda;

Exhibit C: Revised Traffic & Parking Management Plan prepared by Colliers Engineering & Design P.C., dated August 29, 2022; and

Exhibit D: Sound Level Report prepared by Beacon AV Lab, dated August 29, 2022.

The Applicant looks forward to continuing its review of the Project with the Board at the September 13th regular meeting for the Site Plan and Special Use Permit Continued Public Hearing on the Application.

In the meantime, should the Planning Board or City Staff have any questions or comments with regard to the foregoing, please do not hesitate to contact me.

Very truly yours,

Taylor M. Palmer

Enclosures
cc: Jennifer L. Gray, Esq.
John Clarke Planning and Design
Lanc & Tully, P.C.
Aryeh J. Siegel Architect
Michael A. Bodendorf, P.E. – Hudson Land Design Professional Engineering, P.C.
Colliers Engineering & Design, P.C.
Allison Fausner, Esq.

Exhibit A

Civil & Environmental Engineering Consultants
174 Main Street, Beacon, New York 12508 (Main Office and Mailing Address)
13 Chambers Street, Newburgh, NY 12550 (Satellite Office)
Phone: 845-440-6926 Fax: 845-440-6637
www.HudsonLandDesign.com

August 30, 2022

Hon. John Gunn, Chairman
City of Beacon Planning Board
1 Municipal Plaza
Beacon, NY 12508

Re: 1113 Wolcott Avenue, Site Plan and Special Use Permit
1113 Wolcott Avenue
Tax Parcel: 5954-26-651901, ±2.28 ac.
City of Beacon, NY

Dear Chairman Gunn and Members of the Planning Board:

On behalf of the Applicant for the above referenced project, Hudson Land Design (HLD) has revised the plan set in response to Lanc & Tully's August 4, 2022 comment letter. Below is a point-by-point response to the comments received. Please note that Aryeh Siegel has prepared Sheets 1 through 8 (additional sheet added to the set) of the plan set and has responded to comments that pertain his sheets under separate cover. Colliers Engineering & Design has responded to John Clarke Planning and Design's August 5, 2022 comment letter under separate cover.

Lanc & Tully August 4, 2022 Comment Letter

General Comments

1. Comment Noted. A "Work Zone Traffic Control Plan" will be prepared and provided as part of this plan once SEQR is closed.

Sheet 1 of 14 – Site Plan

1. Aryeh Siegel will respond to this comment under separate cover in a forthcoming submission.
2. Aryeh Siegel will respond to this comment under separate cover in a forthcoming submission.

Sheet 2 of 14 – Full Site Plan

1. Aryeh Siegel will respond to this comment under separate cover in a forthcoming submission.
2. Aryeh Siegel will respond to this comment under separate cover in a forthcoming submission.

Sheet 8 of 14 – Grading & Utility Plan

1. The soil testing will be coordinated with Lanc & Tully's (L&T) office once SEQR is closed. For the purposes of SEQR, the underground detention can be enlarged if soil tests reveal no infiltration.
2. We will discuss the procedure for abandoning the existing water and sewer services with the Beacon Water & Sewer Department and add applicable notes and details to the plans.

No plans are provided with this submission at this time. A full set of plans will be provided in a future submission once SEQR is closed. We look forward to discussing this project at your next available planning board agenda. Should you have any questions, please feel free to contact me at 845-440-6926.

Sincerely,

Michael A. Bodendorf, P.E.
Principal

cc: Prophecy Theater, LLC
Taylor M. Palmer, Esq.
Aryeh Siegel, AIA
Richard D'Andrea, P.E., PTOE
Daniel G. Koehler, P.E. (HLD file)

Exhibit B

400 Columbus Avenue, Suite 180E
Valhalla, New York 10595
Main: 877 627 3772
colliersengineering.com

Colliers
Engineering & Design

Via E-Mail
August 29, 2022

Mr. John Gunn, Chairperson
City of Beacon Planning Board
City of Beacon City Hall
1 Municipal Plaza
Beacon, NY 12508

1113 Wolcott Avenue – Prophecy Theater LLC
City of Beacon, Dutchess County, New York
Colliers Engineering & Design Project No. 21004333A

Dear Mr. Gunn & Planning Board Members,

Colliers Engineering & Design CT, P.C. (CED) has reviewed the most recent comments received from the Planning Board's Consultants as provided in the letters listed below:

- Creighton Manning (CM) Review #6 letter dated August 8, 2022;
- John Clarke Planning and Design Letter dated August 5, 2022.

The following provides detailed responses to each of the traffic related items contained in these letters. Specific information and/or responses are also provided below based on comments received during the August 9, 2022, Planning Board Public Hearing.

Creighton Manning Review #7 Letter dated August 8, 2022

1. A revised traffic impact study was not included with the submitted materials. CM notes that a revised study is not warranted as the event attendee count has been reduced from 350 to 198.

   Response: ***Comment noted. No further response required.***

2. As noted in our previous review letter and as acknowledged by Colliers, the proposed access configuration requires review and approval by the NYSDOT. While CM understands that the NYSDOT will not provide a permit until the SEQR determination of the Planning Board as Lead Agency is circulated, the Department could provide a conceptual approval letter or a subsequent set of technical comments. CM recommends that the applicant provide an update as to where the project stands with the NYSDOT.

   Response: ***Submission was made to NYSDOT on April 7, 2022. The City was copied on this submission. The Applicant continues to await a response from NYSDOT on this submission. We have contacted NYSDOT for an updated status of their review and will provide additional details when available. Note that a formal Highway Work Permit Application has not yet been made to NYSDOT by the Applicant. It is anticipated that this application will be made at such time that the Project receives a SEQRA approval.***

Colliers Engineering & Design

3. It appears that the applicant is requesting that the parking requirement be reinterpreted for the proposed development based on the reduced number of attendees. The City's Building Inspector should opine on the parking requirement in order to determine the variance to be requested by the applicant.

   Response: ***The Applicant is awaiting a determination from the City Building Inspector.***

4. The Traffic and Parking Management Plan (TPMP) references a drop-off/pickup zone for patrons who need additional time if there are no ADA-accessible spaces available. Please indicate where this zone will be in Exhibit 1.

   Response: ***This area has been identified near the dumpster encloser as identified on Figure No. 1 of the Traffic & Parking Management Plan.***

5. The Cover Letter indicates that a free shuttle will be provided for off-site parking locations that are greater than 1,000-ft from the site when needed for occasional events. The proposed route and frequency of these shuttles should be discussed in order to determine the viability of the option.

   Response: ***It is the Applicant's opinion that with the reduced capacity of the occasional events and the documented availability of public parking in the vicinity of the Site, the need for more remote parking locations that would require shuttling is significantly less than under the prior proposal for 350 person events.***

   Regardless, it is noted that the Dennings Avenue parking location will be available to the Applicant as needed, as well as the possibility of utilizing the Riverview Funeral Home parking. As noted in the Traffic & Parking Management Plan, the Applicant proposes to determine for each event if there is a need for use of these remote parking locations ahead of the event based on the time of the event, any other known use of closer public lots, weather, and anticipated event attendance. It is proposed that need for a shuttle will be assessed by the Applicant when event attendance is expected to exceed 130 persons. If it is determined that the use of these remote parking locations is necessary, event attendees will be updated prior to the event, via email, website, social media, and on the day of event by staff parking attendants. In this case, the Applicant will provide a window of time for shuttle runs (15-25 passengers every 15 min for 1.25 hours) making a stop at the MTA lot, Dennings, Funeral home or other potential location.

   It is important to note that the Traffic & Parking Study dated February 21, 2022, prepared by our office and previously submitted to the Planning Board identified that public parking areas within 1000 ft of the Project currently have in excess of 170 available parking spaces within walking distance of the Project. For ease of reference, Table No. 4: Area Parking Observations Summary is attached for ease of reference. This available parking is generally found in the Tompkins Lot, the Municipal Plaza lot and the on-street parking along Beekman Street. At the proposed 198 persons

Colliers Engineering & Design

maximum occupancy level the project will require the use of 50 offsite parking spaces which can more than be accommodated by the available parking in the immediate Site vicinity. This is also further supplemented by the 15-parking spaces that will be available for use by event attendees at the Protestant Episcopal Church.

6. The applicant indicated that the discussions with the Riverview Funeral Home regarding the potential utilization of the off-street parking spaces has been postponed until a determination by the Planning Board has been made. Since this parking arrangement was never finalized, there is no change to parking analysis findings prepared by Colliers.

   Response: ***Comment note. The Applicant will continue to pursue a formal agreement for use of parking at the funeral home location upon approvals from the Planning Board. Regardless, the provision of the Dennings Avenue and Protestant Episcopal Church parking areas as well as the documented available public parking in the vicinity of the Site will more than accommodate the parking needs of the occasional events.***

7. The applicant has reached an agreement to utilize the 27 off-street parking spaces at 74 Dennings Avenue during events. This location is approximately 0.8-miles from the site. Effective shuttling of event goers from and to this location will be necessary for it to be a viable location for off-site parking.

   Response: ***See response to Comment 5 above.***

8. The applicant is in the process of obtaining an agreement to utilize the +/- 15 off-street parking spaces at the Protestant Episcopal Church, which is approximately ¼-mile from the site. Shuttling will also necessary to make this location viable for the project.

   Response: ***The Protestant Episcopal Church Parking area is located off Beacon Street, as identified on Figure No. 2 of the Traffic and Parking Management Plan, approximately 600 ft. from the Site, which is well within a reasonable walking distance for event attendees. It is not anticipated that a shuttle will be required to accommodate parking at this location.***

Colliers Engineering & Design

John Clarke Planning and Design Letter dated August 5, 2022

2. The applicant has reached an agreement to utilize the 27 off-street parking spaces at 74 Dennings Avenue during events. This location is approximately 0.8-miles from the site. Effective shuttling of event goers from and to this location will be necessary for it to be a viable location for off-site parking.

    a. The Traffic and Parking Plan cites the Tompkins and Municipal Building public lots to the north, but there is no guarantee that these lots will have the same future capacities with the planned expansion of the Firehouse and redevelopment options for various public lots being considered.

        Response: ***The available parking in vicinity of the Site is proposed to be supplemented with off-street parking at the 74 Dennings Avenue and the Protestant Episcopal Church, as well as the possible future use of the Riverview Funeral Home parking. Shuttle to the remote locations as may be required is discussed in response to CM Comment 5 above.***

    b. Of the two newly identified parcels that have potential negotiated leases for event parking, one is about ¾ miles away, well beyond reasonable walking distance, and the other has a previously approved site plan for multi-family parking on the lot. More details should be provided for the layout and long-term availability of the church lot off Beacon Street.

        Response: ***See response to CM Comment 5 above regarding shuttling relative to the Dennings Avenue parking area and other locations. Colliers Engineering & Design does not have any further information relative to the long-term availability of the church parking area.***

8. The center lane striping pattern along Wolcott Avenue should be modified for the two on-way driveways.

    Response: ***The need for any modifications to the existing center lane striping along Wolcott Avenue will be determined by NYSDOT as part of the Highway Work Permit Application for the Project.***

August 9, 2022 Planning Board Public Hearing Comments

The following provides additional information in regard to specific comments or points of discussion during the August 9, 2022, Planning Board Public Hearing.

Buses, Limos, Delivery Vehicles Entering & Exiting Project

During the Planning Board Public Hearing, specific comment indicated that turning movements for buses, limos and delivery vehicles entering and exiting the Site were not provided on the Site Plans. For clarification of the public, this information was previously prepared by the Applicant and submitted to the Planning Board as part of the Applicant's May 31, 2022 Supplemental Submission.

The vehicle turning tracks are shown on Sheet No. 10 of the Site Plans and identify a garbage truck, fire truck and standard shuttle bus entering and exiting the Site.

Potential to Operate Café & Events Simultaneously

Discussion during the Planning Board Public Hearing indicated a need to identify the possibility to operate the Café simultaneously with Events. Based on parking requirements during the maximum size events (198 attendees) the Café will not be open to the public and will only attend to events. However, it is possible for smaller size events, the Café could remain open to the public. Based on the City parking requirements the Hotel & Café require a total of 48 parking spaces (31 for Hotel, 17 for Café) per the City Code. The Project proposed to not exceed a code required parking demand of 81 parking spaces leaving 33 spaces for event use. 33 parking spaces at the event code required parking ratio of 1 space per 4 attendees equates to a maximum event size of 132 person while the Café is operational. Based on this, it is proposed by the Applicant that the Café use by the public during events will be limited to events having attendance less than 130 persons. This is also now noted in the Traffic & Parking Management Plan.

Sincerely,

Colliers Engineering & Design CT, P.C.
(DBA Maser Consulting Engineering & Land Surveying)



Richard D'Andrea, P.E., PTOE
Assistant Department Manager

R:\Projects\2021\21004333A\Correspondence\OUT\220829RGD_PB_Comment Response.docx

Table No. 4
Area Parking Observations Summary

Time of Day	Observed Available Parking Spaces						
	Tompkins Lot	Municipal Plaza	Beekman St. On-Street	Cross Lot	Cliff Lot	Beacon Center Lot	Beacon Metro North Train Station
Total Spaces	68	76	70±	18	19	92	---
Friday September 24, 2021							
1:00 PM	Not Observed This Day	Not Observed This Day	65	3	1	8	Not Specifically Counted
2:00 PM			65	3	1	7	
3:00 PM			65	3	-	6	
4:00 PM			65	2	2	10	
5:00 PM			66	-	1	12	
6:00 PM			67	1	-	15	
7:00 PM			70	2	-	18	
8:00 PM			70	5	3	22	
Saturday September 25, 2021							
1:00 PM	Not Observed This Day	Not Observed This Day	70	1	3	25	Not Specifically Counted
2:00 PM			70	-	3	20	
3:00 PM			70	1	2	21	
4:00 PM			70	1	1	19	
5:00 PM			70	-	-	16	
6:00 PM			70	-	-	18	
7:00 PM			70	-	-	20	
8:00 PM			70	1	1	19	
Friday November 5, 2021							
1:00 PM	65	Not Specifically Counted	64	2	2	5	Not Specifically Counted
2:00 PM	65		64	2	3	8	
3:00 PM	65		64	1	2	9	
4:00 PM	66		65	-	1	7	
5:00 PM	68	55	65	-	1	10	
6:00 PM	68	73	67	1	1	13	
7:00 PM	66	76	69	-	2	19	
8:00 PM	66	76	70	3	2	21	
Saturday November 6, 2021							
1:00 PM	65	76	70	2	3	22	Not Specifically Counted
2:00 PM	65	76	70	1	1	20	
3:00 PM	65	76	70	1	-	23	
4:00 PM	66	76	70	-	-	25	
5:00 PM	65	76	70	-	-	19	
6:00 PM	66	76	70	-	2	18	
7:00 PM	66	76	70	-	1	17	
8:00 PM	67	76	70	1	1	19	
Friday January 21, 2021							
1:00 PM	-	20	-	-	-	-	Not Specifically Counted
2:00 PM	-	23	-	-	-	-	
3:00 PM	-	21	-	-	-	-	
4:00 PM	-	26	-	-	-	-	
5:00 PM	-	36	-	-	-	-	

Exhibit C

Colliers
Engineering
& Design

Traffic & Parking Management Plan

August 29, 2022

1113 Wolcott Avenue

City of Beacon
Dutchess County, New York

Prepared for:

Prophecy Theatre LLC
369 Main Street, Unit 493
Beacon, NY 12508

Prepared by:

Richard G. D'Andrea, P.E., PTOE
New York Professional Engineer
License No. 090241

Colliers Engineering & Design
400 Columbus Avenue
Suite 180E
Valhalla New York 10595
Main: 877 627 3772
Colliersengineering.com

Project No. 21004333A

Colliers Engineering & Design

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Dissemination of Information 8
Parking Information 8
Public Transportation Information 9

Shuttles 10

Pedestrian and Bicycle Access 10

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Ongoing Monitoring and Coordination 12

Colliers
Engineering
& Design

Introduction and Background

The 1113 Wolcott Avenue Project ("the Project") is a proposed redevelopment of the property located at 1113 Wolcott Avenue (NYS Route 9D) in the City of Beacon, Dutchess County, New York. The former rectory building and church, which was most recently occupied by the Reformed Church of Beacon, are proposed to be redeveloped as a 30-room hotel contained in an expanded rectory building along with accessory conference center and dining facility (café/restaurant/bar) uses within the church building. In addition, the existing cemetery located behind (west of) the church and rectory building will be restored to be opened as a public park including a walking path from Beekman Street to Wolcott Avenue.

The hotel will operate 365 days per year, and the dining facilities will be situated in the rear of the existing church. The dining facilities will serve as a reception for guests of the hotel and offer breakfast, lunch and dinner to the hotel guests, as well as members of the public. In addition, it will operate as a bar for hotel guests and for accessory conference center programming and events. The dining facilities are expected to operate seven (7) days a week in support of the hotel operations and guests with a maximum capacity of 50 seats.

The conference center accessory use will operate less frequently, utilizing the former church building for various cultural, educational, or professional programs, including weddings, conferences, art exhibitions, performances, lectures, seminars and workshops. The maximum capacity for the church event venue has been reduced from prior Project proposals to a 198-seat capacity. Maximum occupancy events will typically occur on weekends, while smaller functions, such as seminars, workshops or retreats with attendance ranging between 50 to 150 people will occur on weekdays generally Wednesday – Friday.

Access to the Project is proposed via an existing access connection from Wolcott Avenue that will provide access to the main parking area as an entry only driveway. A second, exit only driveway is also proposed at the northern property line of the Site, which will be a reestablishment of the existing driveway in this location. A total of 31 off-street parking spaces, inclusive of four (4) ADA accessible parking spaces, will be provided primarily for use by hotel guests and employees. The existing Site is also provided a third driveway connection to Wolcott Avenue south of the existing church building. This existing southern driveway is proposed to be eliminated as part of the Project.

During events, event related parking will generally be accommodated by off-site public parking in the vicinity of the Project. This is anticipated to create a need for the management of on-site drop-off and pick-up operations. In addition, it was determined that specific parking strategies were needed to ensure event parking occurs in desired locations, to reduce parking as practicable and manage on-site parking. It is anticipated that this Traffic & Parking Management plan will be implemented by the owner/operator of the Project regardless of the size of the event.

It should be noted that it is possible that the Café use will be open to the public during events at the Site. It is proposed by the Applicant that Café use by the public during events will be limited to events having attendance less than 130 persons.

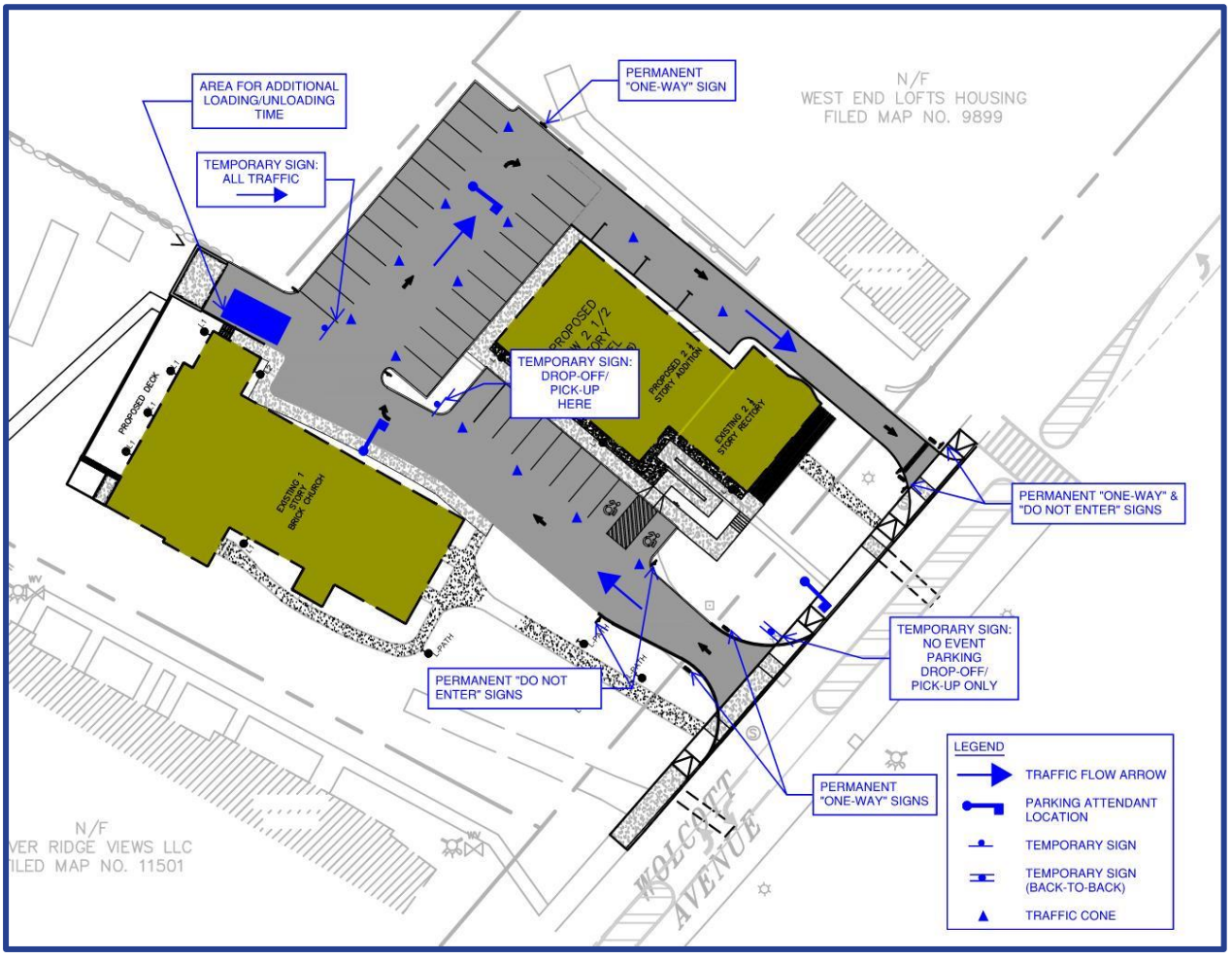
Based on the above, and associated with the review of the Project by the City of Beacon Planning Board and its consultants, this Traffic & Parking Management Plan has been prepared in order to provide an efficient and ongoing method of managing traffic flows, on-site and off-site parking, and other transportation related aspects of the Project. The purpose of this plan is to allow input and coordination with other agencies, including the New York State Department of Transportation (NYSDOT) and the City of Beacon and allow for ongoing revisions to this plan upon implementation of the Project.

On-Site Parking and Circulation

The Project site will provide a total of 31 parking spaces. These spaces will primarily be designated for the use of the Hotel guests. Therefore, during Event Conditions all additional parking needs will need to be accommodated by off-site public parking in the area. It is anticipated that this will result in a need for drop-off/pick-up operations within the Site.

In order to manage these drop-off/pick-up operations the Applicant will provide staff within the on-site driveways and parking area to ensure efficient flow of traffic within the Site. Exhibit No. 1 below indicates the drop-off/pick-up location as well as locations of staff for traffic direction and anticipated directional signage.

Exhibit No. 1 - Event Site Circulation Plan



As indicated previously, the Main (southerly) access driveway will be a one-way entry only driveway with the northerly driveway a one-way exit only driveway. This will help to facilitate the onsite drop-off/pick-up operations during events. However, during events it is anticipated that on-site parking attendants will be required to facility drop-off/pick-up operations, ensure efficient traffic flow, and

monitor any queuing. In addition to the permanent signage proposed on the site, additional temporary signage is also proposed to further indicate the on-site flow pattern during events as indicated on Exhibit No. 1 above.

A total of three parking attendants will be provided on-site during events. The first will be provided near the Main entry driveway, the second at the intended drop-off/pick-up location and the third within the main parking area behind the hotel. The parking attendant near the Main entry driveway will assist with traffic flow entering the Site and monitoring of the queueing of vehicles on the entry driveway to ensure no disruption of normal traffic flows along Route 9D. The driveway provides stacking for approximately 7-8 passenger car vehicles which is anticipated accommodate the vehicle queues during the drop-off/pick-up operations. However, in the unlikely event that this storage area is exceeded by the queue, there is sufficient space within the driveway to queue vehicles in two queues, which the parking attendants can adjust as necessary.

The parking attendant at the drop-off/pick-up location will be tasked with managing the drop-off/pick-up of event attendees as well as monitoring the queueing of vehicles. The last parking attendant within the main parking area behind the hotel will be tasked with monitoring this parking area and maintaining the flow of exiting traffic. All three attendants will be able to provide information to vehicles on the nearby offsite parking locations as discussed further below.

The on-site parking during events will be reserved for the exclusive use of hotel guests and employees of the Project only. These parking spaces will be coned off during events. In the event that hotel guests desire to enter or exit during the event times, they will be assisted by on-site staff with entering and exiting the parking spaces. Hotel guests will also be provided with printed parking passes or tags to signify their ability to park in these spaces. It is anticipated that majority, if not all, of the hotel guests will also be attendees of the events, limiting the amount of hotel related entries and exits during the event periods.

As discussed further below, event parking attendants will also be provided with information regarding parking areas to be utilized by event attendees.

ADA Accessible Parking & Event Drop-off/Pick-up Accommodations

The Project site will be provided a total of four (4) ADA accessible parking spaces included within the 31 on-site parking spaces. These ADA parking spaces will be available for use by hotel and café guests as well as event attendees. During event drop-off/pick-up operations, event attendees requiring the use of these ADA spaces will be directed by the on-site parking attendants to the available ADA parking spaces on the Site. In the event that these spaces are fully occupied, attendees requiring further assistance will be directed to the on-site loading zone area to allow additional time for loading and unloading in an area that will not disrupt on-site circulation of other attendees during drop-off/pick-up periods.

Off-Site Parking

Off-Site Parking Locations

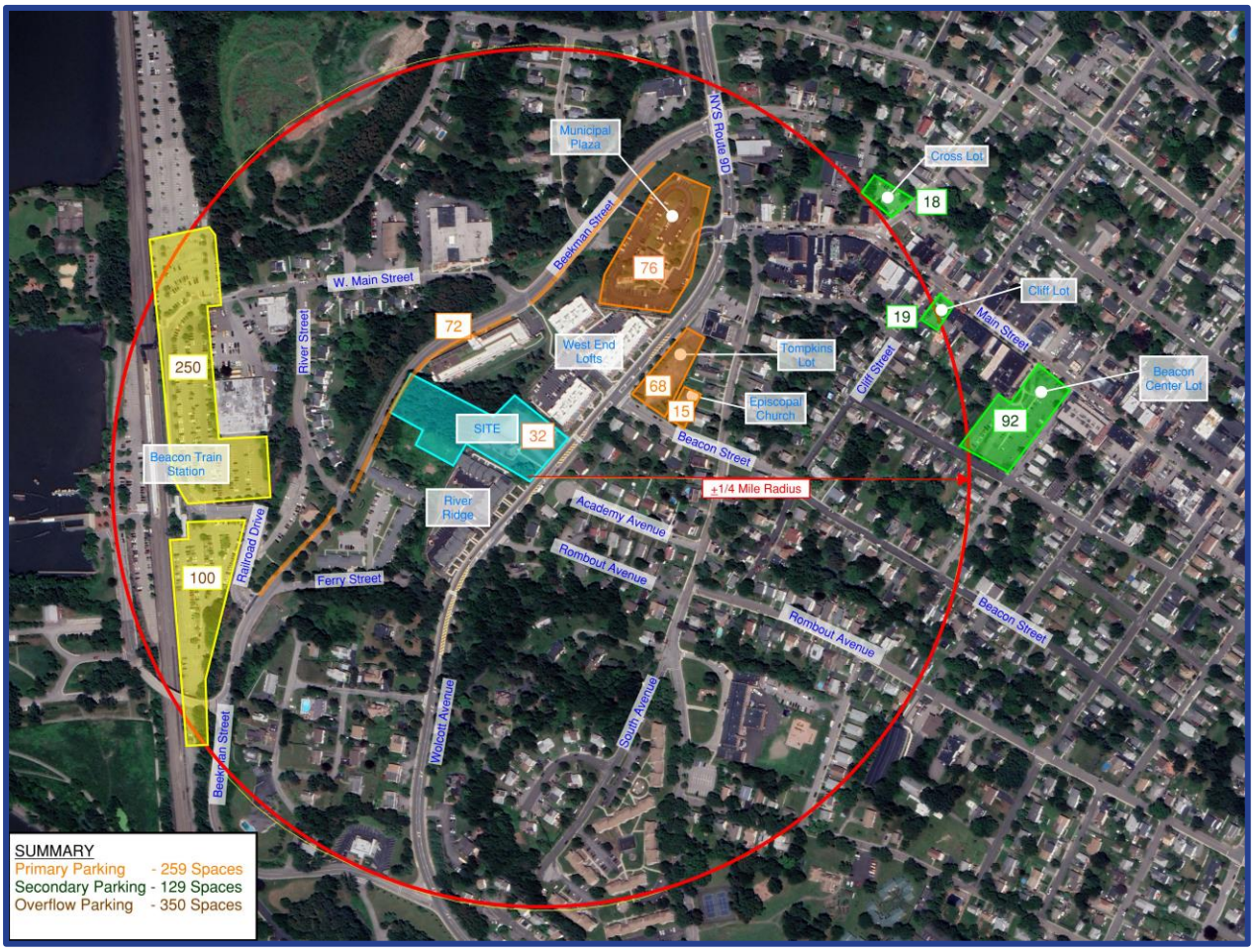
The Project proposes to provide 31 off-street parking spaces on the Site primarily for the use of Hotel guests and employees as required by the City of Beacon code for that use. All additional parking required for event attendees will be accommodated by off-site public parking in the vicinity of the Site. The closest public parking in the area include the below listed locations in order of proximity to the Project:

- **Tomkins Firehouse Parking Lot** – 68± Parking Spaces
- **City of Beacon Municipal Plaza (City Hall) Parking Lots** – 76 Parking Spaces
- **Beekman Street Metro North on-street parking between Railroad Drive and Wolcott Avenue** - 70± on-street metered parking spaces
  This parking is operated by LAZ parking, parking can be paid electronically via LAZgo Parking App.
- **Cross Lot** – 18 Parking Spaces (24 Hour Free Parking – City Lot)
- **Cliff Lot** – 19 Parking Spaces (24 Hour Free Parking – City Lot)
- **Beacon Center Lot** – 92 Parking Spaces (24 Hour Free Parking – City Lot)
- **Beacon Metro North Train Station Parking lots metered parking spaces**
  This parking is operated by LAZ parking, parking can be paid electronically via LAZgo Parking App.

In addition to the above parking locations, the Applicant is continues to pursue options for off-site dedicated parking in the vicinity of the Site for use during events.

Exhibit No. 2 below identifies the locations of parking within 1/3 of mile of the Project location.

Exhibit No. 2 – Off-Site Parking Locations



The Tomkins Firehouse and City of Beacon Municipal Plaza parking lots are within 500 and 1,000 ft. respectively of the Project Site making these the most accessible public parking for the Project. As previously noted, a walkway connection to Beekman Street is proposed to be provided through the Site as part of the Project with signage at Beekman Street directing patrons to the Site. This will provide more convenient access to the Beekman Street on-street metered parking spaces of which the nearest spaces will be within the 350 ft. of the Hotel and Café/Event spaces with the more remote spaces approximately 1,200 ft. from these buildings. This pathway will also provide more convenient access to parking available at the Beacon Metro north station, however these metered spaces are more remote, in excess of 2,000 ft. from the Project site, and less likely to be utilized. The Cross Street lot, Cliff Lot and Beacon Center Lot are more remote parking locations located within 1,500 – 1,900 ft. from the Project site.

The Applicant has reached an agreement for off-site parking with the owner of the property located at 74 Dennings Avenue, which will allow for 27 parking spaces during the on-site events. Additionally, the Applicant is in the process of finalizing an agreement for an off-site parking location with the nearby Protestant Episcopal Church property located at 21 South Avenue, near the Wolcott

Avenue/Beacon Street intersection, which could accommodate approximately 14-15 parking spaces. These agreements will reduce the total need for the use of offsite public parking by approximately 41-42 spaces.

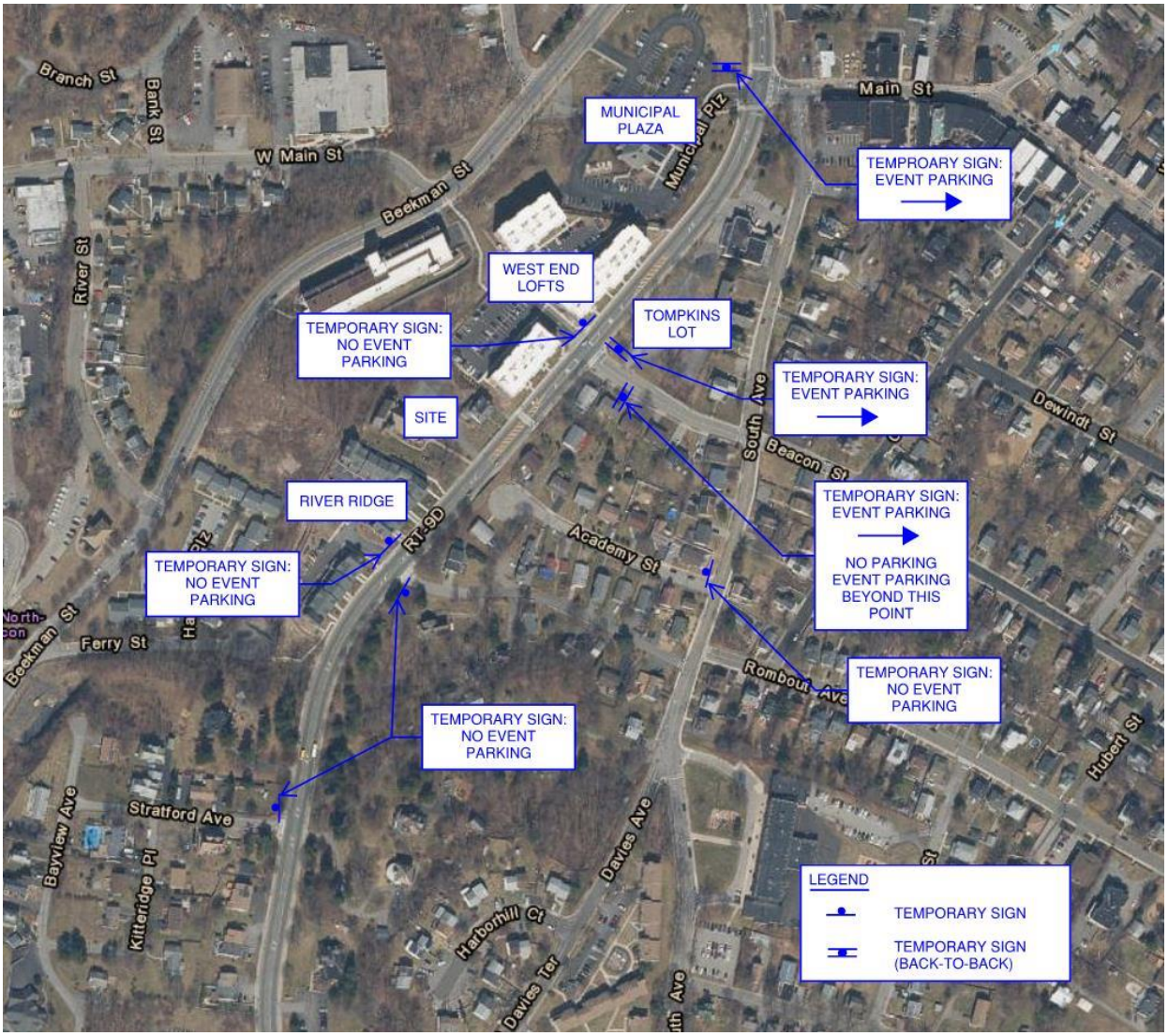
In total there are approximately 330 total parking spaces within 2,000 ft. walking distance of the Project site which can be utilized to accommodate the parking needs of the Project under the event conditions. Each of the identified areas of public parking were observed during the anticipated peak event periods to determine the parking availability in the area. These observations indicated that there is sufficient public parking within the Tomkins Lot, the Municipal Plaza Lot and along Beekman Street to accommodate the parking needs of the Project Event conditions.

Temporary Off-Site Signage

The installation of temporary off-site signage is also recommended during events to alert attendees of preferred parking areas and areas where parking is note permitted. As identified in Exhibit No. 3 below temporary signage is recommended to be installed along Route 9D at the entrance to the Municipal Plaza and at Beacon Street to direct attendees to both the Municipal Plaza and Tompkins Lots. The installation of these temporary signs is subject to approval by the City of Beacon.

In addition, temporary signage indicated “No Event Parking” is recommended to be installed at the entrance to the River Ridge and West End Lofts residential developments as well as at the entry to several public roadways in the vicinity of the Site including Beacon Street, Academy Street, Rombout Avenue and Stratford Avenue. These signs are intended to help deter event attendees from parking along nearby local residential roadways and/or the neighboring residential properties. The temporary installation of these signs will also be subject to approval by the City of Beacon as well as the residents/owners of those specific private developments.

Exhibit No. 3 – Off-Site Signage



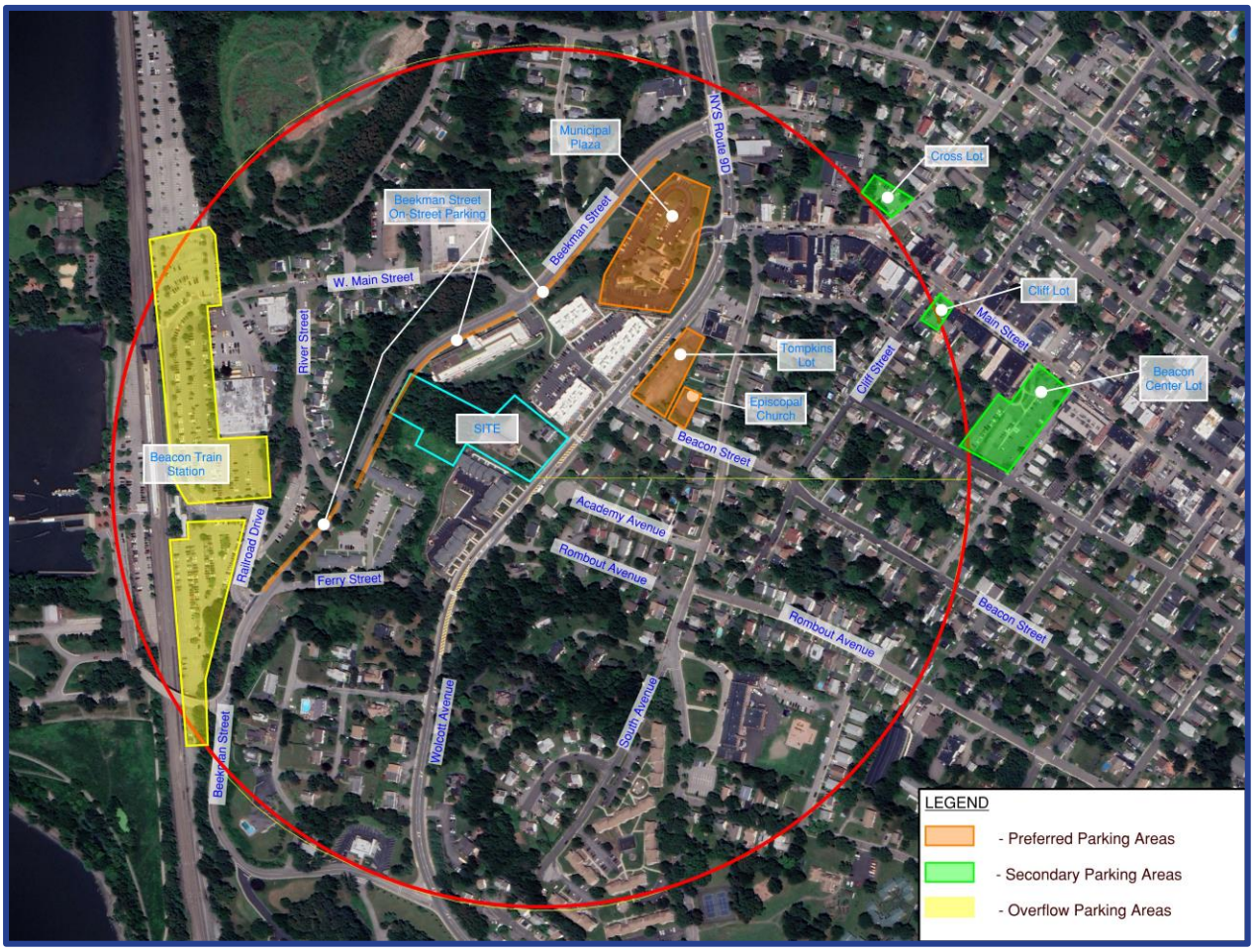
Dissemination of Information

Parking Information

Prophecy Theater, LLC as owners of the Project will be responsible to disseminate parking information to Event attendees to identify appropriate available parking areas. This will be accomplished in several ways.

The Project's website will provide parking information including a map indicating the preferred areas of public parking. These will include the Tompkins Lot, the Municipal Plaza Lot and the on-street metered parking along Beekman Street. This map will be similar to that provided in Exhibit 4 below. In addition, the map will indicate other more remote parking locations as identified above.

Exhibit No. 4 - Preferred Parking Area Map



This map will also be distributed electronically to all event attendees for ticketed events. Distribution of this map for other non-ticketed events will be can be done via the Event representative or coordinator for those specific events.

On the day of the event the on-site parking attendants will be provided with copies of this map which can be provided to any attendees that may enter the Site for drop-off and/or looking for parking.

It should be noted that this map does not include reference to other areas of on-street parking, specifically those that may be located within residential neighborhoods near the Project in an effort to prevent attendees from parking along these roadways.

Public Transportation Information

Similar to the above, the Project owners will also disseminate and encourage the use of public transportation by event attendees in order to reduce the overall parking demand of the Project, as well as the Project traffic generation. This will include links to information on available metro-north

train schedules, Duchess County bus schedules and any other relevant public transportation information to be provided through the Project's website. This information map will also be distributed electronically to all event attendees for ticketed events as well as for other non-ticketed events by the Event representative or coordinator for those events.

Shuttles

Events such as conferences or weddings may allow for the use of shuttle buses for attendees arriving from other area hotels. The use of shuttles will be strongly encouraged by the Project owners. Information on available area shuttle bus companies will be provided to event coordinators at the start of the event planning process to assist in this effort. The use of shuttles for attendees arriving from other consolidated locations will reduce the overall parking needs for certain types of events.

Shuttling of event patrons to and from off-site parking locations will also be implemented by the Project. The Applicant proposes to determine for each event if there is a need for use of these remote parking locations ahead of the event based on the time of the event, any other known use of closer public parking lots, weather, and anticipated event attendance. It is proposed that need for a shuttle will be assessed by the Applicant when event attendance is expected to exceed 130 persons. If it is determined that the use of these remote parking locations is necessary, event attendees will be updated prior to the event, via email, website, social media, and on the day of event by staff parking attendants. In this case, the Applicant will provide a window of time for shuttle runs (15-25 passengers every 15 min for 1.25 hours) making a stop at the MTA lot, Dennings, Funeral home or other potential location.

It is important to note that the Traffic & Parking Study dated February 21, 2022, identified that public parking areas within 1000 ft of the Project currently have in excess of 170 available parking spaces within walking distance of the Project. This available parking is generally found in the Tompkins Lot, the Municipal Plaza lot and the on-street parking along Beekman Street. At the proposed 198 persons maximum occupancy level the project will require the use of 50 offsite parking spaces which can more than be accommodated by the available parking in the immediate Site vicinity. This is also further supplemented by the 15-parking spaces that will be available for use by event attendees at the Protestant Episcopal Church.

Pedestrian and Bicycle Access

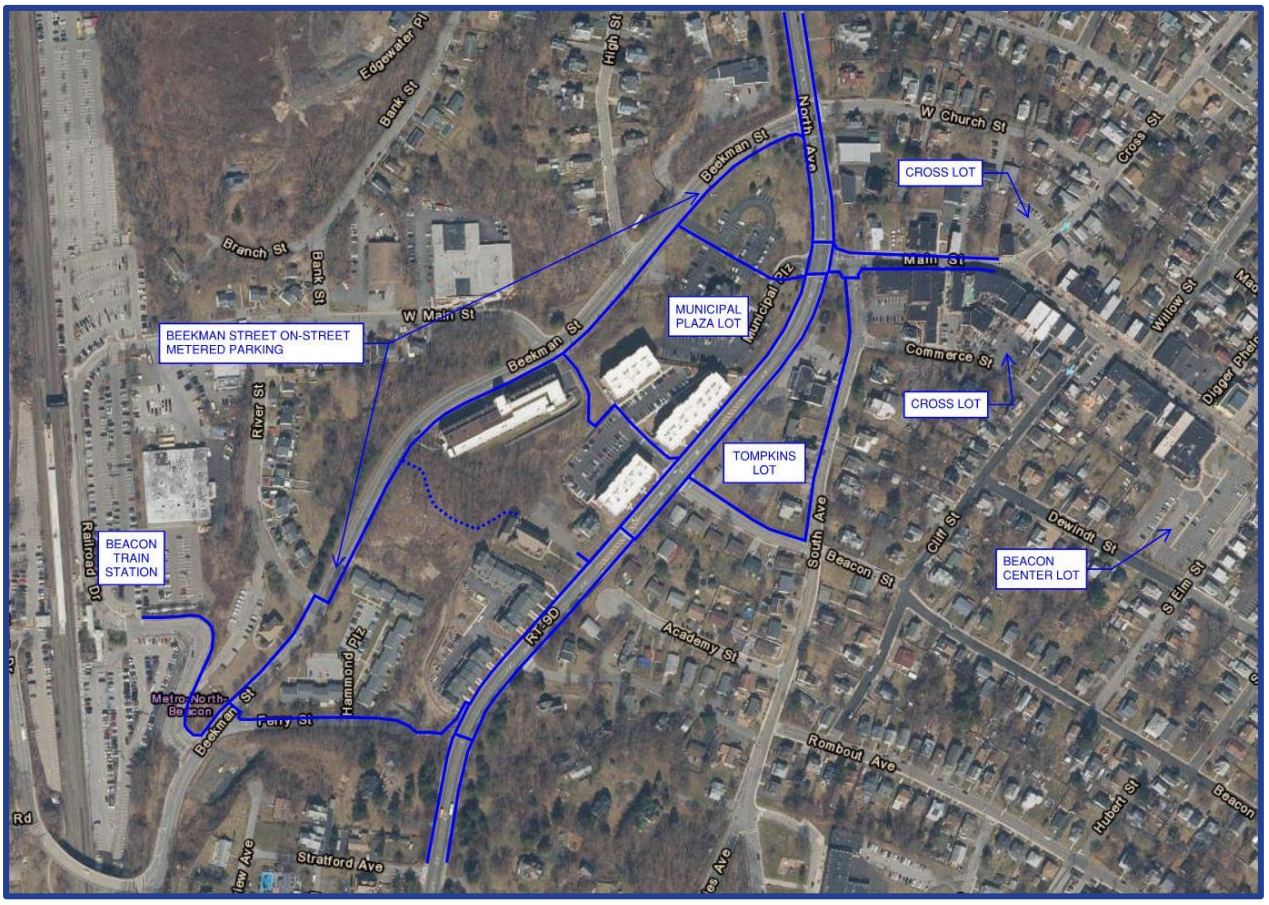
Access to the Project by pedestrians, including event attendees parking off-site, is provided in several manners. There are existing sidewalks along all area roadways surrounding the Project that can be utilized to access various parking areas or pedestrians arriving from other destinations. There are existing signalized crosswalks of Wolcott Avenue both at its signalized intersections with Beekman Street and Main Street providing signalized pedestrian access from the east side of Wolcott Avenue to the west side where the Project site is located. In addition, there are existing crosswalks crossing Wolcott Avenue that are supplemented with pedestrian activated Rectangular Rapid Flashing Beacon (RRFB) signs located at the northern property line of the Project site as well as at a location approximately 150 ft. south of Rombout Avenue at approximately the southern

property line of the River Ridge property. Any patrons utilizing the public parking available at the Tompkins lot on the east side of Wolcott Avenue would be likely to use the RRFB crosswalk at the northern property line of the Project site to cross Wolcott Avenue. Similarly, any pedestrians coming from the Main Street area would be likely to utilize either the signalized pedestrian crossing at the Wolcott Avenue/Main Street intersection or the RRFB crosswalk at the northern property line to cross to the west side of the roadway. The RRFB crosswalk at the northern property line is a highly visible crosswalk located at the crest of a vertical curve along Route 9D and with excellent sightlines in all directions.

Pedestrians arriving from the Beacon Train Station or utilizing parking along Beekman Street would also be provided several opportunities to access the Project site. There are existing public pedestrian pathway connections between Beekman Street and Wolcott Avenue through the River Ridge and West End Lofts developments that could be utilized. In addition to these pathways, the Project also proposes to provide a pedestrian pathway between Beekman Street and Wolcott Avenue for direct access to the Project Site. Signage is proposed to be provided at the connection of the on-site path with Beekman Street to direct patrons to the Site. Exhibit No. 5 below provides a map of the existing and future pedestrian accommodations in the vicinity of the Project that would be anticipated to be utilized by Event attendees.

Bicycle racks are also proposed to be provided on the Site for any event attendees that may arrive via bicycle.

Exhibit No. 5 – Existing & Proposed Pedestrian Pathways



Emergency Vehicle Access

In the event of an emergency at the Site during an on-site event, the on-site parking attendants will be directed to clear the site parking area and driveway of all pick-up/drop-off vehicles to ensure adequate access to the Site for emergency vehicles.

Ongoing Monitoring and Coordination

This Traffic & Parking Management Plan is meant to be a living document that can regularly be referred to and updated by the operators of the Project. This document provides the basis for managing and directing traffic and parking for the anticipated Events to be held at the facility. This document may be updated and modified based on the future needs of the Project and in coordination with the City of Beacon to best serve the Project and the City as traffic and parking conditions in the vicinity of the Project may change over time.

In order to ensure that the Traffic & Parking Management Plan is achieving the goals set forth herein the Applicant agrees to conduct a monitoring of the event conditions within a 6 to 12-month period

after initial occupancy of the event space. This monitoring will be utilized to incorporate further refinements to this plan at that time if determined to be necessary, which will be determined in consultation with the City of Beacon. This monitoring will be worked into the Project approvals with the City of Beacon.

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Exhibit D

BEACON AV LAB (dba Dex Support LLC)

211 Fishkill Ave. Beacon, NY 12508 • (917) 743-9514 • jonny@beaconavlab.com

August 29, 2022

To: **Prophecy Theater, LLC**
% Gavin Hecker
Beacon, NY 12508
gavin@prophecyhall.com

Re: Sound Level Report - Application for Site Plan and Special Use Permit Approval
Premises: 1113 Wolcott Ave, Beacon, NY 12508
Tax Parcel ID.: 5954-26-651901

To Whom It May Concern:

On Wednesday 8/24/22, I performed a series of sound level tests at 1113 Wolcott Ave in Beacon, NY - the former Dutch Reformed Church and site of the proposed Prophecy Theater and Hotel (hereinafter "subject property"). This work was commissioned by Prophecy Theater, LLC to evaluate the current conditions regarding noise and sound transmission from within the existing church building/future conference/event space (hereinafter "church building") to the surrounding exterior perimeters of the Subject Property. This report summarizes the results of this testing, analyzes them relative to the restrictions set forth in the City of Beacon Noise Control Law, and offers general recommendations for sound isolation/noise reduction considerations that property owners may need to factor into their planned renovations and intended future use of the church building to ensure compliance with city codes and to keep sound transmission from having a negative impact on surrounding properties. This report has been prepared for the additional purpose of being included in the property owner's Site Plan Submission to the City of Beacon Planning Board for a Special Use Permit.

To perform the tests, a calibrated SPL (sound pressure level) meter was used to measure a variety of audio test sources. These test sources included pink noise from an audio signal generator and a variety of pre-recorded music at various levels, output from a full-frequency speaker array. The levels of these sources were measured both inside and outside the building to establish the amount of sound level reduction that the building currently provides. The SPL meter was set to measure levels using the "A" weighting network to comply with the standards set forth in ANSI SI.4-1983 or its successors, as per the City of Beacon Noise Control Law.

Background: The subject property is located in a Historic District and Landmark Overlay Zone, and the property owners are seeking a Special Use Permit with the intention of renovating the property for future Hotel and Professional use, described in City of Beacon Code **§ 223-24.7** as *"Uses permitted by special permit in the Historic District and Landmark Overlay Zone."* Assuming such a permit is granted, it is assumed for the purposes of this report that the proposed future use of the subject property will fit the definition of a "Commercial Facility" as set forth in the Noise Control Law chapter, **§ 149-4** of the Code.

City of Beacon Code **§ 149-10**, **Part B** states the following: *"The maximum permissible sound level limit for all sound emitted from the commercial establishment, including, but not limited to, amplified or nonamplified sound and patron noise, indoors or outdoors shall be 55 dBA during daytime hours when measured at or within the property line of an affected person."*

Therefore, the specified sound level limit of **55 dBA** will be used in this report for the basis of evaluating the test results in the context of the Noise Control Law.

Measurements and Test Results:

A baseline for sound levels outside of the church building was first established by measuring the ambient environmental sound under normal conditions, with no test signals or other noise being generated inside the church building. On all sides of the building, an average reading of **45 dBA** was measured (measurements as low as 35 dBA were observed during particularly quiet moments, and readings in the range of 55-65 dBA were observed at times when cars, trucks, buses or other vehicles passed by, but the general measurement outside of those temporary conditions hovered around 45 dBA as specified above).

Next, speakers were positioned on the stage inside the church building to generate a variety of sound sources for testing. The first of these tests were performed by generating Pink Noise at various levels (pink noise is a signal containing balanced levels of noise across the entire frequency spectrum, therefore particularly well-suited to sound level tests). The first pink noise test was done with an interior level averaging **75 dBA inside** the church building (measured from the middle of the room, a distance of approx. 35ft from the source). When tested outside the building, **no measurable increase** in sound level was detected at the property lines. Increasing the pink noise level to about **90 dBA inside** did result in slight increases to outside sound levels: **48 dBA** was measured at the south property line (near the River Ridge townhouse complex), and a measurement of **47 dBA** was taken at the north boundary (close to the parking lot for the West End Lofts complex, further away from the church building than the south boundary).

Following the pink noise tests, additional tests were performed using a variety of pre-recorded music sources, including electronic music with heavy, percussive bass and rock music with loud guitars/drums. The loudest level tested was approx. **95 dBA inside** the church building, which is in the range of sound level for a live rock concert. Measured levels outside at property boundaries were only slightly higher in this scenario - about **49 dBA** on the south property line, and **48dBA** on the north side.

In the context of the City of Beacon Noise Control Law, these measured results show that the existing structure of the church building is very effective at attenuating sound from inside of the building, and it is likely that even louder levels could be produced while still having sound levels outside the building remain in compliance with the city's Noise Control Law.

It should be noted that while measured sound levels did not exceed the limit specified in the Noise Control Law for daytime hours, some of the tests did produce sound levels that were clearly audible near property boundaries (particularly low bass frequencies), and were faint but slightly audible inside the nearby parsonage house building on the subject property (which, based on its proximity to the church building, could be viewed as analogous to what neighboring residential properties might experience). City of Beacon Code **§ 149-10**, **Part B** further states that "*During nighttime hours, sound admitted from the commercial establishment, including, but not limited to, amplified or nonamplified sound and patron noise, indoors or outdoors may not be plainly audible inside the dwelling of an affected person, with all windows and doors of the dwelling of the affected person closed,"* - based on this, steps may need to be taken to ensure audible sound is reduced, particularly during nighttime hours (after 9pm).

One additional test was done in an attempt to determine the relative sound-reduction properties of the building's walls vs. its windows and doors. The test speaker setup was moved to a location where it was directly pointed at one of the building's exterior walls about 1ft away from the wall and as far away from any windows or doors as possible (because of the number of windows along the building's exterior, it was impossible to find a location with no windows at all, so some bleed was inevitable but this test location was felt to be the most isolated in this regard). With sound generated at an **interior level of 98 dBA**, the level measured outside, directly on the other side of the wall from the source was reduced to 64 dBA, a **reduction of 34 dBA**. Measured at the closest window, the level rose to 70 dBA, and was measured to be 68 dBA at a nearby door. Because it was impossible to completely isolate the wall from the additional sound bleeding through the windows and door, it is likely that bleed actually increased the readings at the wall itself. Therefore, this test confirmed a logical assumption that the walls of the church building are extremely effective at reducing sound, while the existing windows and doors are less effective in this regard.

Conclusions and Recommendations:

The test results show that the existing church building is overall very effective at reducing sound transmission from within the building. As-is, the structure appears to attenuate sound to an extent that compliance with the City of Beacon Noise Control Law is maintained even with extremely loud sound levels being generated inside the building.

That being said, the presence of faint but audible sound outside the church building at property lines (particularly when observed from inside a neighboring building) indicates that some additional steps are advisable to further reduce sound transmission from inside the church building.

Based on the observation that the building's existing windows appear to be the primary source of sound transmission, these should be the area of primary focus for any sound reduction efforts. Additionally, low frequencies were more prominent than higher frequencies in the sound escaping from the building. With that in mind, the following steps are recommended to optimize the church building's noise isolation properties[1]:

- Cover the existing windows with a layer of laminated acoustic glass, with a minimum sound reduction rating of 30 R_w+C_{tr} (R_w = weighted sound reduction index; C_{tr} = adjustment to R_w that factors in low frequencies), properly installed and sealed. Ensuring an air gap between the existing windows and the added glass will increase the effectiveness of sound reduction.
- Install bass trapping solutions inside the main event space to reduce excessive low frequency build-up - particularly in any corners where these frequencies are likely to accumulate.

In summary, the results of these sound level tests reveal little cause for concern regarding potential noise issues caused by sound created inside the church building, however additional steps are advisable to ensure that any possibility of issues related to the City of Beacon Noise Control Law or the quiet enjoyment of residential neighbors is reduced even further.

Sincerely,

Jonathan Taylor

Jonathan 'Jonny' Taylor
Audio Engineer, Beacon AV Lab

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[1] ***Disclaimer:*** *Nothing in this report shall be considered a guarantee of promise of any particular outcome. Further acoustical engineering work may be necessary to create a more detailed plan for sound isolation and noise reduction solutions to achieve desired or necessary results.*

LANC & TULLY

ENGINEERING AND SURVEYING, P.C.

John J. O'Rourke, P.E., Principal
David E. Higgins, P.E., Principal
John Queenan, P.E., Principal
Rodney C. Knowlton, L.S., Principal
Jerry A. Woods, L.S., Principal
John D. Russo, P.E., Principal
John Lanc, P.E., L.S.
Arthur R. Tully, P.E.

September 6, 2022

Mr. John Gunn
Beacon Planning Board Chair
City of Beacon
1 Municipal Plaza
Beacon, NY 12508

RE: 1113 Wolcott Avenue
Tax No. 5954-26-651901
Special Use & Site Plan
City of Beacon

Dear Mr. Gunn:

My office has received the following in regard to the above application:

- Correspondence dated August 30, 2022, from Cuddy & Feder.
- Correspondence dated August 30, 2022, from Hudson Land Design.
- Correspondence dated August 30, 2022, from Colliers Engineering & Design.
- Traffic & Parking Management Plan, dated August 29, 2022, as prepared by Colliers Engineering & Design.
- Sound Level Report, dated August 29, 2022, as prepared by Beacon AV Lab.

The proposed project is located on Wolcott Avenue in the R1-40 Zone and Historic District & Landmark Overlay District (HDLO). The existing 2.28± acre parcel contains a church (Reformed Dutch Church of Fishkill Landing), parsonage building and a cemetery. The applicant is proposing to convert the church into a conference center with dining facilities, and to construct a 30-room hotel on the parcel, along with providing 31 on site spaces for parking as related to the hotel, with 4 of the spaces being ADA compliant.

It should be noted that since no revised plans were received for this submission, all previous engineering comments from our August 8th, 2022, correspondence are still outstanding. Based on our review of the above documents we would like to offer the following comments:

General Comments:

1. The applicant has submitted a sound study to reflect the sound levels to be expected at various locations around the perimeter of the site during events and under different conditions. We would recommend that the City's Planning Board retain a sound consultant to review the study and verify the conclusions and recommendations of the report.

This completes our review at this time. Further comments may be provided based on future submissions. If you have any questions, or require any additional information, please do not hesitate to contact our office.

Very truly,

LANC & TULLY, P.C.

John Russo, P.E.

cc: John Clarke, Planner
Jennifer Gray, Esq.
David Buckley, Building Inspector

September 9, 2022

Mr. John Gunn, Chairperson
Beacon Planning Board
City of Beacon City Hall
1 Municipal Plaza
Beacon, NY 12508

RE: Site Plan, Traffic and Parking Study Review #8 for **Proposed 30-Room Hotel, Restaurant and Conference Center Redevelopment**, 1113 Wolcott Avenue, City of Beacon, Dutchess County, New York; CM Project No. 121-295

Dear Chairperson Gunn:

Creighton Manning Engineering, LLP (CM) reviewed the documents contained in the City of Beacon Planning Board Agenda Packet for the September 13, 2022 meeting. At this time, the applicant and their consultants have addressed all previous comments raised by our office. Below, please find our most recent comments for consideration by the Board.

1. The applicant is proposing to operate the café use, hotel use, and event space use simultaneously so long as attendance for the event space is below 130 persons. In this scenario the site would generate 105 total trips during the Friday PM peak hour and 102 total trips during the Saturday peak hour. The most recent traffic study prepared by the applicant evaluated a scenario with the hotel use and event space use operating simultaneously, which resulted in a total trip generation of 149 during the Friday PM peak hour and 145 during the Saturday peak hour. Upon review of that previous study, CM found that the traffic impacts of the proposed development were not significantly adverse. Given that the newly proposed scenario does not result in an increase in site-generated traffic, CM feels that a revised traffic study is not necessary.
2. CM notes that the applicant's traffic engineer is in the process of obtaining feedback from the NYSDOT regarding the proposed access configuration and that the Highway Work Permit application not yet been started.
3. It is CM's understanding that the interpretation of the proposed development's parking requirement is forthcoming from the City's Building Inspector.
4. CM notes that the drop-off/pickup zone for patrons who need additional time if there are no ADA-accessible spaces available has been identified on Exhibit 1 of the Traffic and Parking Management Plan (TPMP). However, a review of the most recent Site Plan, dated July 26, 2022, indicates that there is no ADA-accessible curb ramp at the specified location for the patron to access the perimeter sidewalk. CM recommends that such accommodations be provided at this location.
5. The applicant has indicated that a shuttle will be provided for off-site parking locations that are greater than 1,000-ft from the site when deemed necessary. These shuttles will have a capacity of 15-25 persons and will have headways of 15 minutes for a period of 1.25 hours. Assuming there are four stops along the route (1113 Wolcott, 74 Dennings, River View Funeral Home, MTA Lot) with each stop taking approximately two-three minutes for drop-off/pickup and the total time to complete this circuit is approximately ten minutes, the headway time for one shuttle is approximately 19 minutes. While this is a reasonable, the applicant should consider the additional time in their final operations plan.

If you have any questions about the above comments, please do not hesitate to contact our office at (914) 800-9201.
Respectfully,
Creighton Manning Engineering, LLP

Frank A. Filiciotto, PE
Associate

Starke W. Hipp, PE
Project Engineer

N:\Projects\2021\121-295 Beacon - 2021 Traffic Reviews\Working\Correspondence\1113 Wolcott Avenue\1113 Wolcott Avenue_Rev 8.docx

John Clarke Planning and Design jclarkeplandesign@gmail.com
845.797.4152

To: John Gunn, Chair, and the City of Beacon Planning Board
Date: September 9, 2022
Re: **1113 Wolcott Avenue Street Site Plan and Special Permit**

I have reviewed the August 30, 2022 cover letter from Cuddy+Feder with several attached exhibits, including an August 30, 2022 response letter from Hudson Land Design, August 29, 2022 response letter and revised Traffic and Parking Management Plan from Colliers Engineering, and August 29, 2022 Sound Level Report from Beacon AV Lab.

Proposal
The applicant is proposing to construct a 2½-story, 30-room hotel as an expansion to the existing parsonage and renovate the historic church as a conference center/event space and rear café. The 2.28-acre site is in the R1-40 zoning district, in the Historic District and Landmark Overlay (HDLO) zone, and within the Local Waterfront Revitalization Program (LWRP) boundary.

Comments and Recommendations
The new submission focuses on parking and sound issues and did not include a revised Special Permit set of drawings. As a result, some of my comments from the previous month will be repeated.

1. The Building Inspector has been asked to consider a parking exception for the church uses under the 1964 provision in Section 223-26B. There are two parking tables on Sheet 1: one that includes the current parking requirement for the proposed conference/event occupancy and another that includes the proposed café in the rear. These tables should be consolidated into one table that includes all proposed uses with notes to describe any permitted exceptions or shared uses.

2. Adequate parking is a specific Special Permit condition under Sections 223-24.7D and 223-18B. The applicant has proposed reducing conference/event maximum occupancy to 198 people, which would decrease the project's off-site parking needs. However, parking for the varied uses still remains a concern, including:

    a. The Traffic and Parking Plan refers to the Tompkins and Municipal Building lots as the most convenient and walkable public parking, but there is no guarantee that these lots will have the same future capacities with the planned expansion of the Firehouse and redevelopment options for various public lots being considered.

    b. Of the two newly identified parcels that have potential negotiated leases for event parking, one is about ¾ miles away, well beyond reasonable walking distance, and the other has a previously approved site plan for multi-family parking on the lot. More details should be provided for the layout and long-term availability of the church lot off Beacon Street.

3. For the Sound Level Report:

    a. The report cites the standards and measurements in the Noise Chapter, Section 149-10, but this section appears to apply to noise permits for outside commercial events. The report should consider the sound level limits in Sections 149-6A and 149-7A. Table 1 sets the maximum permissible sound level at the property line of a residential receiving land use at 60 dBA during the day and 50 dBA after 9 pm.

b. If the church windows are the primary source of sound transmission and laminated acoustic glass may help, the report should provide an estimate for sound reduction at the site boundaries or perhaps provide an additional sound measurement test be using acoustic glass. Also, how might the additional glass layer affect the historic appearance of the windows?

4. Since this involves the front yard of a historic church, one-way and other standing signs should be reduced to the minimum number for safety purposes. Now that the south driveway is a one-way entrance, the main commercial sign could be moved to the hotel side of the driveway.

5. The path lighting in front of the church on Sheet 1 does not match sheets 2 and 4.

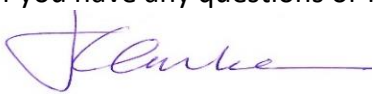
6. The area between the rear parking lot and the parallel spaces to the north of the hotel should be landscaped to avoid informal parking there constricting room for turning vehicles.

7. The north driveway and parking spaces could be narrowed slightly to provide a sidewalk at least 4 feet wide.

8. A center lane striping pattern along Wolcott Avenue should be proposed for the two one-way driveways.

9. All exterior construction must meet the standards in Chapter 134, Historic Preservation, and will require a Certificate of Appropriateness. The Architectural Review Subcommittee has met twice on this proposal and has referred the final design back to the full Board.

If you have any questions or need additional information, please feel free to contact me.



John Clarke, Beacon Planning Consultant

c. Dave Buckley, Building Inspector
Jennifer L. Gray, Esq., City Attorney
Arthur R. Tully, P.E., City Engineer
John Russo, P.E., City Engineer
Frank Filiciotto, P.E., City Traffic Consultant
Aryeh Siegel, Project Architect
Michael Bodendorf, P.E., Project Engineer

Amanda Caputo

From: Shelley Simmons-Bloom <shelleysimmonsnyc@gmail.com>
Sent: Monday, September 12, 2022 1:39 PM
To: Gavin Hecker
Cc: Amanda Caputo; The View Board
Subject: The View Board follow up: 1113 Wolcott Avenue Development

Dear Gavin,

Thanks for meeting last week to share what you could on the Prophecy Theater development plans for the church and proposed hotel. We listened and can appreciate your desire to create a great arts space for the community.

Thank you also for agreeing to incorporate some concessions for foliage/fencing into the proposal to help mitigate some of the trespassing concerns we have, which would hopefully help prevent trespassers from wandering onto our property at all hours.

That said, we continue to believe that this is a great idea, but a terrible location for this project. While *technically* the definition of our location may be "high-density urban," we beg to differ. It is truly residential and peaceful at night, as you yourself acknowledged when I invited you to come and hear for yourself just how quiet it currently is on any given night for our complex.

While your desire is for an arts complex, the reality is that there will also be wedding parties almost every weekend, and events every evening possibly throughout the week. You acknowledged that you would need to rely on weddings to generate revenue for the space. This means around 190+ people arriving and leaving all pretty much at the same time, every time, all vying for parking spot morsels. You only need to look at the Beacon NY Facebook group to see the distress that parking and traffic causes to residents on Main Street and the surrounding residential streets on an almost daily basis. Your project will extend that same distress to our residential neighborhood.

The day before we met, a man was run over on Beekman Street at 10:30PM at night and hospitalized because Beekman Street already lacks adequate crossings and speed limits. The increased traffic you will bring to the area will only make matters worse.

Wedding parties and evening events where everyone arrives and leaves at the same time will also bring noise, disturbance, and often likely rowdy crowds. I realize that your plans are evolving and changing but as I mentioned at our meeting a few times, the lack of detail on what kind of event programming we can expect is deeply problematic to us. You are asking us to trust you, but we have so little to go on that it simply isn't possible.

At a recent City of Beacon Council meeting, one public comment about your development was shared that truly resonated with me: *"(The) project is squeezed in with no breathing room for its neighbors*." We couldn't have said it better ourselves.

We welcome the opportunity to continue the dialogue, but we struggle to see how the development can take shape as proposed and not have a significantly negative impact on the lives of our residents and our neighbors, and we simply can't sign up for that.

Sincerely,

Shelley Simmons-Bloom
The View Board President on behalf of concerned residents

cc. Amanda Caputo for the City of Beacon Planning Board

Steven Jaffe
8 River Ridge Ct.
Beacon, NY 12508

Re: Redevelopment of the Church site at 1113 Wolcott Ave

Dear Chairman Gunn and Members of the Beacon Planning Board:

As a next-door neighbor to the proposed church redevelopment, I have been going to the many Planning Board and Zoning Board meetings and have read all of the proposals, all of the revised proposals, all of the comments by consultants and in particular John Clarke's comments. Mr. Clarke clearly wants the best for the community and has stated in writing and at Board meetings the difficulties he sees with this project.

I agree with Mr. Clarke, and when I read through the proposals and reports the *one* thing that jumps out to me is that there are so many things *jumping out.*

- Parking
- Traffic
- Noise
- Trespassing
- Community aversion
- Hours for events
- Enforcement of agreed upon conditions

These are but a few of the issues, and despite reducing the maximum capacity for the event venue, these issues still exist in a very real way. It's like a larger-than-life game of whack-a-mole. The problems never stop popping up.

The proposed project is surrounded by quiet residential areas ---private homes, townhomes, apartments all of which have been bought or rented by people with the rightful expectation of having the quiet enjoyment of their homes. The proposed development will take away that quiet enjoyment.

To put it simply this project is forcing a square peg into a round hole. It does not belong at 1113 Wolcott Ave.

Thank you for listening,

9/12/22

Steven Jaffe

9/12/22
Dear Chairman Gunn and Planning Board Members,

I am a resident of River Ridge Views (RRV), immediately next door to the Goodwill Church and the proposed site of the Prophecy Theater.

I have spent the past year attending the Planning and Zoning Board meetings and reading all the documents associated with the Prophecy proposal. I have met with the developers of the project to gain a better understanding of their intentions, I've met with my immediate neighbors at RRV, with residents from other developments that surround the Church and with residents who live on nearby streets, and as much as I would like to get behind this project, I just cannot.

The same issues that have existed from day one, remain major concerns:

- **Safety** – people coming onto neighboring properties at all hours of the day and night, potentially causing disturbances/altercations. Cars parked on narrow side streets potentially preventing emergency vehicles from getting through. Pedestrians being struck by cars (last week a person was struck by a car on Beekman St. today someone was struck on Main St and Fishkill Ave.and in December a woman was killed on Main St.).
- **Noise** – not just the noise that we might hear from inside the church which the developers could potentially mitigate if they do the work properly, but the noise when someone has the church doors open, the noise from the bar/café deck, the noise associated with large crowds congregating in front or on the side of the church waiting for the event to start or to have a smoke, noise from crowds waiting to be picked up after the event, or noise from trucks making deliveries or being packed up after a late night event. I have noticed that the latest proposal has hours of operation from 8am-10:30pm Sunday – Thursday and 8am-11:30pm Friday – Saturday (and that doesn't account for the time needed for people to leave the property/neighborhood or for staff to break down/pack up after the event. It basically means there could be noise coming from this site up to 14-16 hours a day, 365 days a year.
- **Parking** – 31 on premise spaces for a hotel/café/bar/event venue for 180 people plus staff makes no sense. Mr. Clarke has stated continuously that the developers can't count on the Tompkins and Municipal Building lots. We have still not seen a written contract with any of the 3 off-site lease deals that have been promised by the developers and one of the sites is ¾ of a mile away ("well beyond reasonable walking distance" according to Mr. Clarke), another we have been told will only come about if this project is approved (it should be the other way around, show us the lease in order to help get the project approved), and Mr. Clarke has pointed out that the Protestant/Episcopal Church has another potential negotiated lease in the works. During the past few PB meetings, the developers made it sound as if they would be willing to have a shuttle bus for events over a certain capacity, but in reading the latest proposal, providing this shuttle bus is completely at the developer's discretion, which basically means that they never have to provide a shuttle. Also, Creighton Manning has

pointed out in their response to the latest proposal, that realistic timing for the shuttle to make the various pick-ups and drop offs doesn't coincide with the proposal. Do we really think that someone is going to wait in a parking lot somewhere for a theoretical shuttle bus, when they can find a spot, on a nearby local street or in the adjacent private parking lots at West End Lofts and RRV? I am already seeing numerous social media posts about how out of control parking has become in Beacon. Approving a project without sufficient on-site parking will just exasperate the situation.

- **Traffic** – We have all noticed the increase in traffic on 9D. I am trying to imagine the traffic that will be caused when 180+ people arrive at the same time for an event. Given that all 31 parking spots are being reserved for hotel guests, I would imagine most of the cars will try to drop off passengers at the venue and then try to find a spot. The backups on 9D will not only become inconvenient to residents and people trying to go to shops and restaurants in town but could become dangerous as well.

At one of the first PB meetings that I attended, I remember hearing one of the Board Members say something to the effect that this could be a good thing for the community, or it could be very bad. In the past year, I haven't heard anything that makes me think that we aren't headed toward a very bad situation for the community.

I ask the PB to please imagine how this will impact Beacon in general, and specifically the people who live in the apartments, townhomes and houses that surround this beautiful church. These residents didn't move into what the developer is calling a "high-density urban area", they moved into a quiet residential area. We are counting on you to ensure that this proposal does not become a very bad situation that cannot be controlled or corrected once approved.

Thank you for your consideration.

Betty Wall
8 River Ridge Court
Beacon, NY 12508

Betty Wall

Amanda Caputo

From: Matthew Bloom <mattbloom64@gmail.com>
Sent: Tuesday, September 13, 2022 10:22 AM
To: Amanda Caputo
Subject: 1113 Wolcott Avenue (Letter for Planning Board Meeting 9/13/2022)
Attachments: Matt's Letter to PB 09122022.docx

Hi Amanda,

I hope you're well.

Can you please include this email in the Planning Board package for this evening's meeting. It regards the Prophecy Theater project. I've also attached it to this email.

Please confirm receipt.

Thanks very much for your help.

Matt

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Dear Chairman Gunn and the City of Beacon Planning Board,

I am a Unit Owner at The View, 30 Beekman Street, who has carefully followed the Planning Board application by Prophecy Theater to develop 1113 Wolcott Avenue and I have attended the last three Planning Board meetings.

It is without doubt that the increase in traffic and limited parking availability in Beacon are two of the hottest topics of conversation in the city. In the last week alone, there have been two pedestrians knocked down in Beacon and hospitalized. The one on Beekman Street took place just feet from the Prophecy Theater proposal. The city is already experiencing serious growing pains when it comes to ensuring the safety of our streets. The proposal as it currently stands will only add to those pains.

On September 2nd, a post on the Facebook Group "Beacon NY" about people "making up their own parking spots" in the Municipal Lot on Main Street garnered more than 82 comments. This is a clear sign of the frustration residents feel about how their city is increasingly exposed to bad behavior by visitors and disrespectful neighbors. (See link here: https://www.facebook.com/groups/79901704313/permalink/10160573435649314/)

Comments include:

"If it fits, it sits, seems to be the thing in Beacon now."

"Build and not have to provide parking – big, obvious mistake."

"Because we keep building and don't provide adequate parking."

“It’s supposed to be MUNICIPAL PARKING, not parking for residents.”

I firmly believe that if the Prophecy Theater development proposal for 1113 Wolcott Avenue goes ahead, the pain our neighbors are feeling will not only extend to the residents who live in the immediate vicinity of 1113 Wolcott Avenue but will be felt throughout the whole of Beacon.

Sincerely,

Matt Bloom

CUDDY +FEDER LLP

445 Hamilton Avenue, 14th Floor
White Plains, New York 10601
T 914 761 1300
F 914 761 5372
cuddyfeder.com

Taylor M. Palmer, Esq.
tpalmer@cuddyfeder.com

September 13, 2022

VIA E-MAIL

Hon. John Gunn
And Members of the Planning Board
City of Beacon
1 Municipal Plaza
Beacon, New York 12508

Re: Application for Site Plan and Special Permit Approval
Request for Adjournment to the Planning Board's October 12, 2022 Meeting Agenda
Premises: 1113 Wolcott Avenue, Beacon, New York 12508

Dear Chairman Gunn and Members of the Planning Board:

On behalf of Prophecy Theater LLC (the "Applicant"), the owner of the above-referenced Premises, this letter is submitted in connection with the Applicant's pending Application for Site Plan and Special Permit Approval to adaptively re-use the Premises for a hotel and accessory conference/event space and café (the "Project"). We respectfully request that the Planning Board adjourn the above captioned matter that is currently scheduled for a continued Public Hearing at this Board's September 13, 2022 meeting Agenda, and that the matter be placed on the Planning Board's October 12, 2022 meeting Agenda for a continued Public Hearing and continued review.

As of the date of this letter (the date of this Board's September meeting Agenda), we understand that an updated Building Inspector Determination remains forthcoming regarding the application of the 1964 parking exception to the Applicant's further Reduced Development Proposal. Accordingly, the Applicant is requesting this adjournment in order to receive and review this Determination in advance of the Planning Board's continued review of the Application. This adjournment will also allow time for this Board to consider same.

The Applicant looks forward to appearing at this Board October 12, 2022 meeting Agenda for the continued public hearing. In the meantime, please do not hesitate to contact us with any questions regarding the Application. Thank you for your consideration.

Very truly yours,

Taylor M. Palmer
cc: Jennifer L. Gray, Esq.; Prophecy Theater LLC; Allison Fausner, Esq.

Amanda Caputo

From: rachel rivkind <rrivkind@hotmail.com>
Sent: Tuesday, September 13, 2022 3:05 PM
To: Amanda Caputo
Subject: FW: 1113 Wolcott Avenue /9.13.22 Public Hearing

Follow Up Flag: Follow up
Flag Status: Flagged

Sept 13, 2022

Dear Honorable Mr. Gunn and the City of Beacon Planning Board,

I write this letter in regards to Applicant's August 30th, 2022 updated proposal for 1113 Wolcott Avenue. The revised proposal is really nothing new.

Applicant has clarified that cafe will not be open simultaneously when there are events of over 130 attendees . However, how is one supposed to plan their Hotel stay with an unpredictable food and beverage program? How are the local residents supposed to know when we can dine or wine and enjoy this communal local space of serenity?

If Applicant is now providing shuttle services, where are the shuttle employees to park and where will the physical shuttles be parked? The shuttles themselves now open an entire new line of logistics .

We still have no concrete answers to anything ie what is occasional defined by, what is staffing model, or business plan.

If the hotel is truly the main business plan for Applicant (as of now and to my knowledge it is the only approved part of proposal) a 1 employee/ 30 room hotel continuous to remain that of ludicrously to me.

As an adjacent residential home owner, I also do not want temporary signs Re no parking (maybe even permanent signs due to unknown frequency of events) on my lawn. Why should we have to suffer to appease Applicant?

Lastly and importantly is the Applicant allowed to host commercial events without SEQR review, without the process of obtainment feedback from the NYSDOT regarding the proposed access configuration and without even a Highway Work Permit application being submitted?

To my knowledge since of August 15th 2022, there has been an active website www.churchofbeacon.com

The website directly gives Applicant's cell phone and is for weddings.

There is another website https://www.eventective.com/beacon-ny/church-of-beacon-732568.html

that states that for $1,500 you can have a wedding of 125 people.

If applicant is allowed to run weddings of 125 attendees than what have we all been doing for the past 6 months or more?
The fact that we all still sit here today and continue to discuss the same concerns that remain outstanding and that Applicant can still can not give solid answers to , I ask to the PB to please consider as to what this symbolism states.

Sincerely and Respectably,
Rachel Rivkind
River Ridge
Beacon, NY 12508
*Note, I just found out the Applicant has requested for a last minute Adjournment. I personally rescheduled worked related obligations to attend tonight's meeting. I am sure many of my other local neighbors changed their plans. This just furthers the lack of thought by Applicant and to the residents around

City of Beacon Planning Board Agenda
09/13/2022

Title:

Continue Public Hearing for SEQRA environmental review on application for Special Use Permit, Site Plan Approval and Subdivision, AND Public Hearing on application for Special Use Permit, Site Plan Approval and Subdivision, Mirbeau Inn & Spa at Howland Estate, 7 Craig House Lane, submitted by the Mirbeau Companies

ATTACHMENTS

MirbeauBeaconEAKCoverletterAug30Submittal.pdf

City of Beacon_Mirbeau HLD Response Letter_2022-0830.pdf

Mirbeau Cut and Fill Calculations_2022-0830.pdf

Site Plan Set_joined.pdf

220830_MirbeauBeacon_SpecialUseSitePlanReview_Architectural_Renderings.pdf

1 OF 1-MIRBEAU-SUBDIVISION PLAT.pdf

1-SITE PLAN SET_MIRBEAU-COVER SHEET.pdf

2-SITE PLAN SET_MIRBEAU-EXISTING CONDITIONS PLAN.pdf

3-SITE PLAN SET_MIRBEAU-OVERALL MASTER PLAN.pdf

4-SITE PLAN SET_MIRBEAU-SITE PLAN 1.pdf

5-SITE PLAN SET_MIRBEAU-SITE PLAN 2.pdf

6-SITE PLAN SET_MIRBEAU-SITE PLAN 3.pdf

7-SITE PLAN SET_MIRBEAU-GRADING & UTILITY 1.pdf

8-SITE PLAN SET_MIRBEAU-GRADING & UTILITY 2.pdf

9-SITE PLAN SET_MIRBEAU-GRADING & UTILITY 3.pdf

10-SITE PLAN SET_MIRBEAU-E&SC 1.pdf

11-SITE PLAN SET_MIRBEAU-E&SC 2.pdf

12-SITE PLAN SET_MIRBEAU-PROFILES 1.pdf

13-SITE PLAN SET_MIRBEAU-PROFILES 2.pdf

14-SITE PLAN SET_MIRBEAU-PROFILES 3.pdf

15-SITE PLAN SET_MIRBEAU-PROFILES 4.pdf

16-SITE PLAN SET_MIRBEAU-DETAILS 1.pdf

17-SITE PLAN SET_MIRBEAU-DETAILS 2.pdf

18-SITE PLAN SET_MIRBEAU-DETAILS 3.pdf

19-SITE PLAN SET_MIRBEAU-DETAILS 4.pdf

20-Site Plan Set_Mirbeau-Tree Removal 1.pdf

21-Site Plan Set_Mirbeau-Tree Removal 2.pdf

22-Site Plan Set_Mirbeau-Planting 1.pdf

23-Site Plan Set_Mirbeau-Planting 2.pdf

24-Site Plan Set_Mirbeau-Planting 3.pdf

25-Site Plan Set_Mirbeau-Planting 4.pdf

26-Site Plan Set_Mirbeau-Planting 5.pdf

27-Site Plan Set_Mirbeau-Lighting 1.pdf

28-Site Plan Set_Mirbeau-Lighting 2.pdf

220824_ENLARGED KITCHEN PLANS A6.00.pdf

220829RGD_PB Letter -250 Person Event.pdf

Engineer Review Mirbeau.pdf

Traffic Review Mirbeau.pdf

Planner Review Mirbeau.pdf

Mirbeau - 7 Craig House Lane - FEAF Part 2.pdf

Mirbeau - 7 Craig House Lane - FEAF Part 3.pdf

Mirbeau Public Comment Solomon.pdf

SHPO_ResponsetoSubmission3RevisedSitePlans.pdf

7 Craig House - Mirbeau - SEQRA Negative Declaration.pdf

THE Mirbeau COMPANIES

August 30, 2022

Mr. David J. Buckley
Building Inspector
City of Beacon Building Department
1 Municipal Plaza, Suite 4
Beacon, NY 12508

Re: Mirbeau of Beacon Special Use Permit/ Site Plan Application

Mr. Buckley,

Please find enclosed the documents listed below which address the comments provided by the Planning Board and its Consultants at the August 9 meeting as well as those most recently stated in John Clarke's August 5th letter, and Lanc & Tully's August 5th letter.

Hudson Land Design responses to the specific Lanc & Tully comments and Colliers responses to the Creighton Manning and Planning Board comments are included today. All supporting Plans & Studies are included.

We have revised the Site Plan, Grading Plan, Utility Plan, Lighting, and Landscape Plan to meet the recommendations of NYS OHPRP as stated in their May 10, 2022 letter. This letter was submitted in the CRIS database and not transmitted directly to Mirbeau. The changes are necessary to avoid any work being done in the 50' buffer areas that surround Sites 1, 5, & 6 identified in the Hartgen report. These changes include:

1. Sewer main at south end: The line will now be redirected from the point where Mirbeau Lane and Gate House Lane connect and travel through the middle of the Subdivision parcel.
2. Crescent Parking: The relocated lot extends from the main parking aisle closest to the Beech Tree cluster and runs south to north along the top of the slope. We have also added 7 spaces to the main parking aisle. There is no change in the number of spaces provided.

These plans will be submitted to OHPRP for Record.

In response to John Clarke's comments, please consider:

1. The Site Plans and Landscape plans included in the Hudson plan set have been updated and included to reflect the improved landscaping. The corrected Arrowstreet A0.03 New View #2 is included.

THE Mirbeau COMPANIES

2. Mirbeau has had discussions with the Greenway Trail Committee Chair, Mayor Kyriacou, and City Administrator White. The Greenway Trail is not practical to be located on the east side of the Creek and will not be included on the Site Plan.
3. A walkway along Grandview and South is not included on the plans but is an open point.
4. A crosswalk to the park has not been discussed in detail with the Board. It presents several safety issues.
5. Mirbeau understands the requirements of Chapter 134. The Building Elevations were referred to the Architectural Review Committee on July 12th and discussed at its July 22nd meeting.
6. The cottage rentals in the separate subdivision parcel are part of the reservation and operations of the Resort.

Lanc & Tully Meeting comments:

1. Left turn lane on 9D: This has been added to the Site Plan.
2. Wells for water supply for lawn irrigation and pond replenishment have been shown on the Grading & Utility Plan.

Planning Board comments:

1. The left turn northbound lane on Wolcott Ave. (Route 9D) is shown on the revised site plans.
2. The tent activity has been analyzed to address the maximum attendees of 250 and the updated traffic analysis is included in Colliers response. Additionally, Colliers has reviewed the impact of Noise. The tent area is several hundred feet from the rear wooded properly line of the residents to the north. Mirbeau will abide by all of the regulations in the Noise ordinance Chapter 149.
3. OHPRP: The site plan has been designed to avoid any impact on Sensitive Areas in accordance with the Hartgen Archaeological report with was formally submitted in 2006. OHPRP submitted its response on May 10, 2022 and recommends avoidance. A copy of their letter is included.

Enclosures:

Hudson Land Design/LRC Site Plans and responses

Colliers updated Traffic Analysis and response.

Arrowstreet Architecture Viewsheds.

THE Mirbeau COMPANIES

We would like to discuss this with the Planning Board at its next meeting on September 13th. Please let me know if there is anything additional that you need.

Thank you.

Regards,

Edward A. Kellogg
Partner
Mirbeau of Beacon, LLC

HUDSON
LAND DESIGN

Civil & Environmental Engineering Consultants
174 Main Street, Beacon, New York 12508 (Main Office and Mailing Address)
13 Chambers Street, Newburgh, NY 12550 (Satellite Office)
Phone: 845-440-6926 Fax: 845-440-6637
www.HudsonLandDesign.com

August 30, 2022

Hon. John Gunn, Chairman
City of Beacon Planning Board
1 Municipal Plaza
Beacon, NY 12508

Re: Mirbeau Subdivision, Site Plan and Special Use Permit
7 Craig House Lane
Tax Parcel: 6054-13-001258, ±64.39 ac.
City of Beacon, NY

Dear Chairman Gunn and Members of the Planning Board:

On behalf of the Applicant for the above referenced project, Hudson Land Design (HLD) has revised the plan set in response to Lanc & Tully's (L&T) August 5, 2022 comment letter. Below is a point-by-point response to the comments received. Please note that Mirbeau of Beacon, LLC has responded to John Clarke Planning and Design August 5, 2022 comments, and Colliers Engineering has responded to Creighton Manning's August 8, 2022 comments under separate cover. Below is a point-by-point response to the L&T comments received.

The plans have been updated with seven (7) archaeological sensitive areas (ASA) identified in the Phase IA & IB Archaeological report prepared by Hartgen in 2006. Based upon recent correspondence with the NYSOPRHP with regard to avoiding these sensitive areas, the northeast parking area has been shifted north to avoid a Pre-contact ASA identified as Site #1 on the plan. The proposed sewer main has also been relocated through the southern portion of the site to avoid historic and Pre-contact ASAs identified as Site #5, #6 and #7 on the plan. The sewer line now runs through the future Cottage rental area within Lot 2 to avoid excavation within those sensitive areas. A utility easement is provided through Lot 2 for the benefit of Lot 1.

Lanc & Tully August 5, 2022 Comment Letter

General Comments

1. Comment noted. Plans will be submitted to the DCDBCH once SEQR is closed.
2. A preliminary cut and fill analysis is included with this submission. The analysis will be updated as additional detail is added to the plans. The goal is to have a balanced site. Grade adjustments can be made to the Monet gardens and ponds to compensate for any surplus of cuts and fills.

3. A construction phasing plan is provided on the plans. Sequencing schedules will be provided in a future submittal. Phasing is shown on sheets 10 and 11 and are set up such that no more than 5 acres of disturbance occurs at any one time.
4. Comment noted. Signed and sealed drawings for proposed on site retaining walls will be provided to the Building Department prior to building permit.

Water and Sewer Report

1. The total amount of employees on the premises can be up to 80 at times during shift overlap for parking purposes; however, for water and sewer usage purposes, the average daily water and sewer usage calculations are based upon 70 employees on site during an average day. To be conservative, the flow calculations have been updated based upon 80 employee shifts per day.
2. The I & I report is nearly complete. No exterior I & I was discovered at the Mansion or Hospital Wing, Gates houses or Tioronda School. The basements within the smaller buildings will be investigated this week and the report will be finalized. Any illicit connections will be identified on a plan for disconnection.
3. We have reached out to the building department to determine to sprinklers will be required for the Cottages. Water service lines will be sized appropriately for sprinkling should it be required.
4. Calculations for the grease trap will be provided in a future submission once the interior was sink/automatic dishwasher fixtures are known. However, the proposal calls for a 2,000 gallon grease trap with a 4" dia. maximum size sewer line to the tank per NYSDEC Table D-1 standards.
5. Calculations for the pump station will be provided with the submission to the health department once the daily use of the maintenance facility is finalized. The pump station will be for a single bathroom for maintenance employees. We are determining the amount of employees that will be using that bathroom on a daily basis to adequately size the wet well. Per DCDBCH requirements, the wet well will be provided with at least one day of daily flow storage over the high level alarm in case of power or pump failure.
6. We have reached out to the meter manufacturer for a detail of the low flow by-pass. The report will be updated with the meter information once received and submitted with the City with the health department submission.

SWPPP Report

1. The soil information has been added to the report; however, based upon very recent correspondence with the NYSOPRHP, plan changes were to the eastern parking area. The changes required a large portion of the parking lot to be shifted to the north to avoid an archaeological sensitive area identified in the 2006 Phase IA & IB Archaeological study. The SWPPP report needs to be updated with the new impervious information, and water quality calculations for that section. The shifted parking area resulted in a slight decrease in impervious area contributing to the underground detention system; therefore, the system is still size appropriately, but the water quality calculations need to be updated. An updated SWPPP will be provided in the next submission.
2. The reference to rain gardens has been removed from the SWPPP. An updated SWPPP will be provided in the next submission.

3. Soil will be conducted at the proposed bioretention areas. The soil tests will be coordinated with Lanc & Tully's office.

Preliminary Subdivision Plat

1. The line weight for the proposed property line has been increased to make it appear darker on the plan.
2. There are two proposed easements on the plat. A 25' wide access easement for the benefit of Lot 2 over Lot 1, and a 10' utility easement for the benefit of Lot 1 over Lot 2 for the relocated sewer line. The two easements are labeled on the preliminary plat.

Site Plan Sheets

Sheet 2 of 28

1. The utility text sizes have been increased to appear more legible on the plan.

Sheet 5 of 28

1. Hydrant valves are now shown on the plans. Water shutoff valves have been added to the water service lines for the Cottages. If the Cottages require sprinkling, the valves will be updated accordingly.

Sheet 6 of 28

1. The wetland line type has been changed to match the legend line type and is labeled on this sheet.

Sheet 7 of 28

1. Additional spot elevations will be provided in a future submission to ensure that there are no low points where stormwater may pond.
2. The line weights and hatching has been lightened to make the labels more legible. This issue will continue to be cleaned up (i.e., stationing) as the plans progress.
3. The hydrodynamic device language has been removed from the plan.
4. This comment is a repeat of comment #1.
5. Engineer's note: Two irrigation wells are proposed for the landscaping and Monet Garden ponds are shown on the plans. Once well is located in the front of the mansion, and the other is located near the south westernmost Grotto room.

Sheet 9 of 28

1. The road labels are now shown on the plan.
2. The proposed manhole labels are now shown on the plan.
3. Sewer manhole #1 has been shifted north to avoid the utility pole.

Sheet 16 of 28

1. The pavement restoration detail has been updated with the requested information.
2. The proposed invert elevations have been added to the grease trap detail.

Sheet 17 of 28

1. The bioretention detail has been updated with the design elevations within the stormwater model.

2. The underground detention system has been updated with elevations for stone base, structure and pipe elevations.
3. The ADS drain basin has been updated with elevation information associated with Bioretention Areas B and C.

Sheet 19 of 28

1. Please see Water and Sewer Report response #5. The pump station detail will be updated with elevation information once the daily usage is determined.
2. Please see Water and Sewer Report response #6. The detail will be updated with the bypass line once received from the manufacturer.

The following items submitted for review:

- Five (5) copies of a full set of revised plans, and
- Three (3) copies of the preliminary cut and fill analysis.

Additional materials are being submitted by other project consultants under separate cover. We look forward to discussing this project at your September 13, 2022 planning board agenda. Should you have any questions, please feel free to contact me at 845-440-6926.

Sincerely,

Michael A. Bodendorf, P.E.
Principal

cc: Mirabeau Beacon, LLC
Dan Leary, Esq.
Henry Thomas, RLA
David Bios, AIA
Richard D'Andrea, P.E., PTOE
Daniel G. Koehler, P.E. (HLD file)

Hudson Land Design
Professional Engineering, P.C.
174 Main Street
Beacon, NY 12508
p: (845) 440-6926

Project: **Mirbeau Spa at Beacon**
Location: **City of Beacon, NY**
Date: **8/30/2022**
Project #: **2021:051**

Cut and Fill Calculations

No.	Installation Work	Quantity	Units	Multiplier	Quantity (CY)	Notes
1	Raw Cut and Fill Data From Civil 3D Model	22,685	CY	1	22,685	Raw data of EG surface to FG surface
2	Exclude Onsite 8" SDR 35 Utility Trench Pipe Zone	1,939	LF	-5.8	-417	Exclude 5.8 sqft per foot of trench for pipe zone
3	Exclude 8" SDR 35 Unsuitable run of Trench	1,939	LF	-8.01	-575	Assume 25% of on site run of trench zone unsuitable. Average trench height is 36" high by 32" wide.
4	Exclude Onsite 6" SDR 35 Utility Trench Pipe Zone	407	LF	-5.0	-75	Exclude 5 sqft per foot of trench for pipe zone
5	Exclude 6" SDR 35 Unsuitable run of Trench	407	LF	-3.75	-57	Assume 25% of on site run of trench zone unsuitable. Average trench height is 18" high by 30" wide.
6	Exclude Onsite 4" SDR 35 Utility Trench Pipe Zone	414	LF	-4.3	-66	Exclude 4.3 sqft per foot of trench for pipe zone
7	Exclude 4" SDR 35 Unsuitable run of Trench	407	LF	-3.50	-53	Assume 25% of on site run of trench zone unsuitable. Average trench height is 18" high by 28" wide.
8	Exclude Onsite 8" DIP Utility Trench Pipe Zone	2,550	LF	-5.8	-548	Exclude 5.8 sqft per foot of trench for pipe zone
9	Exclude 8" DIP Unsuitable run of Trench	2,550	LF	-8.01	-757	Assume 25% of on site run of trench zone unsuitable. Average trench height is 36" high by 32" wide.
10	Exclude Onsite 6" DIP Utility Trench Pipe Zone	397	LF	-5.0	-74	Exclude 5 sqft per foot of trench for pipe zone
11	Exclude 6" DIP Unsuitable run of Trench	397	LF	-3.75	-55	Assume 25% of on site run of trench zone unsuitable. Average trench height is 18" high by 30" wide.
12	Exclude Onsite 1" K-copper Utility Trench Pipe Zone	414	LF	-3.2	-48	Exclude 3.16 sqft per foot of trench for pipe zone
13	Exclude 1" K-copper Unsuitable run of Trench	407	LF	-3.00	-45	Assume 25% of on site run of trench zone unsuitable. Average trench height is 18" high by 24" wide.
14	Exclude Onsite 15" HDPE Utility Trench Pipe Zone	1,957	LF	-7.0	-507	Exclude 7 sqft per foot of trench for pipe zone
15	Exclude Onsite 18" HDPE Utility Trench Pipe Zone	247	LF	-9.0	-82	Exclude 9 sqft per foot of trench for pipe zone
16	Exclude Onsite 24" HDPE Utility Trench Pipe Zone	123	LF	-8.0	-36	Exclude 11 sqft per foot of trench for pipe zone
17	Exclude Pavement Section Interior Roads	189,742	SQFT	-1.0	-7,027	Exclude 12" for asphalt and subbase
18	Exclude Asphalt Sidewalk and Base Material	5,959	SQFT	-0.5	-110	Exclude 6" for asphalt and subbase
19	Exclude Concrete Sidewalk and Base Material	12,462	SQFT	-0.5	-231	Exclude 6" for concrete and subbase
20	Exclude Underground Detention Area	19,650	CUFT	-1.0	-728	44.75' X 76.37' X 5.75' = 19650 cuft
20	Exclude Bioretention Soil Media	29,000	CUFT	-1.0	-1,074	Bioretention Bed Area X 3.42 feet
21	Exclude Offsite 8" SDR 35 Utility Trench Pipe Zone	775	LF	-5.8	-166	Exclude 5.8 sqft per foot of trench for pipe zone for sewer main within Grandview and South Avenue.
22	Exclude Offsite 8" SDR 35 Unsuitable run of Trench	775	LF	-13.33	-383	Assume 100% of off site run of trench zone unsuitable. Average trench height is 60" high by 32" wide within Grandview and South Avenue.
23	Exclude Excess Fill Created From Excvation of Former Hospital Wing	15,000	LF	-4.00	-2,222	Approximately 15,000 sqft by 4 feet depth of excavate material = 60,000 cuft.
	Total all Items				**$ 7,348**	Cu Yd Fill

APPLICATION FOR SITE PLAN & SPECIAL USE PERMIT

MIRBEAU BEACON INN & SPA

7 CRAIG HOUSE LANE
CITY OF BEACON, DUTCHESS COUNTY, NEW YORK
TAX ID: 6054-13-001258
LOT AREA: ±64.35
R1-80 ZONING DISTRICT

OWNER & APPLICANT:
MIRBEAU BEACON, LLC;
433 BROADWAY STE 203,
SARATOGA SPRINGS, NY 12866



AREA MAP SCALE: 1" = 500'

SITE PLAN DRAWING INDEX:

SHEET 1: COVER SHEET: CV-1
SHEET 2: EXISTING CONDITIONS AND REMOVALS PLAN: XC-1
SHEET 3: OVERALL MASTER PLAN: SP-1
SHEET 4: SITE PLAN - NORTH: SP-2
SHEET 5: SITE PLAN - SOUTH: SP-3
SHEET 6: SITE PLAN - SOUTHWEST: SP-4
SHEET 7: GRADING & UTILITY PLAN - NORTH: GU-1
SHEET 8: GRADING & UTILITY PLAN - SOUTH: GU-2
SHEET 9: GRADING & UTILITY PLAN - SOUTHWEST GU-3
SHEET 10: EROSION & SEDIMENT CONTROL PLAN - NORTH: ESC-1
SHEET 11: EROSION & SEDIMENT CONTROL PLAN - SOUTH: ESC-2
SHEET 12: PROFILES: PR-1
SHEET 13: PROFILES: PR-2
SHEET 14: PROFILES: PR-3
SHEET 15: PROFILES: PR-4
SHEET 16: DETAILS: CD-1
SHEET 17: DETAILS: CD-2
SHEET 18: DETAILS: CD-3
SHEET 19: DETAILS: CD-4
SHEET 20: TREE REMOVAL & PROTECTION PLAN - NORTH: TP-1
SHEET 21: TREE REMOVAL & PROTECTION PLAN - SOUTH: TP-2
SHEET 22: PRELIMINARY PLANTING PLAN - NORTH: LL-2
SHEET 23: PRELIMINARY PLANTING PLAN - SOUTH: LL-3
SHEET 24: PRELIMINARY PLANTING PLAN - HOTEL/SPA AREA: LL-4
SHEET 25: PRELIMINARY PLANTING PLAN - PARKING: LL-5
SHEET 26: PRELIMINARY PLANTING PLAN - SOUTH/COTTAGES: LL-6
SHEET 27: SITE LIGHTING PLAN - NORTH: LP-2
SHEET 28: SITE LIGHTING PLAN - SOUTH: LP-3

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

PROJECT ARCHITECT:
ARROWSTREET
10 POST OFFICE SQUARE
SUITE 700N
BOSTON, MA 02109
PH: 617-623-5555

PROJECT LANDSCAPE ARCHITECT:
THE LRC GROUP
85 CIVIC CENTER PLAZA
SUITE 204
POUGHKEEPSIE, NY 12601
PH: 845-243-2880

PROJECT WETLAND & WIDLIFE BIOLOGIST:
ECOLOGICAL SOLUTIONS, LLC
121 LEON STOCKER DRIVE
STRATTON, VT 05360
(203) 910-4716

PROJECT SURVEYOR:
BADEY & WATSON
SURVEYING & ENGINEERING D.P.C.
3063 U.S. 9
COLD SPRING, NY 10516
PH: 845-265-9217

PROJECT TRAFFIC CONSULTANT:
COLLIERS ENGINEERING & DESIGN P.C.
400 COLUMBUS AVENUE,
SUITE 108E
VALHALLA, NY 10595
PH: 914-347-7500

PROJECT ATTORNEY:
BERLANDI NUSSBAUM & REITZAS LLP.
527 ROUTE 22, SUITE #2
PAWLING, NY 12564
PH: 212-804-6329

OWNER'S CONSENT:
THE UNDERSIGNED OWNER OF THE PROPERTY HEREON STATES THAT HE IS FAMILIAR WITH THIS MAP, ITS CONTENTS AND ITS LEGENDS AND HEREBY CONSENTS TO ALL SAID TERMS AND CONDITIONS AS STATED HEREON.

_____ _____
MIRBEAU BEACON, LLC DATE

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.

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HUDSON LAND DESIGN

STATE OF NEW YORK MICHAEL A. BERGMAN 084455 LICENSED PROFESSIONAL ENGINEER
SEAL

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PROFESSIONAL ENGINEERING P.C.
174 MAIN ST., BEACON, NEW YORK 12508
13 CHAMBERS ST., NEWBURGH, NEW YORK 12550
PH: 845-440-6926
F: 845-440-6637

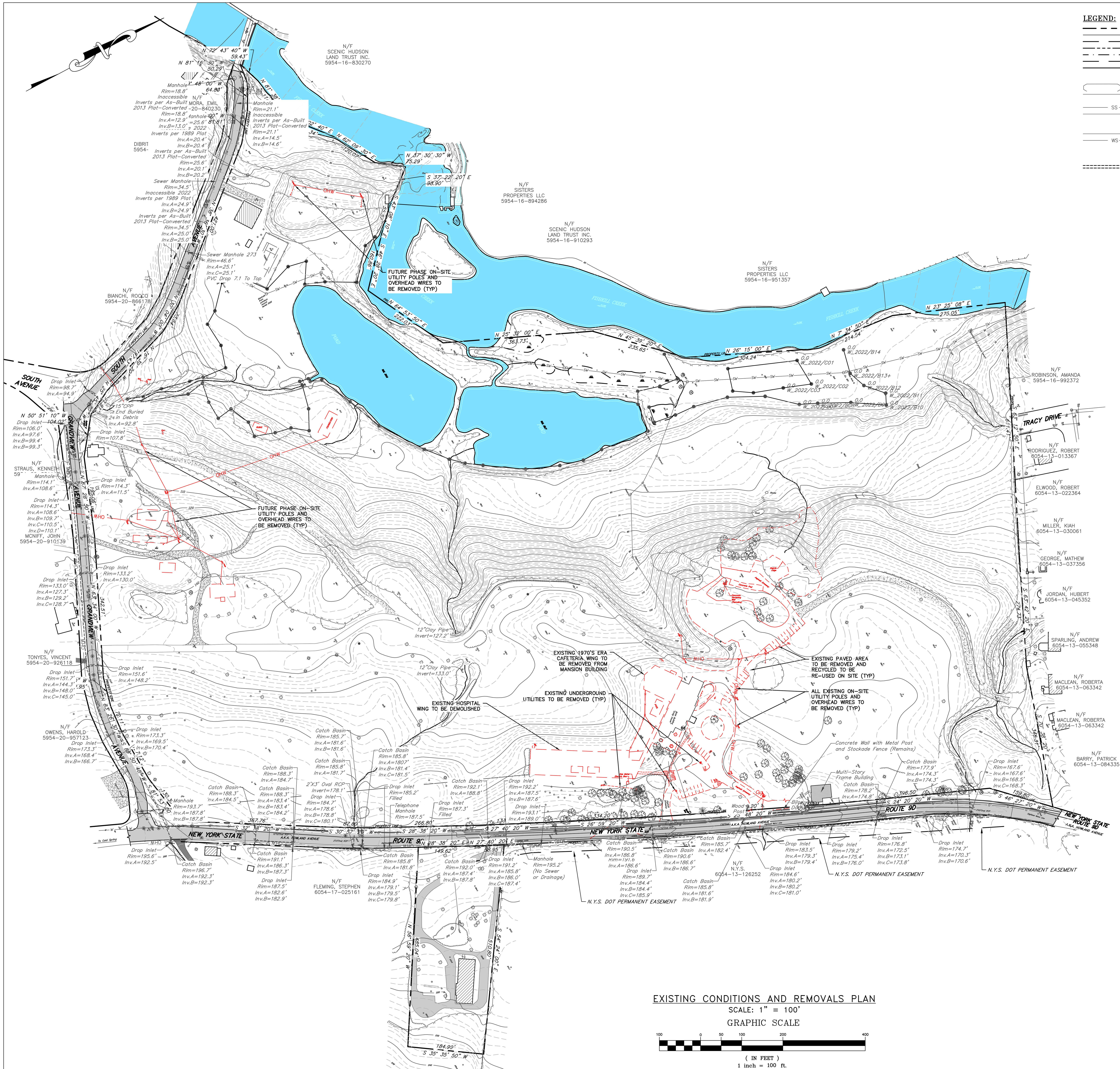
COVER SHEET

MIRBEAU BEACON

7 CRAIG HOUSE LANE
CITY OF BEACON
DUTCHESS COUNTY, NEW YORK
TAX ID: 6054-13-001258

JOB #:	2021:051
DATE:	3/29/2022
SCALE:	AS SHOWN
TITLE:	XC-1
SHEET:	1 OF 28

UNAUTHORIZED ALTERATIONS OR ADDITIONS TO THIS DRAWING IS A VIOLATION OF SECTION 7209.2 OF THE NEW YORK EDUCATION LAW



EXISTING CONDITIONS AND REMOVALS PLAN
SCALE: 1" = 100'

GRAPHIC SCALE
100 0 50 100 200 400
(IN FEET)
1 inch = 100 ft.

LEGEND:

	EXISTING PROPERTY LINE
	ADJOINING PROPERTY LINE
	EXISTING EASEMENT LINE
	EXISTING STREAM
	EXISTING WETLAND BOUNDARY
	100' WETLAND BUFFER
	100 YEAR FLOOD PLANE
250	EXISTING MAJOR CONTOUR
	EXISTING MINOR CONTOUR
	EXISTING TREE LINE
OHW	EXISTING OVER HEAD WIRE
	EXISTING UTILITY POLE
SS	EXISTING SEWER SERVICE LINE
S	EXISTING SEWER LINE
Ⓢ	EXISTING SEWER MANHOLE
CO	EXISTING SEWER CLEAN OUT
W	EXISTING WATER LINE
WS	EXISTING WATER SERVICE LINE
Ⓦ	EXISTING WELL
	EXISTING HYDRANT
WV	EXISTING WATER VALVE
	EXISTING STORM WATER LINE
CB 50	EXISTING CATCH BASIN

PROJECT INFORMATION:

PARCEL OWNER:	THE MIRBEAU COMPANIES, LLC., 433 BROADWAY STE 203, SARATOGA SPRINGS NY 12866
PROJECT ENGINEER:	HUDSON LAND DESIGN P.C., 174 MAIN STREET, BEACON NY 12508
PARCEL LOCATION:	7 CRAIG HOUSE LANE, BEACON NY 12508
TAX PARCEL ID:	6054–13–001258 (±64.39 ACRES) & 6054–17–047180 (±2.24 ACRES)
PARCEL AREA:	±66.63–ACRES TOTAL
WATER SUPPLY:	CITY OF BEACON MUNICIPAL WATER
SEWAGE DISPOSAL:	CITY OF BEACON MUNICIPAL SEWER

MAP REFERENCES:

1. "TOPOGRAPHIC MAP PREPARED FOR MIRBEAU INN & SPA RHINEBECK" DATED OCTOBER 21, 2003 AS PREPARED BY BADEY & WATSON SURVEYING & ENGINEERING D.P.C., N.Y.S. LICENSE NO. 48167 AND REVISED ON MARCH 17, 2022.

SURVEY NOTES:

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3. THE TOPOGRAPHIC DATA HEREON WAS COMPILED PHOTOGRAMMETRICALLY FROM AERIAL PHOTOGRAPHS DATED APRIL 14, 2003. THE PHOTO SCALE WAS 1 INCH TO 500 FEET. THE COMPILATION SCALE WAS 1 INCH TO 40 FEET.
4. THE MERIDIAN AND COORDINATE VALUES HEREON REFER TO THE NEW YORK STATE COORDINATE SYSTEM, EAST ZONE (NAVD–1983).
5. THE VERTICAL DATUM HEREON IS THE NORTH AMERICAN VERTICAL DATUM OF 1988.
6. PROPERTY LINE TAKEN FROM 2003 SURVEY BY PETER A. HUSTIS, L.S. IT IS NOT THE PRODUCT OF A SURVEY BY BADEY & WATSON SURVEYING & ENGINEERING, P.C.
7. REVISED ON MARCH 17, 2022 AS FOLLOWS
   A. UPDATED LOGO,
   B. ADDED GRAPHIC SCALE,
   C. REMOVED 2003 WETLANDS BOUNDARY FLAGGING.
   C. ADDED WETLAND FLAGGING BY MICHAEL NOWICKI AND RELATED DATA.
   D. VERIFIED MH273 LOCATION AND INVERTS, AND SEWER LINE NORTH ALONG SOUTH AVENUE, AND RELATED DATA.
8. WETLANDS FLAGS A29, B13 AND H11 WERE NOT FOUND IN FIELD. APPROXIMATE LOCATION BASED ON SKETCH BY MICHAEL NOWICKI.

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

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Mirbeau INN & SPA

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LRC Engineering & Surveying, DPC
LRC Engineering & Surveying, LLC
LRC Environmental Services, Inc.
LRC Proj. No. 21-2809

HUDSON LAND DESIGN

STATE OF NEW YORK
MICHAEL A. BODENDORF
084466
LICENSED PROFESSIONAL ENGINEER
SEAL

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F: 845–440–6637

EXISTING CONDITIONS & REMOVALS PLAN

MIRBEAU BEACON

7 CRAIG HOUSE LANE
CITY OF BEACON
DUTCHESS COUNTY, NEW YORK
TAX ID: 6054–13–001258

JOB #:	2021:051
DATE:	3/29/2022
SCALE:	1" = 100'
TITLE:	XC–1
SHEET:	2 OF 28

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SCHEDULE OF REGULATIONS (R1–80 ZONING DISTRICT & HDLO ZONE) AND LOT CONFORMANCE TABLE:

PARAMETER	REQUIREMENT (SEE NOTE)	EXISTING LOT	EX. MANSION	EX. S GATE HOUSE	EX. TIORANDA SCH.	EX. BENNET HSE	PROP. HOTEL	PROP. MAINT. BLG.
LOT AREA:	80,000 SQFT MIN./UNIT	±2,804,828 SQFT						
LOT WIDTH:	150 FEET MINIMUM	±1,103.91 FEET						
LOT DEPTH:	200 FEET MINIMUM	±2,084.45 FEET						
YARD SETBACKS:								
FRONT YARD:	50 FEET		±1,135.4 FEET	±4.1 FEET*	±50.1 FEET	±1,527.4 FEET	±816.9 FEET	±1497.2 FEET
SIDE YARD:	30 FEET		±189.5 FEET	±916.4 FEET	±226.8 FEET	±5.4 FEET*	±94.8 FEET	±555.9 FEET
REAR YARD:	50 FEET MINIMUM		±782.9 FEET	±2,204.3 FEET	±296.3 FEET	±520.4 FEET	±948.0 FEET	±708.1 FEET
MAX. BUILDING HEIGHT:	35 FT, 2.5 STORIES		±38 FEET *	EXISTING	EXISTING	EXISTING	±35 FEET	±25 FEET
MAX. BUILDING COVERAGE:	10% MAX.	±1.3%						

*EXISTING NON-CONFORMING

NOTES:
1. THE HISTORIC DISTRICT AND LANDMARK OVERLAY (HDLO) ZONE OVERLAYS THE UNDERLYING R1–80 ZONE APPLICABLE TO SINGLE–FAMILY RESIDENTIAL DEVELOPMENT. THE PLANNING BOARD HAS THE AUTHORITY TO APPROVE BUILDING SIZE AND BUILDING CONFIGURATION FOR A PROJECT WITHIN THE HDLO AS PART OF IT'S SPECIAL PERMIT REVIEW.

PARKING CONFORMANCE TABLE:

LAND USE	CODE REQUIREMENT	REQUIRED
HOTEL (75 ROOMS)	1 SPACE/ROOM	75 SPACES
COTTAGES (5)	2 SPACES/COTTAGE	10 SPACES
RESTAURANT (110 SEATS/2,364 SQFT)	1 SPACE/3 PERSONS OR 1 SPACE/150 SQFT GROSS FLR. AREA EXCL. UTILITY AREAS	37 SPACES OR 16 SPACES
SPA (21 ROOMS/6,125 SQFT)	1 SPACE/200 SQFT OF GROSS FLR. AREA EXCL. UTILITY AREAS	31 SPACES
EMPLOYEES (80 AT ANY ONE TIME)	1 SPACE/EMPLOYEE	80 SPACES

TOTAL REQUIRED: 233 SPACES
TOTAL PROVIDED: 248 SPACES

PARKING NOTES:
1. PARKING FOR THE COTTAGES IS PROPOSED TO BE PROVIDED AT A RATE OF 2 SPACES PER COTTAGE.
2. DUE TO SHIFT OVERLAP, THERE COULD BE UP TO 80 EMPLOYEES ONSITE AT ANY ONE TIME TO SERVICE THE HOTEL, RESTAURANT AND SPA AS WELL AS OTHER PORTIONS OF THE PROJECT.
3. SPA SQUARE FOOTAGE INCLUDES ALL PUBLICLY AVAILABLE SPA SPACE. BACK–OF–HOUSE OR SUPPORT SPACE HAS BEEN EXCLUDED FROM THIS CALCULATION.
4. THE FUTURE TIORANDA RECREATION AREA PROVIDES AN ADDITIONAL 38 PARKING SPACES.
5. 7 ADA PARKING SPACES ARE PROVIDED.

PHASE 1 ARCHAEOLOGICAL STUDY NOTES:

1. A PHASE IA LITERATURE REVIEW ARCHAEOLOGICAL SENSITIVITY ASSESSMENT AND A PHASE IB ARCHAEOLOGICAL FIELD INVESTIGATION STUDY WAS COMPLETED BY HARTGEN ARCHEOLOGICAL ASSOCIATES, INC IN JULY OF 2006. THE STUDY IDENTIFIED SEVERAL PRE–CONTACT AND HISTORICAL SENSITIVE AREAS.
2. FOUR (4) PRE–CONTACT ZONES WERE DISCOVERED DURING THE STUDY IDENTIFIED AS SITES #1, #3, #4 AND #5 ON THE PLAN.
3. THREE (3) HISTORIC ZONES WERE DISCOVERED DURING THE STUDY IDENTIFIED AS SITE #2, #6 AND #7 ON THE PLAN.
4. THE NEW YORK STATE HISTORICAL PRESERVATION OFFICE HAS DETERMINED THAT THE SENSITIVE ZONES AND ASSOCIATED 50' BUFFERS WITHIN THESE AREAS SHOULD BE AVOIDED TO THE GREATEST EXTENT POSSIBLE. NO EXCAVATION SHALL TAKE PLACE WITHIN THE SENSITIVE ZONES, AND LIMITED WORK CAN BE PROPOSED WITHIN THE 50' BUFFERS.
5. FILLING ONLY WITHIN THE 50' BUFFERS WILL NOT REQUIRE A PHASE II STUDY TO BE PREPARED. ALL EXCAVATION WORK WITHIN THE SENSITIVE AREA OR BUFFER WILL REQUIRE A PHASE II STUDY TO BE PREPARED WITHIN THOSE AREAS.
6. A SMALL PORTION OF FILLING WILL TAKE PLACE WITHIN THE WESTERN 50' BUFFER WITHIN SITE #1 WHICH IS PERMITTED. THE TENT VENUE AREA IS PARTIALLY WITHIN THE SOUTHEASTERLY 50' BUFFER OF SITE #1. NO GRADING OR EXCAVATION IS PROPOSED WITHIN THIS AREA.
7. THERE IS A SMALL AMOUNT OF AT–GRADE ROAD WIDENING WITHIN THE 50' BUFFER ASSOCIATED WITH SITE #5. THE SHPO OFFICE RECOMMENDS THE USE OF GEOTEXTILE SEPARATION REINFORCEMENT OVER TOPSOIL FOR PLACEMENT OF PAVEMENT WITHIN A BUFFER AREA. NO TOPSOIL IS TO BE REMOVED.
8. SEE GRADING PLANS FOR PROPOSED WORK WITHIN THESE AREAS.

LEGEND:

- EXISTING PROPERTY LINE
- ADJOINING PROPERTY LINE
- EXISTING EASEMENT LINE
- EXISTING STREAM
- EXISTING WETLAND BOUNDARY
- 100' WETLAND BUFFER
- 100 YEAR FLOOD PLANE
- 250 EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- EXISTING TREE LINE
- OHW EXISTING OVER HEAD WIRE
- EXISTING UTILITY POLE
- SS EXISTING SEWER SERVICE LINE
- S EXISTING SEWER LINE
- EXISTING SEWER MANHOLE
- EXISTING SEWER CLEAN OUT
- W EXISTING WATER LINE
- WS EXISTING WATER SERVICE LINE
- EXISTING WELL
- EXISTING HYDRANT
- EXISTING WATER VALVE
- EXISTING STORM WATER LINE
- CB 50 EXISTING CATCH BASIN
- PROPOSED PROPERTY LINE
- PROPOSED SET BACK LINE
- 250 PROPOSED MAJOR CONTOUR
- 252 PROPOSED MINOR CONTOUR
- PROPOSED EASEMENT
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- PROPOSED SDS SOLID LINE
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- PROPOSED ROOF LEADER
- W PROPOSED WATER LINE
- WS PROPOSED WATER SERVICE LINE
- PROPOSED WELL
- PROPOSED HYDRANT
- PROPOSED WATER SHUT OFF VALVE
- PROPOSED WATER VALVE

OVERALL MASTER PLAN
SCALE: 1" = 100'
GRAPHIC SCALE
100 0 50 100 200 400
(IN FEET)
1 inch = 100 ft.

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_____ SECRETARY

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OVERALL MASTER PLAN

MIRBEAU BEACON

7 CRAIG HOUSE LANE
CITY OF BEACON
DUTCHESS COUNTY, NEW YORK
TAX ID: 6054–13–001258

JOB #:	2021:051
DATE:	3/29/2022
SCALE:	1" = 100'
TITLE:	SP–1
SHEET:	3 OF 28

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SITE PLAN – NORTH
SCALE: 1" = 40'

GRAPHIC SCALE
(IN FEET)
1 inch = 40 ft.

N/F

LEGEND:

- EXISTING PROPERTY LINE
- ADJOINING PROPERTY LINE
- EXISTING EASEMENT LINE
- EXISTING STREAM
- EXISTING WETLAND BOUNDARY
- 100' WETLAND BUFFER
- 100 YEAR FLOOD PLANE
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- EXISTING HYDRANT
- EXISTING WATER VALVE
- EXISTING STORM WATER LINE
- EXISTING CATCH BASIN

- PROPOSED PROPERTY LINE
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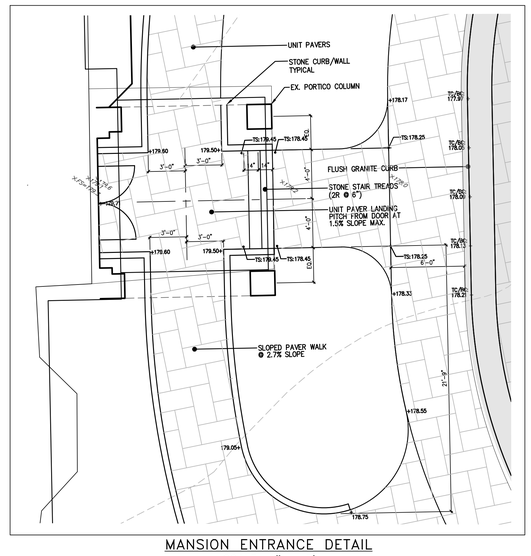
- PROPOSED WELL
- PROPOSED HYDRANT
- PROPOSED WATER SHUT OFF VALVE
- PROPOSED WATER VALVE

SIGHT DISTANCE NOTES:

1. THE AVAILABLE SIGHT DISTANCE ON MIRBEAU LANE AT THE PROPOSED PARKING SPACES FOR COTTAGE #1, #2 AND #3 MEETS OR EXCEEDS 130 FEET AT EACH PARKING SPACE. THE PROPOSED SPEED LIMIT FOR MIRBEAU LANE IS 15 MPH WHICH REQUIRES A STOPPING SIGHT DISTANCE OF 80 FEET. THE AVAILABLE STOPPING SIGHT DISTANCE OF A MINIMUM OF 130 FEET SATISFIES SPEED LIMITS GREATER THAN 20 MPH. THEREFORE THE SIGHT DISTANCE IS ADEQUATE.



MANSION ENTRANCE DETAIL
SCALE: 1" = 5'

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_____ SECRETARY

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SITE PLAN – NORTH

MIRBEAU BEACON

7 CRAIG HOUSE LANE
CITY OF BEACON
DUTCHESS COUNTY, NEW YORK
TAX ID: 6054-13-001258

JOB #:	2021:051
DATE:	3/29/2022
SCALE:	1" = 40'
TITLE:	SP-2
SHEET:	4 OF 28

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LEGEND:

- EXISTING PROPERTY LINE
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- W EXISTING WATER LINE
- WS WS EXISTING WATER SERVICE LINE
- EXISTING WELL
- EXISTING HYDRANT
- EXISTING WATER VALVE
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- CB 50 EXISTING CATCH BASIN

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SIGHT DISTANCE NOTES:

1. THE AVAILABLE SIGHT DISTANCE ON MIRBEAU LANE AT THE PROPOSED PARKING SPACES FOR COTTAGE #4 AND #5 MEETS OR EXCEEDS 130 FEET AT EACH PARKING SPACE. THE PROPOSED SPEED LIMIT FOR MIRBEAU LANE IS 15 MPH WHICH REQUIRES A STOPPING SIGHT DISTANCE OF 80 FEET. THE AVAILABLE STOPPING SIGHT DISTANCE OF A MINIMUM OF 130 FEET SATISFIES SPEED LIMITS GREATER THAN 20 MPH. THEREFORE THE SIGHT DISTANCE IS ADEQUATE.
2. CLEARING WILL BE REQUIRED TO ACHIEVE SIGHT DISTANCE AT THE EXISTING MIRBEAU LANE ENTRANCE AT GRANDVIEW AVENUE. THE CLEARING AREA IS SHOWN ON THIS PLAN.

SITE PLAN – SOUTH

SCALE: 1" = 40'

GRAPHIC SCALE

40 0 20 40 80 160

(IN FEET)
1 inch = 40 ft.

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SITE PLAN – SOUTH

MIRBEAU BEACON

7 CRAIG HOUSE LANE
CITY OF BEACON
DUTCHESS COUNTY, NEW YORK
TAX ID: 6054-13-001258

JOB #:	2021:051
DATE:	3/29/2022
SCALE:	1" = 40'
TITLE:	SP-3
SHEET:	5 OF 28

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LEGEND:

- EXISTING PROPERTY LINE
- ADJOINING PROPERTY LINE
- EXISTING EASEMENT LINE
- EXISTING STREAM
- EXISTING WETLAND BOUNDARY
- 100' WETLAND BUFFER
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- S EXISTING SEWER LINE
- EXISTING SEWER MANHOLE
- CO EXISTING SEWER CLEAN OUT
- W EXISTING WATER LINE
- WS EXISTING WATER SERVICE LINE
- EXISTING WELL
- WV EXISTING HYDRANT
- EXISTING WATER VALVE
- EXISTING STORM WATER LINE
- CB 50 EXISTING CATCH BASIN

- PROPOSED PROPERTY LINE
- PROPOSED SET BACK LINE
- 250 PROPOSED MAJOR CONTOUR
- 252 PROPOSED MINOR CONTOUR
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- PROPOSED HYDRANT
- WV PROPOSED WATER SHUT OFF VALVE
- PROPOSED WATER VALVE

SITE PLAN – SOUTH WEST

SCALE: 1" = 40'

GRAPHIC SCALE

40 0 20 40 80 160

(IN FEET)

1 inch = 40 ft.

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SITE PLAN – SOUTHWEST

MIRBEAU BEACON

7 CRAIG HOUSE LANE
CITY OF BEACON
DUTCHESS COUNTY, NEW YORK
TAX ID: 6054-13-001258

JOB #:	2021:051
DATE:	3/29/2022
SCALE:	1" = 40'
TITLE:	SP-4
SHEET:	6 OF 28

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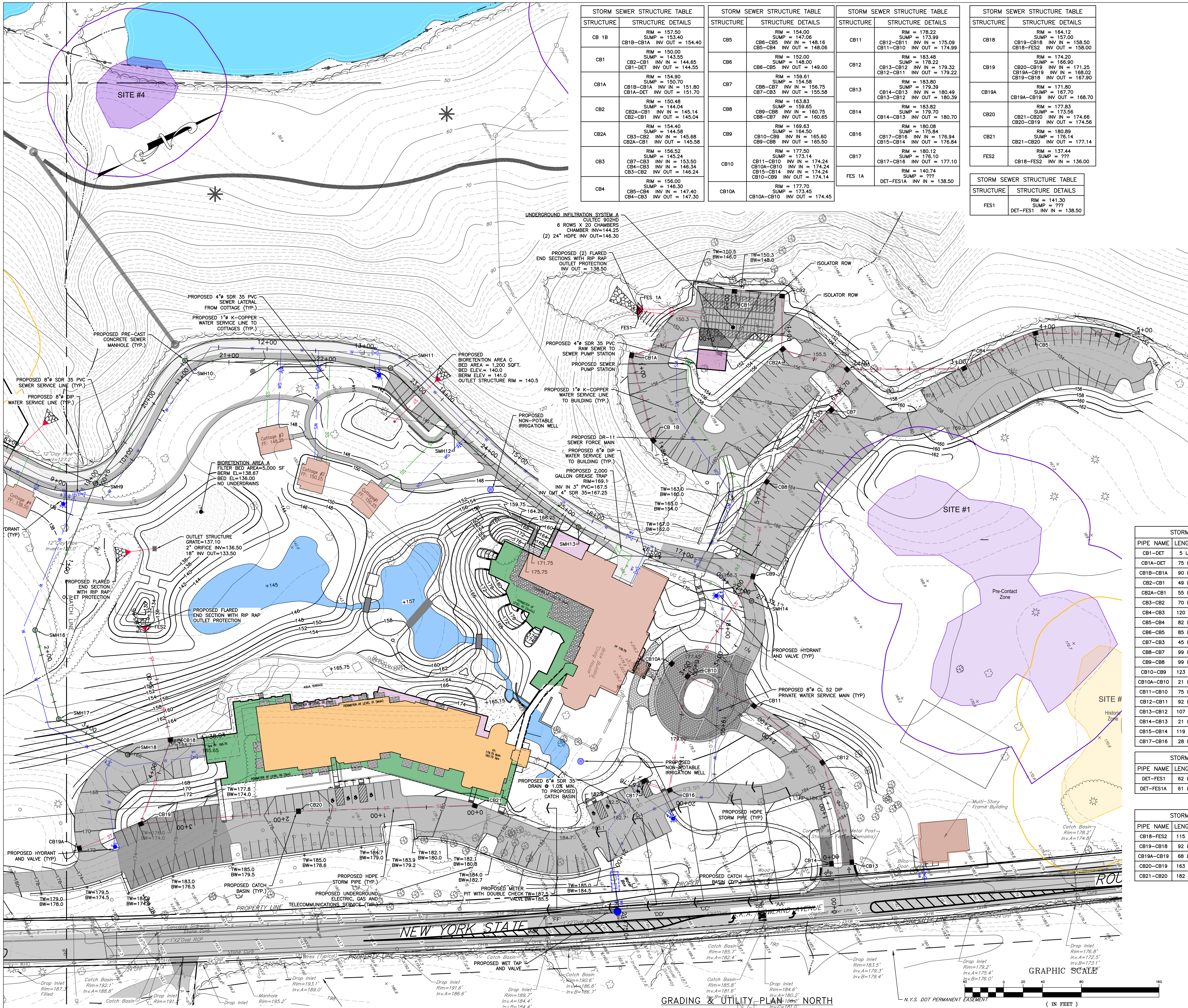

GRADING & UTILITY PLAN - NORTH
SCALE: 1" = 40'

STORM SEWER STRUCTURE TABLE

STRUCTURE	STRUCTURE DETAILS
CB 1B	RIM = 157.50 SUMP = 153.40 CB1B-CB1A INV OUT = 154.40
CB1	RIM = 150.00 SUMP = 143.55 CB2-CB1 INV IN = 144.65 CB1-DET INV OUT = 144.55
CB1A	RIM = 154.90 SUMP = 150.70 CB1B-CB1A INV IN = 151.80 CB1A-DET INV OUT = 151.70
CB2	RIM = 150.48 SUMP = 144.04 CB2A-CB1 INV IN = 145.14 CB2-CB1 INV OUT = 145.04
CB2A	RIM = 154.40 SUMP = 144.58 CB3-CB2 INV IN = 145.68 CB2A-CB1 INV OUT = 145.58
CB3	RIM = 156.52 SUMP = 145.24 CB7-CB3 INV IN = 153.50 CB4-CB3 INV IN = 146.34 CB3-CB2 INV OUT = 146.24
CB4	RIM = 156.00 SUMP = 146.30 CB5-CB4 INV IN = 147.40 CB4-CB3 INV OUT = 147.30

STORM SEWER STRUCTURE TABLE

STRUCTURE	STRUCTURE DETAILS
CB5	RIM = 154.00 SUMP = 147.06 CB6-CB5 INV IN = 148.16 CB5-CB4 INV OUT = 148.06
CB6	RIM = 152.00 SUMP = 148.00 CB6-CB5 INV OUT = 149.00
CB7	RIM = 159.61 SUMP = 154.58 CB8-CB7 INV IN = 156.75 CB7-CB3 INV OUT = 155.58
CB8	RIM = 163.83 SUMP = 159.65 CB9-CB8 INV IN = 160.75 CB8-CB7 INV OUT = 160.65
CB9	RIM = 169.63 SUMP = 164.50 CB10-CB9 INV IN = 165.60 CB9-CB8 INV OUT = 165.50
CB10	RIM = 177.50 SUMP = 173.14 CB11-CB10 INV IN = 174.24 CB10A-CB10 INV IN = 174.24 CB15-CB14 INV IN = 174.24 CB10-CB9 INV OUT = 174.14
CB10A	RIM = 177.70 SUMP = 173.45 CB10A-CB10 INV OUT = 174.45

STORM SEWER STRUCTURE TABLE

STRUCTURE	STRUCTURE DETAILS
CB11	RIM = 178.22 SUMP = 173.99 CB12-CB11 INV IN = 175.09 CB11-CB10 INV OUT = 174.99
CB12	RIM = 183.48 SUMP = 178.22 CB13-CB12 INV IN = 179.32 CB12-CB11 INV OUT = 179.22
CB13	RIM = 183.80 SUMP = 179.39 CB14-CB13 INV IN = 180.49 CB13-CB12 INV OUT = 180.39
CB14	RIM = 183.82 SUMP = 179.70 CB14-CB13 INV OUT = 180.70
CB16	RIM = 180.08 SUMP = 175.84 CB17-CB16 INV IN = 176.94 CB15-CB14 INV OUT = 176.84
CB17	RIM = 180.12 SUMP = 176.10 CB17-CB16 INV OUT = 177.10
FES 1A	RIM = 140.74 SUMP = ??? DET-FES1A INV IN = 138.50

STORM SEWER STRUCTURE TABLE

STRUCTURE	STRUCTURE DETAILS
CB18	RIM = 164.12 SUMP = 157.00 CB19-CB18 INV IN = 158.50 CB18-FES2 INV OUT = 158.00
CB19	RIM = 174.20 SUMP = 166.90 CB20-CB19 INV IN = 171.25 CB19A-CB19 INV IN = 168.02 CB19-CB18 INV OUT = 167.90
CB19A	RIM = 171.80 SUMP = 167.70 CB19A-CB19 INV OUT = 168.70
CB20	RIM = 177.83 SUMP = 173.56 CB21-CB20 INV IN = 174.66 CB20-CB19 INV OUT = 174.56
CB21	RIM = 180.89 SUMP = 176.14 CB21-CB20 INV OUT = 177.14
FES2	RIM = 137.44 SUMP = ??? CB18-FES2 INV IN = 136.00

STORM SEWER STRUCTURE TABLE

STRUCTURE	STRUCTURE DETAILS
FES1	RIM = 141.30 SUMP = ??? DET-FES1 INV IN = 138.50

SANITARY SEWER STRUCTURE TABLE

STRUCTURE	STRUCTURE DETAILS
SMH9	RIM = 134.51 SMH10-SMH9 INV IN = 128.23 SMH16-SMH9 INV IN = 128.23 SMH9-SMH8 INV OUT = 128.13
SMH10	RIM = 134.82 SMH11-SMH10 INV IN = 129.90 SMH10-SMH9 INV OUT = 129.80
SMH11	RIM = 138.24 SMH12-SMH11 INV IN = 133.10 SMH11-SMH10 INV OUT = 133.00
SMH12	RIM = 140.64 SMH13-SMH12 INV IN = 135.70 SMH12-SMH11 INV OUT = 135.60
SMH13	RIM = 161.59 SMH14-SMH13 INV IN = 156.69 SMH13-SMH12 INV OUT = 154.60
SMH14	RIM = 170.95 SMH14-SMH13 INV OUT = 165.50
SMH16	RIM = 146.00 SMH17-SMH16 INV IN = 138.50 SMH16-SMH9 INV OUT = 137.90
SMH17	RIM = 151.55 SMH18-SMH17 INV IN = 146.55 SMH17-SMH16 INV OUT = 145.00
SMH18	RIM = 166.08 SPA-SMH18 INV IN = 161.10 SMH18-SMH17 INV OUT = 161.00

SANITARY SEWER PIPE TABLE

PIPE NAME	LENGTH	SIZE AND MATERIAL	SLOPE
SMH9-SMH8	133 LF	8 inch PVC	0.60%
SMH10-SMH9	157 LF	8 inch PVC	1.00%
SMH11-SMH10	212 LF	8 inch PVC	1.46%
SMH12-SMH11	94 LF	8 inch PVC	2.67%
SMH13-SMH12	161 LF	8 inch PVC	11.77%
SMH14-SMH13	194 LF	8 inch PVC	4.55%
SMH16-SMH9	164 LF	8 inch PVC	5.91%
SMH17-SMH16	95 LF	8 inch PVC	6.86%
SMH18-SMH17	80 LF	8 inch PVC	18.05%
SPA-SMH18	80 LF	8 inch PVC	1.00%

STORM SEWER PIPE TABLE

PIPE NAME	LENGTH	SIZE AND MATERIAL	SLOPE
CB1-DET	5 LF	15" ø CORR HDPE	1.00%
CB1A-DET	75 LF	15" ø CORR HDPE	6.92%
CB1B-CB1A	90 LF	15" ø CORR HDPE	2.88%
CB2-CB1	49 LF	15" ø CORR HDPE	0.80%
CB2A-CB1	55 LF	15" ø CORR HDPE	0.80%
CB3-CB2	70 LF	15" ø CORR HDPE	0.80%
CB4-CB3	120 LF	15" ø CORR HDPE	0.80%
CB5-CB4	82 LF	15" ø CORR HDPE	0.80%
CB6-CB5	85 LF	15" ø CORR HDPE	0.99%
CB7-CB3	45 LF	15" ø CORR HDPE	4.61%
CB8-CB7	99 LF	15" ø CORR HDPE	3.92%
CB9-CB8	99 LF	15" ø CORR HDPE	4.82%
CB10-CB9	123 LF	15" ø CORR HDPE	6.95%
CB10A-CB10	21 LF	15" ø CORR HDPE	1.00%
CB11-CB10	75 LF	15" ø CORR HDPE	1.00%
CB12-CB11	92 LF	15" ø CORR HDPE	4.50%
CB13-CB12	107 LF	15" ø CORR HDPE	1.00%
CB14-CB13	21 LF	15" ø CORR HDPE	1.00%
CB15-CB14	119 LF	15" ø CORR HDPE	2.19%
CB17-CB16	28 LF	15" ø CORR HDPE	0.56%

STORM SEWER PIPE TABLE

PIPE NAME	LENGTH	SIZE AND MATERIAL	SLOPE
DET-FES1	62 LF	24" ø CORR HDPE	12.67%
DET-FES1A	61 LF	24" ø CORR HDPE	12.69%

STORM SEWER PIPE TABLE

PIPE NAME	LENGTH	SIZE AND MATERIAL	SLOPE
CB18-FES2	115 LF	15" ø CORR HDPE	19.18%
CB19-CB18	92 LF	15" ø CORR HDPE	10.23%
CB19A-CB19	68 LF	15" ø CORR HDPE	1.00%
CB20-CB19	163 LF	15" ø CORR HDPE	2.04%
CB21-CB20	182 LF	15" ø CORR HDPE	1.36%

LEGEND:

EXISTING PROPERTY LINE
ADJOINING PROPERTY LINE
EXISTING EASEMENT LINE
EXISTING STREAM
EXISTING WETLAND BOUNDARY
100' WETLAND BUFFER
100 YEAR FLOOD PLANE
EXISTING MAJOR CONTOUR (250)
EXISTING MINOR CONTOUR
EXISTING TREE LINE
EXISTING OVER HEAD WIRE (OHW)
EXISTING UTILITY POLE
EXISTING SEWER SERVICE LINE (SS)
EXISTING SEWER LINE (S)
EXISTING SEWER MANHOLE
EXISTING SEWER CLEAN OUT
EXISTING WATER LINE (W)
EXISTING WATER SERVICE LINE (WS)
EXISTING WELL
EXISTING HYDRANT
EXISTING WATER VALVE
EXISTING STORM WATER LINE
EXISTING CATCH BASIN (CB 50)

PROPOSED PROPERTY LINE
PROPOSED SET BACK LINE
PROPOSED MAJOR CONTOUR (250)
PROPOSED MINOR CONTOUR (252)
PROPOSED EASEMENT
PROPOSED TREE LINE
PROPOSED SEWER LINE (S)
PROPOSED SEWER SERVICE LINE (SS)
PROPOSED SEWER MANHOLE
PROPOSED SEWER CLEAN OUT
PROPOSED SDS LATERAL
PROPOSED SDS SOLID LINE
PROPOSED STORM WATER LINE (ST)
PROPOSED ROOF LEADER LINE (RL)
PROPOSED ROOF LEADER
PROPOSED WATER LINE (W)
PROPOSED WATER SERVICE LINE (WS)
PROPOSED WELL
PROPOSED HYDRANT
PROPOSED WATER SHUT OFF VALVE
PROPOSED WATER VALVE

INSPECTION SCHEDULE & LONG TERM MAINTENANCE OF STORMWATER STRUCTURES

CATCH BASINS PIPING AND FLARED END SECTIONS:

ALL CATCH BASINS, PIPING AND FLARED END SECTIONS SHALL BE INSPECTED EVERY SPRING AND FALL. LOOK FOR OBSTRUCTIONS, VEGETATION, DEBRIS, LITTER, SEDIMENT, ETC. BLOCKING THE STRUCTURES OR PIPES. UTILIZE VACUUM TRUCK IF NECESSARY. OBSERVE THE FLOW OF WATER AFTER A RAINFALL EVENT. ANY EVIDENCE OF PONDING IN THE STRUCTURE INDICATES A POTENTIAL BLOCKAGE. WHEN SEDIMENT ACCUMULATION WITHIN THE CATCH BASIN SUMP REACHES 1/2 OF THE SUMP DEPTH, IT SHALL BE REMOVED.

RIP RAP OUTLET PROTECTION AND EMERGENCY OVERFLOW WEIR:

RIP RAP OUTLET PROTECTION AND THE EMERGENCY OVERFLOW WEIR SHALL BE INSPECTED QUARTERLY FOR SEDIMENT BUILD-UP, VEGETATION, DEBRIS, LITTER, AND OBSTRUCTIONS. IF SEDIMENT BUILDS UP ENOUGH TO FILL IN THE VOID SPACE BETWEEN THE STONES OR GRASS PAVERS, THEN THE RIP RAP OR PAVERS SHALL BE CLEANED OR REPLACED.

BIORETENTION AREA:

THE BIORETENTION AREA SHALL BE INSPECTED MONTHLY FOR SEDIMENT AND DEBRIS ACCUMULATION. ANY ACCUMULATED SEDIMENT OR DEBRIS SHOULD BE REMOVED AS NECESSARY. AFTER STORM EVENTS, THE BIORETENTION AREA'S DEWATERING DURATION SHOULD ALSO BE MONITORED. THE BIORETENTION AREA'S FLOOR SHALL BE MOWED WHEN THE GRASS REACHES A HEIGHT OF 18"(ONLY IF LAWN GRASS IS PRESENT). CUT ORNAMENTAL GRASSES ANNUALLY IN THE LATE FALL. SEDIMENT SHALL BE CLEANED OUT OF THE BASIN ANNUALLY. IN THE SPRING AND FALL, INSPECT INFLOW AND OUTFLOW POINTS FOR EROSION OR CLOGGING. INSPECT TREES, SHRUBS AND OTHER VEGETATION TO EVALUATE THEIR HEALTH AND REPLACE ANY DEAD OR DISEASED VEGETATION. INSPECT SURROUNDING DRAINAGE AREA FOR EROSION OR SIGNS OF SEDIMENT DELIVERY TO THE BIORETENTION AREA. REMOVE ANY INVASIVE PLANT SPECIES. REMOVE CLOGS FROM THE STORMWATER SYSTEM INFLOW AND OUTFLOW COMPONENTS. CHECK FOR SIGNS OF VEGETATION OVERGROWTH, OBSERVE DEWATERING CAPABILITY, CHECK FERTILIZER, AND TEST SOILS FOR PH ANNUALLY. HARVEST OVERGROWN VEGETATION AND REMOVE FROM THE BIORETENTION AREA. IF IT TAKES LONGER THAN 24 HOURS TO DEWATER THE BIORETENTION AREA, THE VALVE ON THE UNDERDRAIN SHALL BE OPENED SLIGHTLY TO PROVIDE FULL DEWATERING IN 24 HOURS. IF THE PH IS BELOW 5.2, LIME SHOULD BE APPLIED. IF THE PH IS ABOVE 7.0 TO 8.0, IRON SULFATE PLUS SULFUR CAN BE APPLIED TO REDUCE THE PH. REPLACE MULCH OVER ENTIRE AREA EVERY TWO TO THREE YEARS. IF DEWATERING IS A PROBLEM, CORE AERATION OF CULTIVATING UN-VEGETATED AREAS MAY BE REQUIRED TO ENSURE ADEQUATE FILTRATION.

UNDERGROUND DETENTION/INFILTRATION SYSTEM:

INFILTRATION BASINS SHALL BE INSPECTED MONTHLY FOR SEDIMENT AND DEBRIS ACCUMULATION DURING THE FIRST YEAR OF OPERATION. AFTER 50 YEARS OF SERVICE LIFE THE SYSTEM SHOULD BE EVALUATED, IF THE SYSTEM IS NO LONGER FUNCTIONING IN ACCORDANCE WITH THE ORIGINAL DESIGN, THE SYSTEM SHALL BE RESTORED OR REPLACED. THERE ARE FOUR INSPECTION PORTS AT THE CORNERS OF THE SYSTEM TO PROVIDE FOR VISUAL INSPECTION, AND A MEANS OF CLEANING SYSTEM WITH A VACUUM TRUCK. IN THE SPRING AND FALL, INSPECT THE INLET AND OUTLET FOR CLOGGING AND DEBRIS. REMOVE OBSTRUCTIONS, DEBRIS, ETC.. INSPECT THE INTERIOR OF THE STORMWATER MANAGEMENT CHAMBERS THROUGH INSPECTION PORT FOR DEBRIS EVERY FIVE YEARS. CLEAN DEBRIS FROM CHAMBERS AND FEED CONNECTORS.

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.

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.

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.

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NO.	DATE	DESCRIPTION	BY	NO.	DATE	DESCRIPTION	BY
1	5/25/22	PER PLANNING BOARD COMMENTS	CMB				
2	6/28/22	PER PLANNING BOARD COMMENTS	CMB				
3	7/26/22	PER PLANNING BOARD COMMENTS	CMB				
4	8/30/22	PER PLANNING BOARD COMMENTS	CMB				

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MICHAEL A. BODENDORF
084466
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SEAL

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GRADING & UTILITY PLAN - NORTH

MIRBEAU BEACON

7 CRAIG HOUSE LANE
CITY OF BEACON
DUTCHESS COUNTY, NEW YORK
TAX ID: 6054-13-001258

JOB #:	2021:051
DATE:	3/29/2022
SCALE:	1" = 40'
TITLE:	GU-1
SHEET:	7 OF 28

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GRADING & UTILITY PLAN – SOUTH
SCALE: 1" = 40'

SANITARY SEWER STRUCTURE TABLE	
STRUCTURE	STRUCTURE DETAILS
SMH3	RIM = 121.00 SMH4–SMH3 INV IN = 112.40 SMH3–SMH2 INV OUT = 110.00
SMH4	RIM = 128.00 SMH5–SMH4 INV IN = 120.72 SMH4–SMH3 INV OUT = 120.00
SMH5	RIM = 132.00 SMH6–SMH5 INV IN = 123.27 SMH5–SMH4 INV OUT = 123.17
SMH6	RIM = 134.00 SMH7–SMH6 INV IN = 124.40 SMH6–SMH5 INV OUT = 124.30
SMH7	RIM = 139.13 SMH8–SMH7 INV IN = 125.95 SMH7–SMH6 INV OUT = 125.85
SMH8	RIM = 136.01 SMH9–SMH8 INV IN = 127.33 SMH8–SMH7 INV OUT = 127.23
SMH9	RIM = 134.51 SMH10–SMH9 INV IN = 128.23 SMH16–SMH9 INV IN = 128.23 SMH9–SMH8 INV OUT = 128.13

SANITARY SEWER PIPE TABLE			
PIPE NAME	LENGTH	SIZE AND MATERIAL	SLOPE
SMH3–SMH2	232 LF	8 inch PVC	6.69%
SMH4–SMH3	153 LF	8 inch PVC	4.95%
SMH5–SMH4	245 LF	8 inch PVC	1.00%
SMH6–SMH5	171 LF	8 inch PVC	0.60%
SMH7–SMH6	242 LF	8 inch PVC	0.60%
SMH8–SMH7	214 LF	8 inch PVC	0.60%
SMH9–SMH8	133 LF	8 inch PVC	0.60%
SMH10–SMH9	157 LF	8 inch PVC	1.00%

LEGEND:

- EXISTING PROPERTY LINE
- ADJOINING PROPERTY LINE
- EXISTING EASEMENT LINE
- EXISTING STREAM
- EXISTING WETLAND BOUNDARY
- 100' WETLAND BUFFER
- 100 YEAR FLOOD PLANE
- 250 EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- EXISTING TREE LINE
- OHW EXISTING OVER HEAD WIRE
- EXISTING UTILITY POLE
- SS EXISTING SEWER SERVICE LINE
- S EXISTING SEWER LINE
- EXISTING SEWER MANHOLE
- EXISTING SEWER CLEAN OUT
- W EXISTING WATER LINE
- WS EXISTING WATER SERVICE LINE
- EXISTING WELL
- EXISTING HYDRANT
- EXISTING WATER VALVE
- EXISTING STORM WATER LINE
- CB 50 EXISTING CATCH BASIN
- PROPOSED PROPERTY LINE
- PROPOSED SET BACK LINE
- 250 PROPOSED MAJOR CONTOUR
- 252 PROPOSED MINOR CONTOUR
- PROPOSED EASEMENT
- PROPOSED TREE LINE
- S PROPOSED SEWER LINE
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- PROPOSED SDS LATERAL
- PROPOSED SDS SOLID LINE
- ST PROPOSED STORM WATER LINE
- RL PROPOSED ROOF LEADER LINE
- PROPOSED ROOF LEADER
- W PROPOSED WATER LINE
- WS PROPOSED WATER SERVICE LINE
- PROPOSED WELL
- PROPOSED HYDRANT
- PROPOSED WATER SHUT OFF VALVE
- PROPOSED WATER VALVE

GRAPHIC SCALE
40 0 20 40 80 160
(IN FEET)
1 inch = 40 ft.

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

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_____ SECRETARY

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GRADING & UTILITY PLAN – SOUTH

MIRBEAU BEACON

7 CRAIG HOUSE LANE
CITY OF BEACON
DUTCHESS COUNTY, NEW YORK
TAX ID: 6054-13-001258

JOB #:	2021:051
DATE:	3/29/2022
SCALE:	1" = 40'
TITLE:	GU-2
SHEET:	8 OF 28

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SANITARY SEWER STRUCTURE TABLE	
STRUCTURE	STRUCTURE DETAILS
EX. SMH	RIM = 46.26 SMH1–EX. SMH INV IN = 39.00
SMH 1	RIM = 68.87 SMH2–SMH1 INV IN = 63.60 SMH1–EX. SMH INV OUT = 63.50
SMH2	RIM = 105.57 SMH3–SMH2 INV IN = 94.50 SMH2–SMH1 INV OUT = 94.50
SMH3	RIM = 121.00 SMH4–SMH3 INV IN = 112.40 SMH3–SMH2 INV OUT = 110.00

SANITARY SEWER PIPE TABLE			
PIPE NAME	LENGTH	SIZE AND MATERIAL	SLOPE
SMH1–EX. SMH	184 LF	8 inch PVC	13.34%
SMH2–SMH1	315 LF	8 inch PVC	9.80%
SMH3–SMH2	232 LF	8 inch PVC	6.69%

LEGEND:

- EXISTING PROPERTY LINE
- ADJOINING PROPERTY LINE
- EXISTING EASEMENT LINE
- EXISTING STREAM
- EXISTING WETLAND BOUNDARY
- 100' WETLAND BUFFER
- 100 YEAR FLOOD PLANE
- 250 EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- OHW EXISTING TREE LINE
- EXISTING OVER HEAD WIRE
- EXISTING UTILITY POLE
- SS EXISTING SEWER SERVICE LINE
- S EXISTING SEWER LINE
- EXISTING SEWER MANHOLE
- EXISTING SEWER CLEAN OUT
- W EXISTING WATER LINE
- WS EXISTING WATER SERVICE LINE
- EXISTING WELL
- EXISTING HYDRANT
- EXISTING WATER VALVE
- EXISTING STORM WATER LINE
- CB_50 EXISTING CATCH BASIN

- PROPOSED PROPERTY LINE
- PROPOSED SET BACK LINE
- 250 PROPOSED MAJOR CONTOUR
- 252 PROPOSED MINOR CONTOUR
- PROPOSED EASEMENT
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- PROPOSED HYDRANT
- PROPOSED WATER SHUT OFF VALVE
- PROPOSED WATER VALVE

GRADING & UTILITY PLAN – SOUTH WEST

SCALE: 1" = 40'

GRAPHIC SCALE

40 0 20 40 80 160

(IN FEET)
1 inch = 40 ft.

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_____ SECRETARY

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GRADING & UTILITY PLAN – SOUTHWEST

MIRBEAU BEACON

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TAX ID: 6054-13-001258

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SHEET:	9 OF 28

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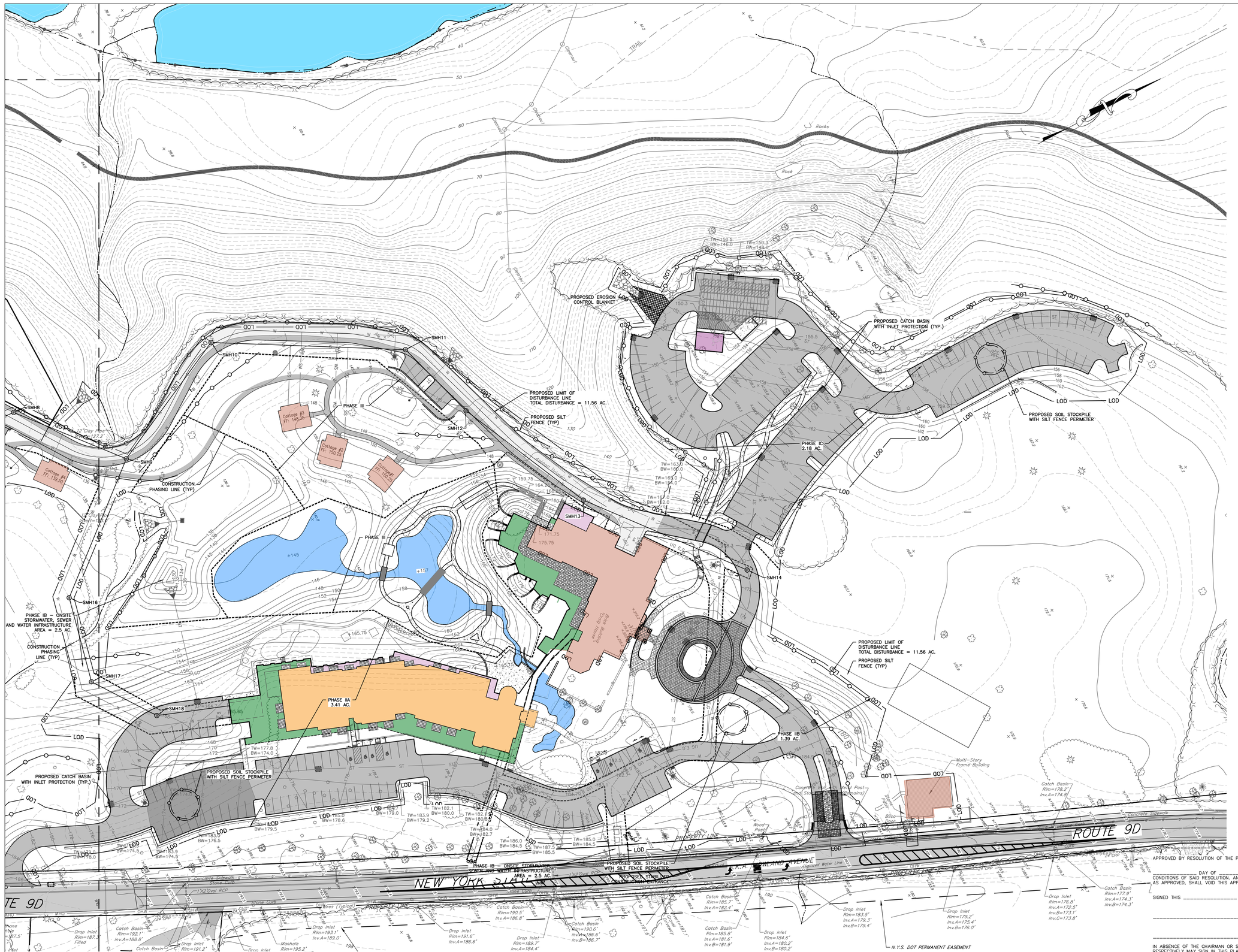

LEGEND:

- EXISTING PROPERTY LINE
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- EXISTING STREAM
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- 100' WETLAND BUFFER
- 100 YEAR FLOOD PLANE
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- PROPOSED WELL
- PROPOSED HYDRANT
- PROPOSED WATER SHUT OFF VALVE
- PROPOSED WATER VALVE
- PROPOSED SILT FENCE
- LOD PROPOSED LIMIT OF DISTURBANCE
- PROPOSED CONSTRUCTION PHASING LINE
- PROPOSED CATCH BASIN INLET PROTECTION
- PROPOSED CONSTRUCTION ENTRANCE

EROSION AND SEDIMENT CONTROL NOTES:

1. ALL EROSION CONTROL MEASURES EMPLOYED DURING THE CONSTRUCTION PROCESS SHALL BE INSPECTED BY THE CONTRACTOR IN ACCORDANCE WITH THE MAINTENANCE SCHEDULE. ALL EROSION CONTROL STRUCTURES SHALL BE REPAIRED AND MAINTAINED AS NECESSARY BY THE CONTRACTOR.
2. ALL STORMWATER MANAGEMENT STRUCTURES (E.G. CATCH BASINS) SHALL BE REGULARLY INSPECTED FOR SEDIMENT ACCUMULATIONS. CATCH BASINS SHALL BE CLEANED WHEN SEDIMENT DEPTH REACHES A MAXIMUM OF ONE-HALF THE AVAILABLE SUMP DEPTH.
3. ALL EROSION CONTROL INSTALLATION AND MAINTENANCE MEASURES SHALL MEET THE REQUIREMENTS OF THE NEW YORK STANDARDS AND SPECIFICATIONS FOR EROSION AND SEDIMENT CONTROL.
4. ANY PILE OF POTENTIALLY EROSIVE MATERIAL TEMPORARILY STOCKPILED ON THE SITE DURING THE CONSTRUCTION PROCESS SHALL BE LOCATED IN AN AREA AWAY FROM STORM DRAINAGE AND SHALL BE PROPERLY PROTECTED FROM EROSION BY A SURROUNDING SILT FENCE.
5. PERMANENT SEEDED AREAS FOR EROSION CONTROL SHALL BE IN ACCORDANCE WITH DETAIL AND SPECIFICATIONS ON THE DETAILS SHEET.
6. AREAS UNDERGOING CLEARING OR GRADING AND WHERE WORK IS DELAYED OR COMPLETED AND WILL NOT BE REDISTURBED FOR A PERIOD OF 21 DAYS OR MORE SHALL BE STABILIZED WITH TEMPORARY OR PERMANENT VEGETATIVE COVER WITHIN 14 DAYS.
7. ON-SITE DUST CONTROL SHALL BE ACCOMPLISHED BY STANDARD METHODS OF LIGHTLY WATERING ALL EXPOSED SOIL AND RAPIDLY STABILIZING THE REGRADED AREAS WITH TOPSOIL, LOAM AND/OR SEEDING.
8. THE TOWN ENGINEER AND PROJECT ENGINEER SHALL BE NOTIFIED NO LESS THAN 48 HOURS PRIOR TO THE START OF ANY SITE WORK, AND BY SUCH NOTIFICATION, SHALL BE PROVIDED WITH THE NAME AND TELEPHONE NUMBER OF THE GENERAL CONTRACTOR RESPONSIBLE FOR SUCH WORK.
9. THE TOWN AND/OR ITS REPRESENTATIVES MAY INSPECT EROSION AND SEDIMENT CONTROL PRACTICES ON THE SITE DURING CONSTRUCTION AND RECOMMEND THAT THE CONTRACTOR INSTALL ADDITIONAL EROSION CONTROL MEASURES IF DEEMED NECESSARY TO PROTECT ANY UNDISTURBED AREAS OF THE SITE. ANY SUCH REQUESTS SHALL BE MADE DIRECTLY TO THE CONTRACTOR AND QUALIFIED PROFESSIONAL AND FOLLOWED UP WITH A WRITTEN NOTIFICATION TO THE DEVELOPER. IN ADDITION, THE PROJECT ENGINEER SHALL BE CONSULTED ON ANY SPECIAL ADDITIONS OR DELETIONS OF EROSION CONTROL MEASURES WARRANTED BY CHANGING FIELD CONDITIONS. THE NOTICE OF INTENT (NOI) MAY NEED TO BE UPDATED AS A RESULT OF THE CHANGES.
10. THE CONTRACTOR/OWNER SHALL MAINTAIN A RECORD OF ALL EROSION AND SEDIMENT CONTROL INSPECTION REPORTS AT THE SITE IN A LOG BOOK. THE SITE LOG BOOK SHALL BE MAINTAINED ON SITE AND BE MADE AVAILABLE TO THE PERMITTING AUTHORITY. THE OWNER/CONTRACTOR SHALL, ON A MONTHLY BASIS, POST AT THE SITE A SUMMARY OF THE SITE INSPECTION ACTIVITIES IN A PUBLICLY ACCESSIBLE LOCATION.
11. THE OWNER SHALL FILE A NOI WITH THE NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION (NYSDEC) PRIOR TO COMMENCING CONSTRUCTION ACTIVITIES AND A NOTICE OF TERMINATION (NOT) WITH THE NYSDEC FOLLOWING CONSTRUCTION ACTIVITIES.
12. IF GROUNDWATER IS ENCOUNTERED DURING CONSTRUCTION ACTIVITIES, THE CONTRACTOR SHALL CONSTRUCT A DEWATERING PIT IN ACCORDANCE WITH NEW YORK STANDARDS AND SPECIFICATIONS FOR EROSION AND SEDIMENT CONTROL TO FILTER WATER FOR PUMPING TO A SUITABLE LOCATION.
13. WHEN ALL DISTURBED AREAS ARE STABLE, ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHALL BE REMOVED PER THE APPROVAL OF THE TOWN ENGINEER AND QUALIFIED PROFESSIONAL.

EROSION & SEDIMENT CONTROL PLAN – NORTH

SCALE: 1" = 40'

GRAPHIC SCALE

40 0 20 40 80 160

(IN FEET)
1 inch = 40 ft.

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.

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EROSION & SEDIMENT CONTROL PLAN – NORTH

MIRBEAU BEACON

7 CRAIG HOUSE LANE
CITY OF BEACON
DUTCHESS COUNTY, NEW YORK
TAX ID: 6054-13-001258

JOB #:	2021:051
DATE:	3/29/2022
SCALE:	1" = 40'
TITLE:	ESC-1
SHEET:	10 OF 28

UNAUTHORIZED ALTERATIONS OR ADDITIONS TO THIS DRAWING IS A VIOLATION OF SECTION 7209.2 OF THE NEW YORK EDUCATION LAW



LEGEND:

- EXISTING PROPERTY LINE
- ADJOINING PROPERTY LINE
- EXISTING EASEMENT LINE
- EXISTING STREAM
- EXISTING WETLAND BOUNDARY
- 100' WETLAND BUFFER
- 100 YEAR FLOOD PLANE
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- EXISTING TREE LINE
- EXISTING OVER HEAD WIRE
- EXISTING UTILITY POLE
- EXISTING SEWER SERVICE LINE
- EXISTING SEWER LINE
- EXISTING SEWER MANHOLE
- EXISTING SEWER CLEAN OUT
- EXISTING WATER LINE
- EXISTING WATER SERVICE LINE
- EXISTING WELL
- EXISTING HYDRANT
- EXISTING WATER VALVE
- EXISTING STORM WATER LINE
- EXISTING CATCH BASIN
- PROPOSED PROPERTY LINE
- PROPOSED SET BACK LINE
- PROPOSED MAJOR CONTOUR
- PROPOSED MINOR CONTOUR
- PROPOSED EASEMENT
- PROPOSED TREE LINE
- PROPOSED SEWER LINE
- PROPOSED SEWER SERVICE LINE
- PROPOSED SEWER MANHOLE
- PROPOSED SEWER CLEAN OUT
- PROPOSED SDS LATERAL
- PROPOSED SDS SOLID LINE
- PROPOSED STORM WATER LINE
- PROPOSED ROOF LEADER LINE
- PROPOSED ROOF LEADER
- PROPOSED WATER LINE
- PROPOSED WATER SERVICE LINE
- PROPOSED WELL
- PROPOSED HYDRANT
- PROPOSED WATER SHUT OFF VALVE
- PROPOSED WATER VALVE
- PROPOSED SILT FENCE
- PROPOSED LIMIT OF DISTURBANCE
- PROPOSED CONSTRUCTION PHASING LINE
- PROPOSED CATCH BASIN INLET PROTECTION
- PROPOSED CONSTRUCTION ENTRANCE

EROSION & SEDIMENT CONTROL PLAN – SOUTH

SCALE: 1" = 40'

GRAPHIC SCALE

40 0 20 40 80 160

(IN FEET)
1 inch = 40 ft.

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_____ SECRETARY

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EROSION & SEDIMENT CONTROL PLAN – SOUTH

MIRBEAU BEACON

7 CRAIG HOUSE LANE
CITY OF BEACON
DUTCHESS COUNTY, NEW YORK
TAX ID: 6054-13-001258

JOB #:	2021:051
DATE:	3/29/2022
SCALE:	1" = 40'
TITLE:	ESC-2
SHEET:	11 OF 28

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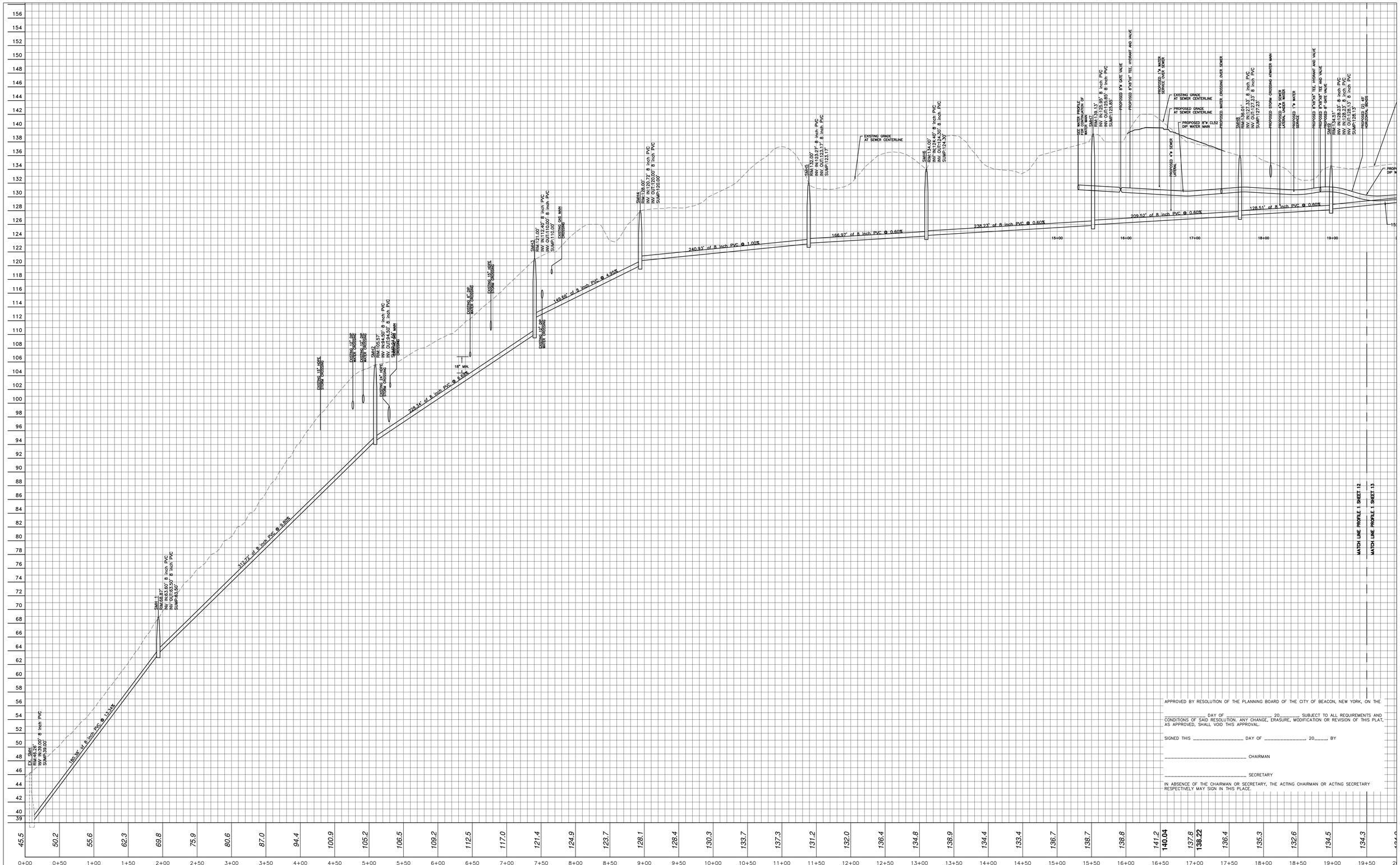

SEWER PROFILE 1 EX SMH TO SMH 10

SCALE: 1" = 50' H
1" = 5' V

DISTANCE ALONG BASELINE (FT)

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_____ SECRETARY

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PROFILES 1

MIRBEAU BEACON

7 CRAIG HOUSE LANE
CITY OF BEACON
DUTCHESS COUNTY, NEW YORK
TAX ID: 6054-13-001258

JOB #:	2021:051
DATE:	3/29/2022
SCALE:	AS SHOWN
TITLE:	PR-1
SHEET:	12 OF 28

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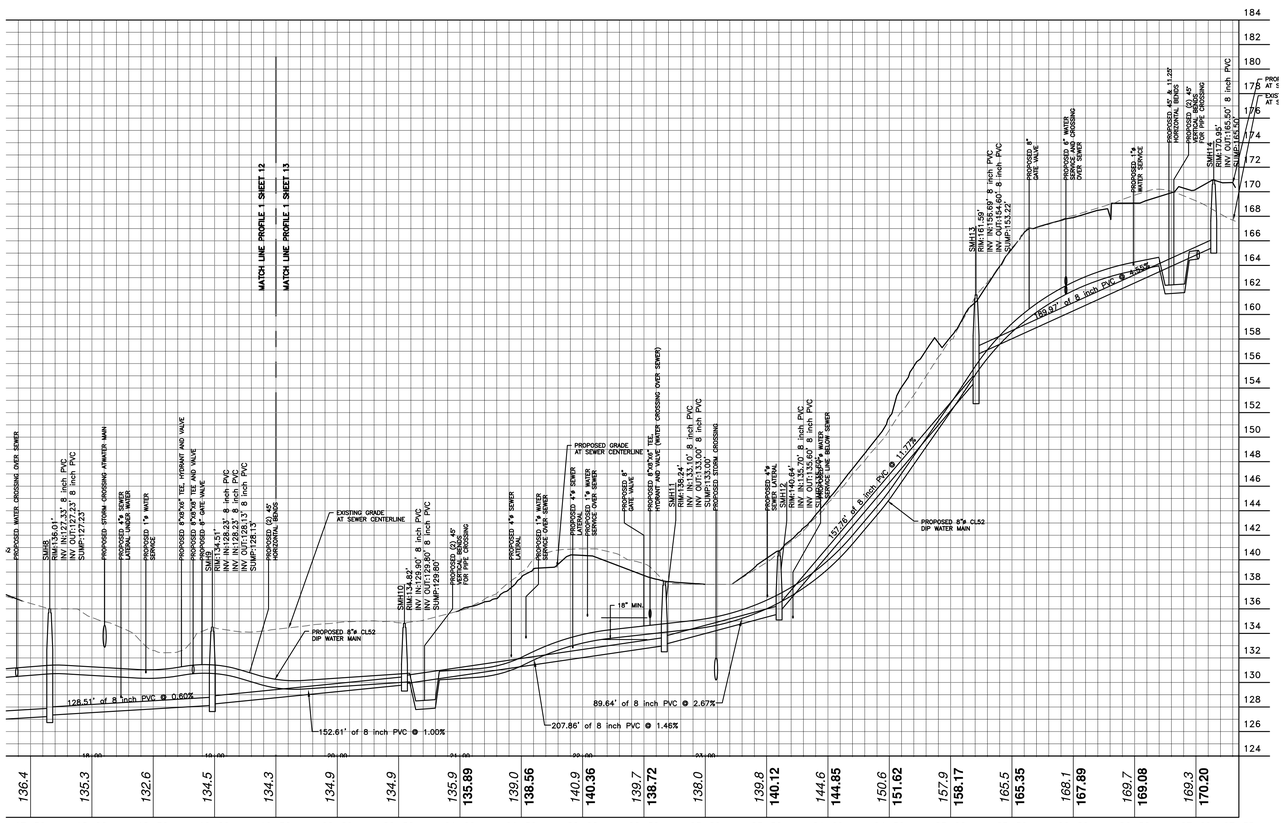
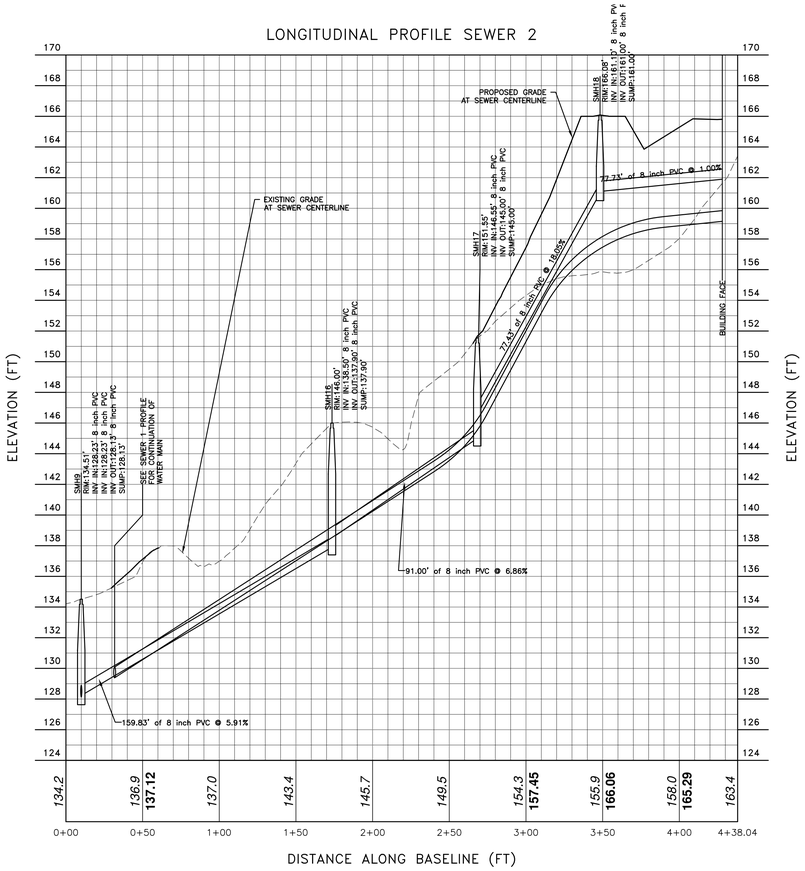


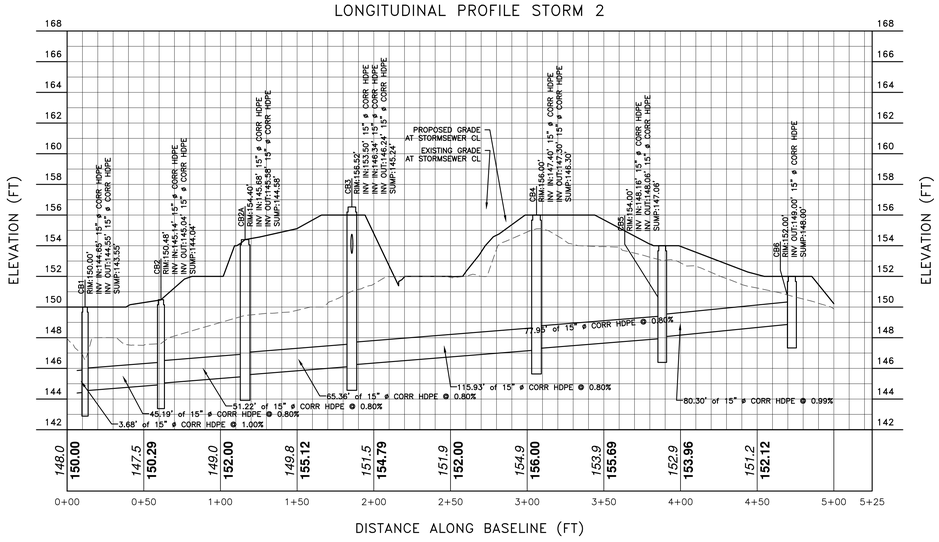
SEWER 1 PROFILE SMH 10 TO SMH 15

SCALE: 1" = 50' H
1" = 5' V



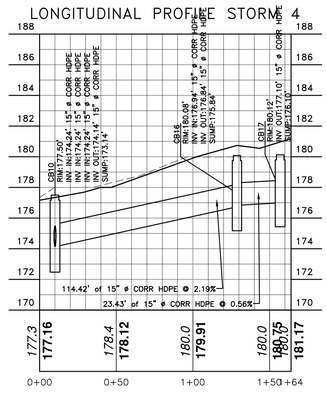
SEWER 2 PROFILE

SCALE: 1" = 40' H
1" = 4' V



STORM PROFILE CB1 TO CB6

SCALE: 1" = 40' H
1" = 4' V



STORM PROFILE CB10 TO CB17

SCALE: 1" = 40' H
1" = 4' V

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PROFILES 2

MIRBEAU BEACON

7 CRAIG HOUSE LANE
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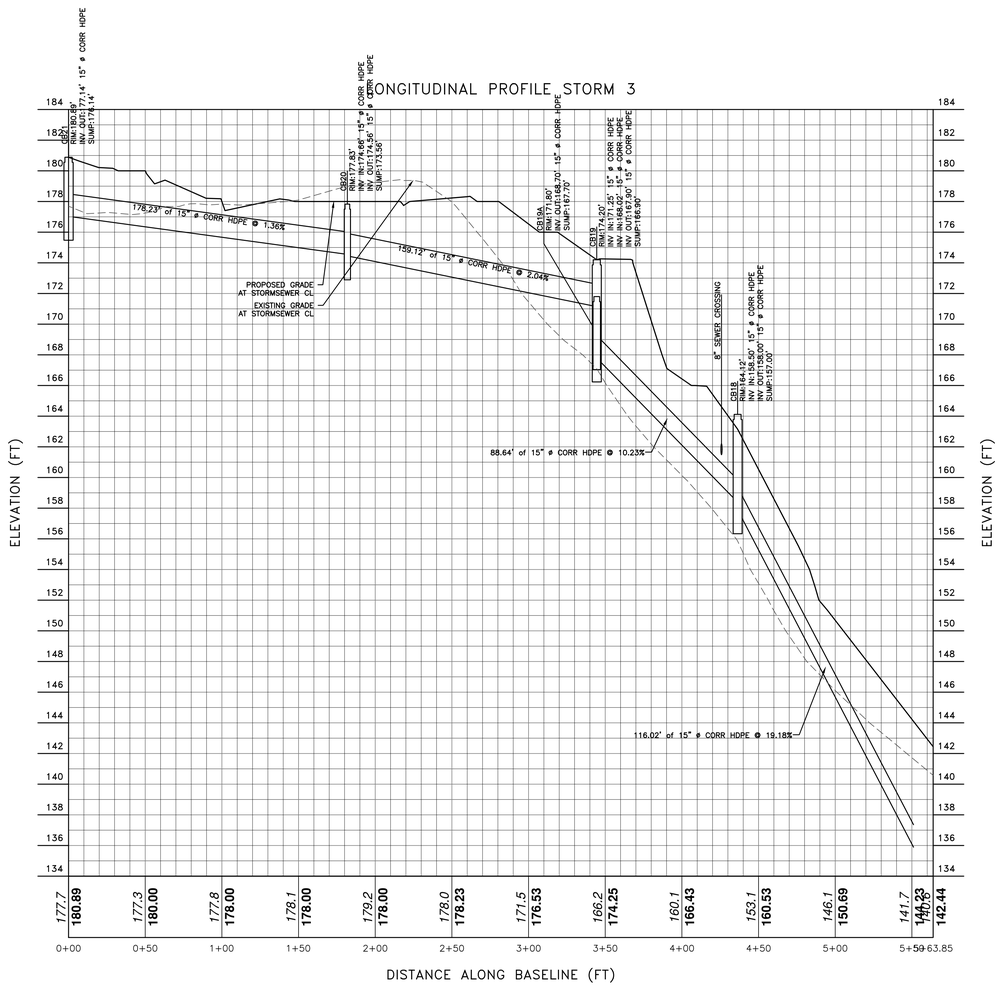
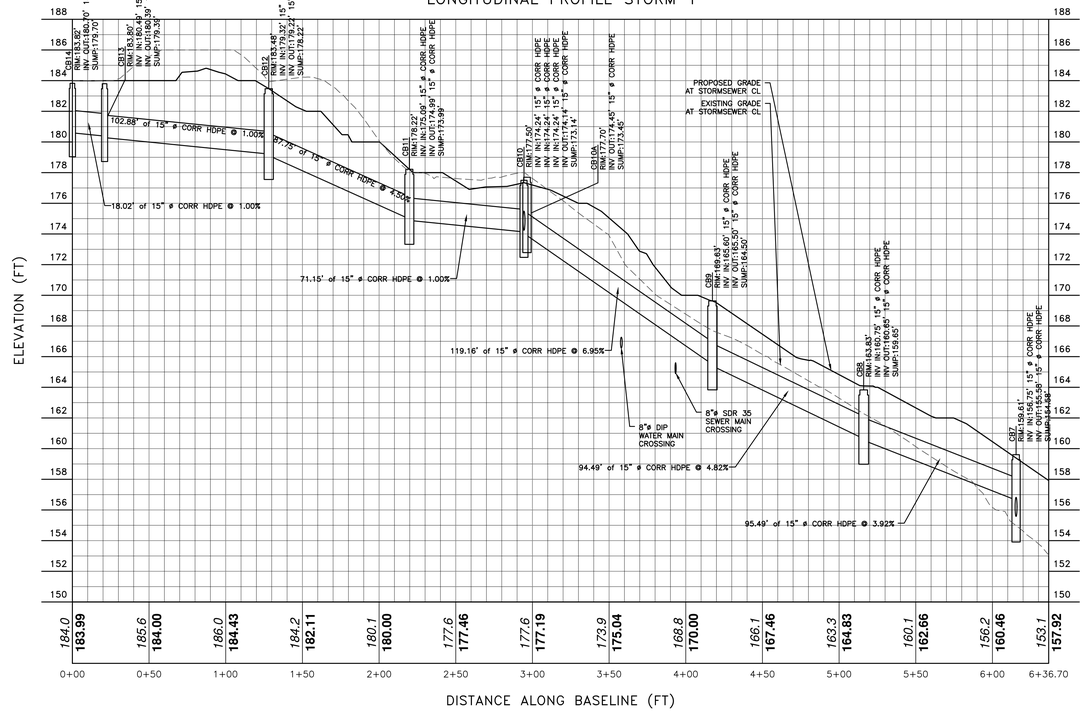


STORM PROFILE CB18 TO CB20
SCALE: 1" = 40' H
1" = 4' V



STORM PROFILE CB7 TO CB14
SCALE: 1" = 40' H
1" = 4' V

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NO.	DATE	DESCRIPTION	BY

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PROFILES 3

MIRBEAU BEACON

7 CRAIG HOUSE LANE
CITY OF BEACON
DUTCHESS COUNTY, NEW YORK
TAX ID: 6054-13-001258

JOB #:	2021:051
DATE:	3/29/2022
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TITLE:	PR-3
SHEET:	14 OF 28

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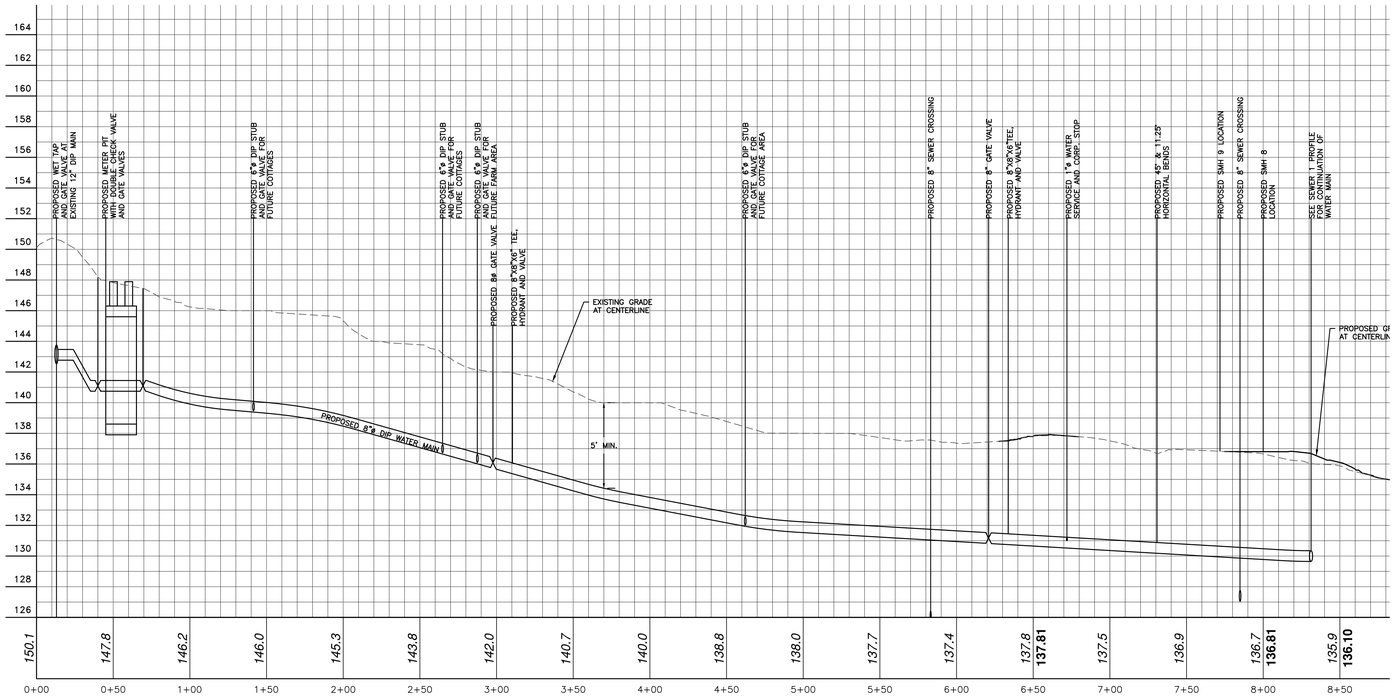
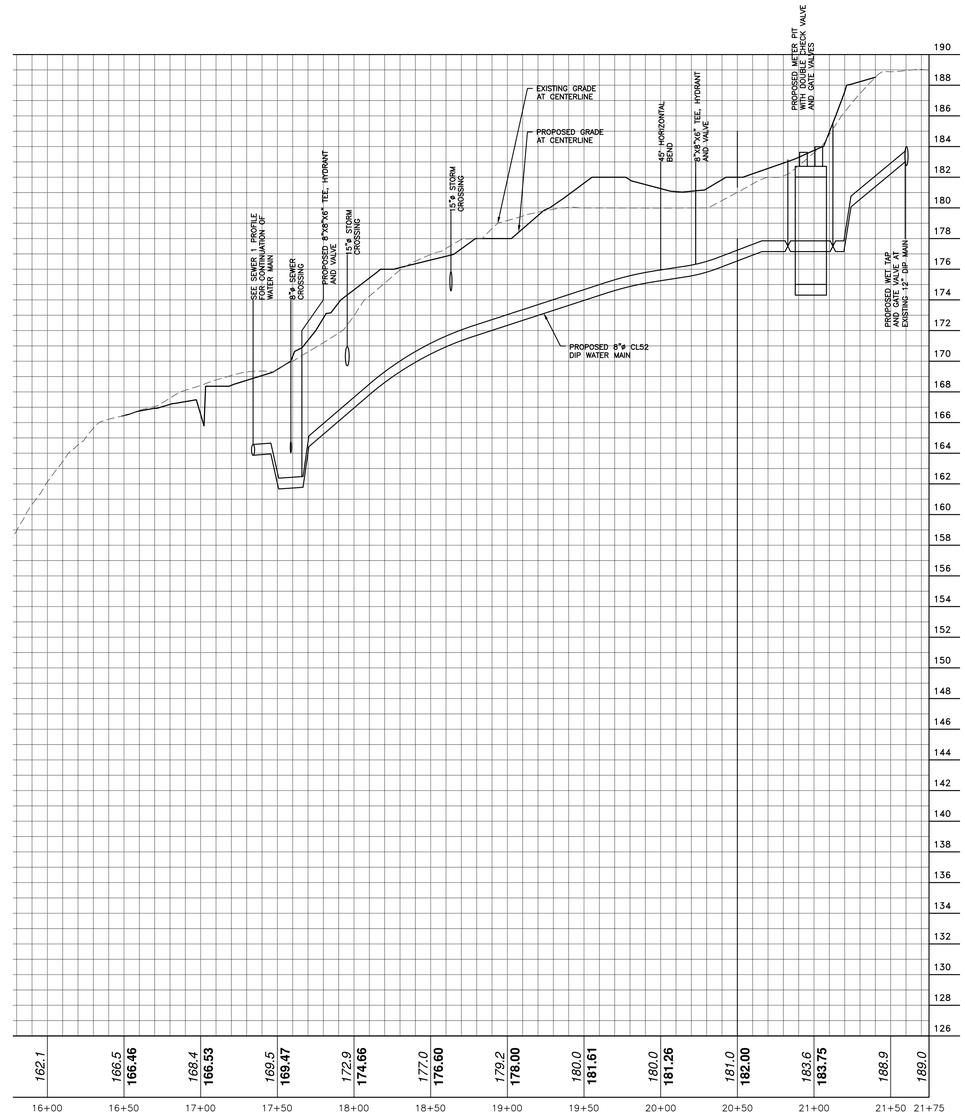


WATER PROFILE STA 0+00 TO STA 8+50
SCALE: 1" = 40' H
1" = 4' V



WATER PROFILE STA 16+00 TO STA 21+75
SCALE: 1" = 40' H
1" = 4' V

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PROFILES 4

MIRBEAU BEACON

7 CRAIG HOUSE LANE
CITY OF BEACON
DUTCHESS COUNTY, NEW YORK
TAX ID: 6054-13-001258

JOB #:	2021:051
DATE:	3/29/2022
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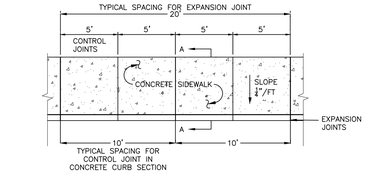
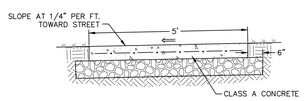
TITLE:	PR-4
SHEET:	15 OF 28

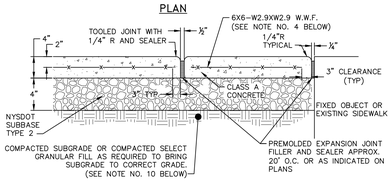
UNAUTHORIZED ALTERATIONS OR ADDITIONS TO THIS DRAWING IS A VIOLATION OF SECTION 7209.2 OF THE NEW YORK EDUCATION LAW



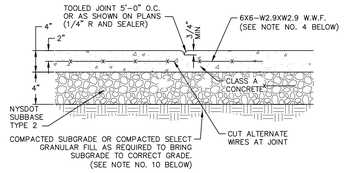


SECTION A–A

PLAN



EXPANSION JOINT

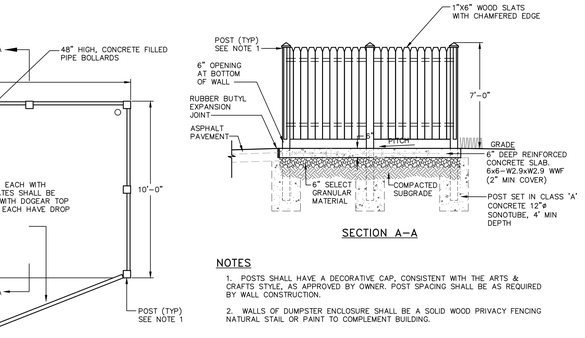


CONTROL JOINT

NOTES:

1. 10' SPACING OF CONTROL JOINTS SHALL BE USED FOR CAST IN PLACE CONCRETE CURBS.
2. MATERIAL AND METHODS OF CONSTRUCTION SHALL BE IN CONFORMANCE WITH THE NEW YORK STATE DEPARTMENT OF TRANSPORTATION (NYSDOT) STANDARD SPECIFICATIONS FOR CONSTRUCTION AND MATERIALS, DATED JANUARY 2, 2002, AND ALL ADDENDA THERETO; THE ONLY EXCEPTION BEING THAT THE WORK OF THIS CONTRACT SHALL BE MEASURED IN ENGLISH UNITS.
3. ALL CONCRETE SHALL BE 3,500 PSI CLASS A CONCRETE. CONCRETE MATERIALS, PLACEMENT, AND CONSTRUCTION SHALL CONFORM WITH SECTION 500 OF THE ABOVE REFERENCED NYSDOT STANDARD SPECIFICATIONS.
4. REINFORCING STEEL FOR CONCRETE SHALL CONFORM WITH SECTION 556 – REINFORCING STEEL FOR CONCRETE STRUCTURES OF THE ABOVE REFERENCED NYSDOT STANDARD SPECIFICATIONS AND AS SPECIFICALLY CALLED OUT IN THE DRAWINGS.
5. ALL EXPOSED SURFACES SHALL HAVE A BROOM TEXTURED FINISH.
6. EXPANSION JOINTS SHALL BE LOCATED A MAXIMUM OF 20' ON CENTER, OR AS INDICATED ON PLANS.
7. JOINTS SHALL NOT BE SAW CUT.
8. EXPOSED CONCRETE SURFACES SHALL BE TREATED WITH "SUREBOND"/"SAFEBOND"SB–7000 INTENSIFIER BRIGHT PROTECTOR AND SIDEWALK SEALER, OR EQUAL. RATE AND METHOD OF APPLICATION SHALL BE IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS.
9. SUBBASE MATERIAL SHALL CONFORM WITH SECTION 304 OF THE ABOVE REFERENCED NYSDOT STANDARD.
10. WHERE IT IS NECESSARY TO PLACE FILL FOR PURPOSE OF BRINGING THE SUBGRADE ELEVATION UP TO A SPECIFIED GRADE, THE FILL MATERIAL PLACED SHALL BE IN CONFORMATION WITH SECTION 203–EXCAVATION AND EMBANKMENT OF THE ABOVE REFERENCED NYSDOT STANDARD SPECIFICATIONS.
11. ALL WORK SHALL CONFORM WITH SECTION 608–SIDEWALK, DRIVEWAYS, AND BICYCLE PATHS OF THE ABOVE REFERENCED NYSDOT STANDARD SPECIFICATIONS.

CONCRETE SIDEWALK DETAIL
NOT TO SCALE



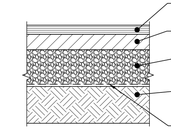
PLAN

SECTION A–A

NOTES

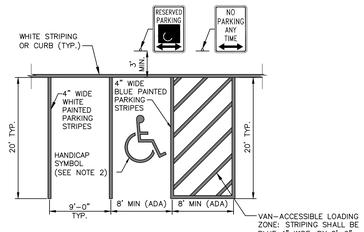
1. POSTS SHALL HAVE A DECORATIVE CAP, CONSISTENT WITH THE ARTS & CRAFTS STYLE, AS APPROVED BY OWNER. POST SPACING SHALL BE AS REQUIRED BY WALL CONSTRUCTION.
2. WALLS OF DUMPSTER ENCLOSURE SHALL BE A SOLID WOOD PRIVACY FENCING NATURAL STAIL OR PAINT TO COMPLEMENT BUILDING.

TRASH ENCLOSURE DETAILS
NOT TO SCALE



NOTES:
1. MATERIALS AND METHODS OF CONSTRUCTION SHALL BE IN CONFORMANCE WITH THE NEW YORK STATE DEPARTMENT OF TRANSPORTATION (NYSDOT) STANDARD SPECIFICATIONS FOR CONSTRUCTION AND MATERIALS, DATED JANUARY 2, 2002.
2. SUBGRADE SHALL NOT INCLUDE FROZEN MATERIALS, DEBRIS, ORGANIC MATERIALS, LARGE STONES OR OTHER UNSUITABLE MATERIALS.
3. TACK COAT WHEN SPECIFIED OR CALLED OUT IN THESE DRAWINGS OR REQUIRED BY THE REFERENCED SPECIFICATIONS SHALL CONFORM WITH SECTION 407–TACK COAT OF THE ABOVE REFERENCED NYSDOT STANDARD SPECIFICATIONS.
4. WHERE IT IS NECESSARY TO PLACE FILL FOR PURPOSES OF BRINGING THE SUBGRADE ELEVATION UP TO A SPECIFIED GRADE, THE FILL MATERIAL PLACED SHALL BE IN CONFORMANCE WITH SECTION 203–EXCAVATION AND EMBANKMENT OF THE ABOVE REFERENCED NYSDOT STANDARD SPECIFICATIONS.
5. IT IS EXPECTED THAT THE EXISTING SITE SUB–SOILS ARE SAND AND GRAVEL IN NATURE (CALIFORNIA BEARING RATIO RANGE BETWEEN 40 AND 80) . IF UNSUITABLE SOILS ARE ENCOUNTERED DURING CONSTRUCTION, THE CONTRACTOR SHALL CONTACT THE ENGINEER FOR POSSIBLE MODIFICATIONS TO THE PAVEMENT DETAIL.

PAVEMENT SECTION DETAIL
NOT TO SCALE



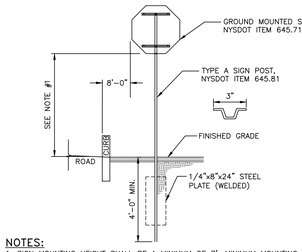
TYPICAL PARKING STRIPING

HANDICAP PARKING STRIPING

NOTES:
1. ALL DIMENSIONS SUBJECT TO CURRENT MUNICIPALITY ZONING AND SITE REGULATIONS.
2. PAINTED HANDICAP SYMBOL TO BE IN ACCORDANCE WITH NYSDOT AND ADA STANDARDS.
3. IF PARKING ABUTS A SIDEWALK, THEN THE REGULATORY SIGNS SHALL BE PLACED BEHIND THE SIDEWALK.

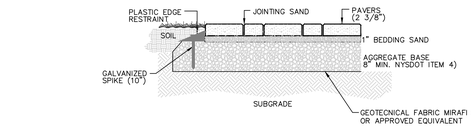
PARKING AND STRIPING DETAIL
NOT TO SCALE

TEXT	APPROXIMTE SIZE OF SIGN	MUTCD NO.	COLOR		TYPE OF MOUNTING
			BACKGROUND	LEGEND	
STOP	30"x30"	R1–1	RED	WHITE	POST MOUNT

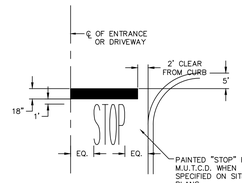


NOTES:
1. SIGN MOUNTING HEIGHT SHALL BE A MINIMUM OF 7'. MINIMUM MOUNTING HEIGHT MAY BE ADJUSTED ONLY IN ACCORDANCE WITH PROVISIONS OUTLINED IN "NYCRR, CHAPTER V–UNIFORM TRAFFIC CONTROL DEVICES."
2. SIGN POST SHALL BE IN ACCORDANCE W/ NYSDOT STANDARD SPECS SECTION 730.
3. SIGN BRACING PER NYSDOT STANDARD SHEETS.
4. SIGN POSTS WITHIN THE COUNTY RIGHT–OF–WAY SHALL BE BREAKAWAY TYPE MEETING THE REQUIREMENTS OF THE NYSDOT.

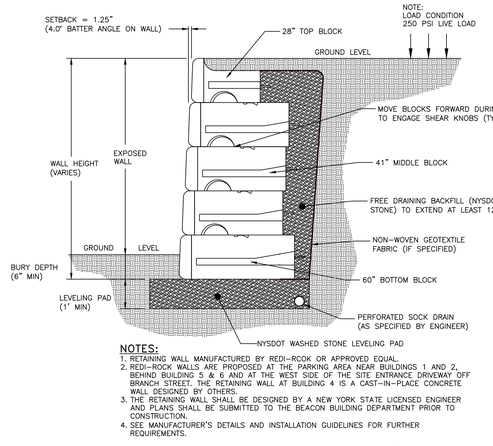
SINGLE POST SIGN DETAIL
NOT TO SCALE



CONCRETE PAVER DETAIL
NOT TO SCALE

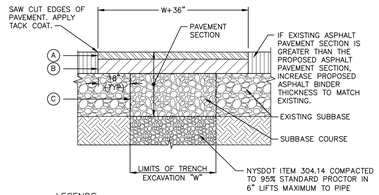


STOP BAR DETAIL
NOT TO SCALE



NOTES:
1. RETAINING WALL MANUFACTURED BY REDI–ROCK OR APPROVED EQUAL.
2. REDI–ROCK WALLS ARE PROPOSED AT THE PARKING AREA NEAR BUILDINGS 1 AND 2, BEHIND BUILDING 5 & 6 AND AT THE WEST SIDE OF THE SITE ENTRANCE DRIVEWAY OFF BRANCH STREET. THE RETAINING WALL AT BUILDING 4 IS A CAST–IN–PLACE CONCRETE WALL DESIGNED BY OTHERS.
3. THE RETAINING WALL SHALL BE DESIGNED BY A NEW YORK STATE LICENSED ENGINEER AND PLANS SHALL BE SUBMITTED TO THE BEACON BUILDING DEPARTMENT PRIOR TO CONSTRUCTION.
4. SEE MANUFACTURER'S DETAILS AND INSTALLATION GUIDELINES FOR FURTHER REQUIREMENTS.

TYPICAL REDI–ROCK GRAVITY WALL WITH 41" BLOCKS
NOT TO SCALE



LEGENDS

SOUTH AVENUE RESTORATION COURSES:

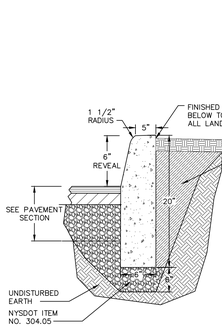
(A) 1–1/2" ASPHALT CONCRETE TOP COURSE– NYSDOT TYPE 6F
(B) 2–1/2" ASPHALT CONCRETE BINDER COURSE– NYSDOT TYPE 3
(C) 8" ASPHALTIC SUBBASE COURSE– NYSDOT ITEM 304.14 (4" LIFTS)

WOLCOTT AVENUE RESTORATION COURSES:

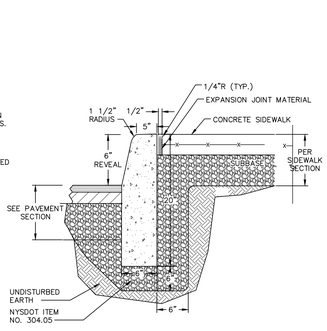
(A) 1–1/2" ASPHALT CONCRETE TOP COURSE– NYSDOT TYPE 6F
(B) 2–1/2" ASPHALT CONCRETE BINDER COURSE– NYSDOT TYPE 3
(C) 8" GRANULAR SUBBASE COURSE– NYSDOT ITEM 304.14 (4" LIFTS)

NOTES:
1. SAW CUT MIN. 18" BEYOND EXCAVATION WITH SMOOTH EDGES. 18" JOINT BETWEEN EXISTING AND NEW TOP COURSE TO BE MILLED. JOINT TO BE SEALED WITH POLYMER MODIFIED SEALER.
2. FURNISH, PLACE, AND COMPACT SUBBASE IN TWO 4" LIFTS.
3. TACK COAT IN ACCORDANCE WITH NYSDOT STANDARD SPEC.
4. FURNISH AND PLACE ASPHALT CONCRETE PAVEMENT AS SPECIFIED.

PAVEMENT RESTORATION DETAIL
NOT TO SCALE



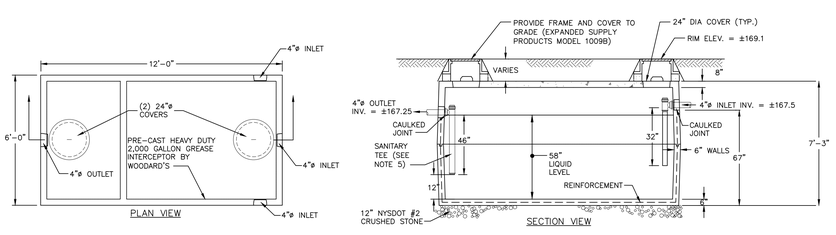
ABUTTING GRASS OR LANDSCAPE



ABUTTING SIDEWALK

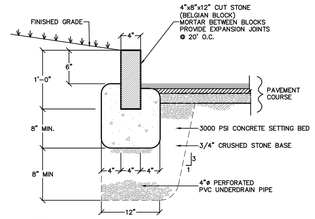
NOTES:
1. CONCRETE CURB SHALL BE 4,000 PSI CAST–IN–PLACE, AND IN ACCORDANCE WITH NYSDOT STANDARD SPECIFICATION SECTION 609.
2. EXPANSION JOINTS OF 1/2" CELLULOSE OR SIMILAR MATERIAL SHALL BE PLACED AT 10 FOOT INTERVALS.
3. FOR MOUNTABLE CURBS ABUTTING SIDEWALK OR OTHER HARDSCAPE, REFER TO "ABUTTING SIDEWALK" DETAIL.

CAST–IN–PLACE CONCRETE CURB DETAIL
NOT TO SCALE



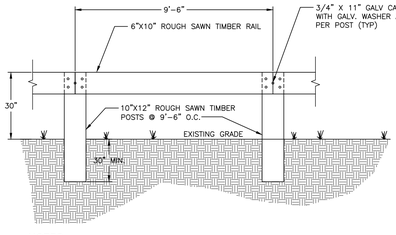
NOTES:
1. TANK SHALL BE RATED FOR H20 VEHICLE LOADING.
2. A WATER TIGHTNESS TEST SHALL BE COMPLETED BY THE CONTRACTOR, WITNESSED BY THE ENGINEER AND REGULATORY AGENCY, AND SHALL INCLUDE FILLING THE TANK AND MEASURING WATER LEVEL OVER A 24–HOUR PERIOD OR OTHER ACCEPTABLE METHOD.
3. ALL JOINTS SHALL BE WATER TIGHT.
4. CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 4000 PSI AT 28 DAYS.
5. SANITARY TEES ON OUTLET SIDE SHALL BE EXTENDED TO THE BOTTOM 1/3 OF THE TANK, BUT NO CLOSER THAN 12" TO THE TANK BOTTOM.
6. A RECORD OF MAINTENANCE OF THE GREASE INTERCEPTOR SHALL BE KEPT AND SHALL BE MADE AVAILABLE TO THE MUNICIPALITY AND/OR ITS CONSULTANTS.

PRECAST CONCRETE 2,000 GALLON GREASE INTERCEPTOR DETAIL (H20 LOAD RATED)
NOT TO SCALE



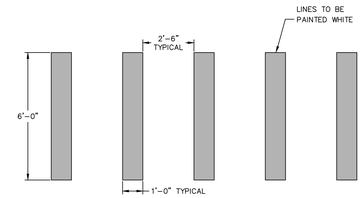
NOTES:
1. EXPANSION JOINTS OF 3/16" CELLULOSE OR SIMILAR MATERIAL SHALL BE PLACED AT TEN FOOT INTERVALS, TO FULL DEPTH OF CURB.
2. UNDERDRAIN MAY BE ELIMINATED IN PARKING LOTS AND OTHER NON–PUBLIC FACILITIES.

BELGIAN BLOCK CURB DETAIL
N.T.S.



NOTES:
1. STEEL–BACKED TIMBER GUIDERAIL SHALL BE IN ACCORDANCE WITH FHWA STANDARD SHEET 617–20. REFER STANDARD SHEET FOR ADDITIONAL DETAILS.

STEEL–BACKED TIMBER GUIDERAIL DETAIL
NOT TO SCALE



PAINTED CROSSWALK DETAIL
NOT TO SCALE

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.

DRAWN BY: CMB				CHECKED BY: MAB			
REVISIONS:				REVISIONS:			
NO.	DATE	DESCRIPTION	BY	NO.	DATE	DESCRIPTION	BY
1	5/25/22	PER PLANNING BOARD COMMENTS	CMB				
2	6/28/22	PER PLANNING BOARD COMMENTS	CMB				
3	7/26/22	PER PLANNING BOARD COMMENTS	CMB				
4	8/30/22	PER PLANNING BOARD COMMENTS	CMB				

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174 MAIN ST., BEACON, NEW YORK 12508
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F: 845–440–6637

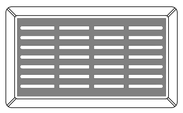
CONSTRUCTION DETAILS

MIRBEAU BEACON

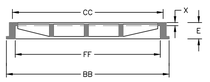
7 CRAIG HOUSE LANE
CITY OF BEACON
DUTCHESS COUNTY, NEW YORK
TAX ID: 6054–13–001258

JOB #:	2021:051
DATE:	3/29/2022
SCALE:	AS SHOWN
TITLE:	CD–1
SHEET:	16 OF 28

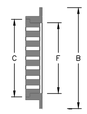
UNAUTHORIZED ALTERATIONS OR ADDITIONS TO THIS DRAWING IS A VIOLATION OF SECTION 7209.2 OF THE NEW YORK EDUCATION LAW



PLAN VIEW



SECTION VIEW 1



SECTION VIEW 2

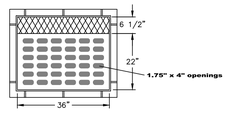
DIMENSION TABLE:

B	C	E	F	X	BB	CC	FF
30"	24"	4"	22"	1"	41"	36"	34"

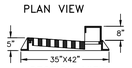
NOTES:

1. HEAVY DUTY RECTANGULAR STORMWATER INLET GRATE TO BE CAMPBELL FOUNDRY MODEL 3433, OR APPROVED EQUAL.
2. CATCH BASINS TO RECEIVE FLAT INLETS ARE: TBD

CAST IRON STORMWATER FLAT INLET GRATE DETAIL
NOT TO SCALE



PLAN VIEW

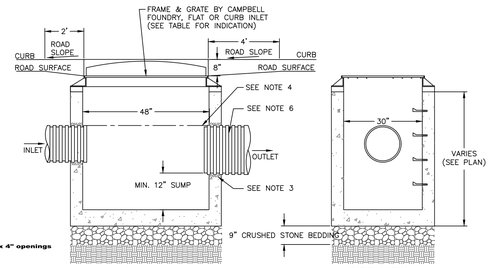


SECTION VIEW

NOTES:

1. HEAVY DUTY RECTANGULAR STORMWATER INLET GRATE TO BE CAMPBELL FOUNDRY MODEL 2541, OR APPROVED EQUAL.
2. ALL CATCH BASINS TO RECEIVE CURB INLETS UNLESS OTHERWISE NOTED.

CAST IRON STORMWATER
CURB INLET GRATE DETAIL
NOT TO SCALE

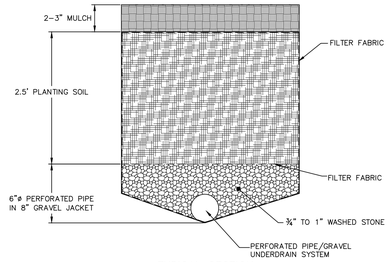


FRONT VIEW SIDE VIEW

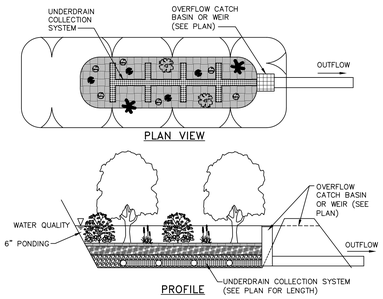
NOTES:

1. PRECAST CONCRETE CATCH BASIN WITH CONCRETE STRENGTH OF 4,000 PSI @ 28 DAYS.
2. THE ENDS OF ALL PIPES SHALL BE CUT OFF FLUSH WITH THE INSIDE SURFACE OF THE CATCH BASIN AND PARGED AROUND.
3. PIPES SHALL BE PARGED AROUND INTERIOR AND EXTERIOR PRIOR TO BACKFILLING OF STRUCTURE. CONNECTIONS MADE WITHIN 10 FEET OF A WATER MAIN (OR SERVICE LINE) OR A SEWER MAIN (OR SERVICE LATERAL), SHALL BE MADE WATERTIGHT.
4. PROVIDE A MINIMUM 0.1' DROP BETWEEN INLET AND OUTLET INVERTS (MATCH CROWNS FOR PIPES WITH DIFFERENT SIZE) UNLESS OTHERWISE NOTED ON THE PLAN.
5. CATCH BASINS WITH AN INTERIOR DEPTH OF 4' AND GREATER SHALL BE FURNISHED WITH STEEL REINFORCED POLYPROPYLENE PLASTIC STEPS AT 12" INTERVALS.
6. HDPE PIPE SHALL BE PROVIDED WITH WATERTIGHT CONNECTIONS. ADS MODEL N12 WT IB OR APPROVED EQUAL.

CATCH BASIN DETAIL
NOT TO SCALE



TYPICAL SECTION

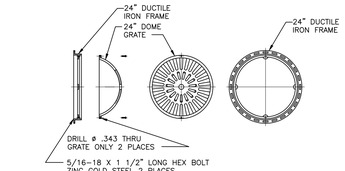


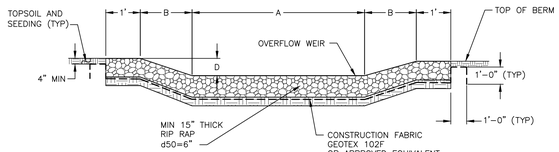
PROFILE

NOTES:

1. NO RUNOFF IS TO ENTER THE BIORETENTION AREA UNTIL ALL CONTRIBUTING DRAINAGE AREAS HAVE BEEN STABILIZED.
2. LANDSCAPING TO BE PROVIDED BY THE PROJECT LANDSCAPE ARCHITECT AND AS FOLLOWS:
   - NATIVE PLANT SPECIES SHOULD BE SPECIFIED BASED ON SPECIFIED ZONE OF HYDRIC TOLERANCE
   - SELECTIONS OF TREES WITH AN UNDERSTORY OF SHRUBS AND HERBACEOUS MATERIALS SHOULD BE PROVIDED.
   - WOODY VEGETATION SHOULD NOT BE SPECIFIED AT INFLOW LOCATIONS.
   - TREES SHOULD BE PLANTED PRIMARILY ALONG THE PERIMETER OF THE FACILITY.
   - A TREE DENSITY OF 1 TREE PER 100 SQUARE FEET IS RECOMMENDED, AND SHRUBS/HERBACEOUS VEGETATION SHOULD GENERALLY BE PLANTED AT HIGHER DENSITIES (FIVE FEET ON CENTER AND 2.5 FEET ON CENTER, RESPECTIVELY).
3. SEE PLAN FOR PRETREATMENT.

TYPICAL BIORETENTION DETAIL
NOT TO SCALE

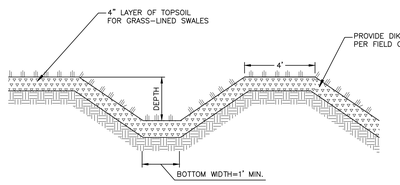




NOTES:

1. RIP RAP OUTLET PROTECTION SHALL BE 15" OF LIGHT STONE FILLING. STONE FILLING SIZE d50=6", RIVER ROCK MAY BE SUBSTITUTED FOR ANGULAR STONE.

EMERGENCY OVERFLOW WEIR DETAIL
NOT TO SCALE

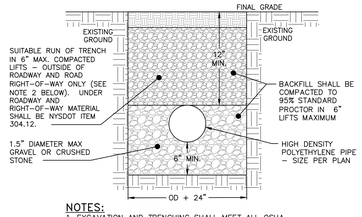


SECTION VIEW

NOTES:

1. MINIMUM 1' DEPTH AND 1' WIDTH FOR ALL SWALES.
2. SWALE SHALL BE SEEDED WITH FAST GERMINATING RYE 15 TO 25 POUNDS PER 1,000 SQUARE FEET AND MULCHED.

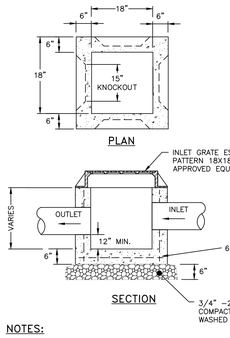
TEMPORARY GRASS LINED SWALE/DIKE DETAIL
NOT TO SCALE



NOTES:

1. EXCAVATION AND TRENCHING SHALL MEET ALL OSHA REQUIREMENTS.

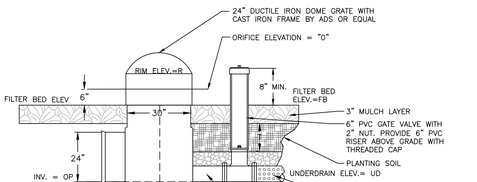
STORM LINE TRENCH DETAIL
NOT TO SCALE



NOTES:

1. YARD INLET BASINS SHALL BE PRE CAST REINFORCED CONCRETE SHALL HAVE A MINIMUM 28–DAY COMPRESSIVE STRENGTH OF 4,000 PSI AND SHALL BE IN CONFORMANCE WITH ASTM 478–68. WALLS AND BASE SHALL BE ONE PIECE CONSTRUCTION. YARD INLET BASIN SHOWN BY EXPANDED SUPPLY PRODUCTS (ESP), 3330 ROUTE 9, COLD SPRING, NY (845) 265–3771.
2. BACKFILL USING SELECT MATERIAL, COMPACTED IN 6" LIFTS.
3. SUMP SHALL BE 12".
4. FRAMES AND GRATES SHALL BE SET IN A FULL BED OF MORTAR.

PRE–CAST CONCRETE YARD INLET DETAIL
NOT TO SCALE



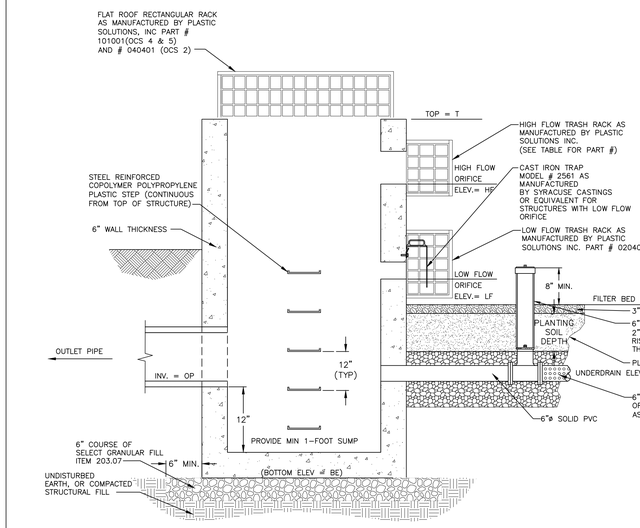
NOTES:

* UNDERDRAIN PIPE TO BE PROVIDED FOR DEWATERING PURPOSES ONLY. GATE VALVE TO REMAIN CLOSED.

ADS DRAIN BASIN OUTLET
CONTROL STRUCTURE DETAIL
NOT TO SCALE

OUTLET CONTROL STRUCTURE DATA

BIO ID	STRUCTURE DIMENSIONS	UNDERDRAIN PIPE REQ'D	"UD" (FT)	R (FT)	"T" (FT)	"FB" (FT)	OUTLET PIPE ø (IN)	"OP" (FT)	"O"	MIN. BERM ELEV. (FT)
B	30"X24" I.D.	YES*	134.75	138.50	2.5	138.0	15	134.75	N/A	139.00
C	30"X24" I.D.	YES*	136.75	140.5	2.5	140.00	15	136.75	N/A	141.00



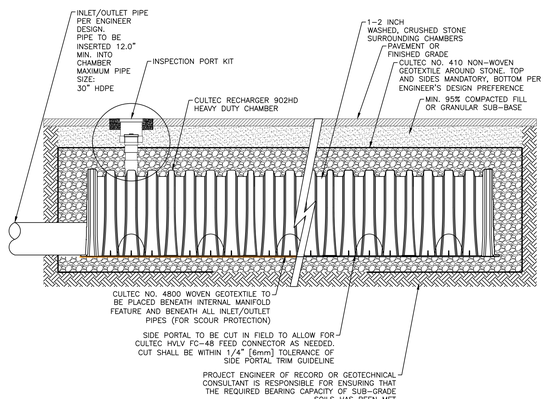
OUTLET CONTROL STRUCTURE DATA

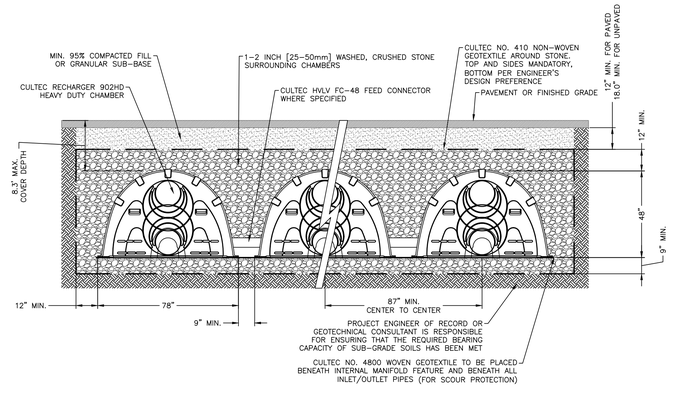
BIORETNTION AREA	STRUCTURE DIMENSIONS	LOW FLOW ORIFICE DIM. (IN)	"UD" (FT)	MIN. UG LENGTH	"LF" (FT)	HIGH FLOW ORIFICE DIM	# OF HIGH FLOW INLETS	"HF" (FT)	"T" (FT)	OUTLET PIPE ø (IN)	"OP" (FT)	HIGH FLOW ORIFICE TRASH RACK PART #
A	42"X42" I.D.	2	N/A	0	136.5	N/A	0	N/A	137.1	18	133.5	N/A

NOTES:

1. ALL TRASH RACKS SHALL HAVE UV PROTECTION MEETING OR EXCEEDING THE REQUIREMENTS OF ASTM D2565–99.
2. TRASH RACKS SHALL BE SECURED PER THE MANUFACTURER'S RECOMMENDATIONS.
3. WHERE HIGH FLOW ORIFICE EXTENDS TO TOP OF STRUCTURE, THE MAXIMUM ALLOWABLE GAP BETWEEN THE TRASH RACKS SHALL BE 4".

BIORETENTION OUTLET CONTROL STRUCTURE DETAIL
NOT TO SCALE





NOTES:

1. THE CHAMBERS SHALL BE DESIGNED AND TESTED IN ACCORDANCE WITH ASTM F2787 "STANDARD PRACTICE FOR STRUCTURAL DESIGN OF THERMOPLASTIC CORRUGATED WALL STORMWATER COLLECTION CHAMBERS." THE LOAD CONFIGURATION SHALL INCLUDE:
   1.a. INSTANTANEOUS AASHTO DESIGN TRUCK LIVE LOAD AT MINIMUM COVER
   1.b. MAXIMUM PERMANENT (50–YEAR) COVER LOAD
   1.c. 1–WEEK PARKED AASHTO DESIGN TRUCK LOAD
2. THE CHAMBERS SHALL MEET THE REQUIREMENTS OF ASTM F3430–20 "STANDARD SPECIFICATION FOR CELLULAR POLYPROPYLENE (PP) CORRUGATED WALL STORMWATER COLLECTION CHAMBERS"
3. THE INSTALLED CHAMBER SYSTEM SHALL PROVIDE RESISTANCE TO THE LOADS AND LOAD FACTORS AS DEFINED IN THE AASHTO LRFD BRIDGE DESIGN SPECIFICATIONS SECTION 12.12, WHEN INSTALLED ACCORDING TO CULTEC'S RECOMMENDED INSTALLATION INSTRUCTIONS. THE STRUCTURAL DESIGN OF THE CHAMBERS SHALL INCLUDE THE FOLLOWING:
   3.a. THE CREEP MODULUS SHALL BE 50–YEAR AS SPECIFIED IN ASTM F3430
   3.b. THE MINIMUM SAFETY FACTOR FOR LIVE LOADS SHALL BE 1.75
   3.c. THE MINIMUM SAFETY FACTOR FOR DEAD LOADS SHALL BE 1.95

UNDERGROUND DETENTION/INFILTRATION SYSTEM DETAIL
NOT TO SCALE

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.

DRAWN BY: CMB | CHECKED BY: MAB

REVISIONS:

NO.	DATE	DESCRIPTION	BY
1	5/25/22	PER PLANNING BOARD COMMENTS	CMB
2	6/28/22	PER PLANNING BOARD COMMENTS	CMB
3	7/26/22	PER PLANNING BOARD COMMENTS	CMB
4	8/30/22	PER PLANNING BOARD COMMENTS	CMB

REVISIONS:

NO.	DATE	DESCRIPTION	BY

ARROWSTREET
ARCHITECTURE & DESIGN
10 POST OFFICE SQUARE
SUITE 700N
BOSTON MA 02109
617.623.5555
arrowstreet.com

Mirbeau INN & SPA

LANDSCAPE ARCHITECTS:
LRC GROUP
85 Civic Center Plaza, Suite 204, Poughkeepsie NY 12601, Tel: 845.243.2880
160 West Street, Suite E, Cromwell, CT 06416, Tel: 860.635.2877
www.lrcconsult.com
LRC Engineering & Surveying, DPC
LRC Engineering & Surveying, LLC
LRC Environmental Services, Inc.
LRC Proj. No. 21-2809
● Landscape Architecture
● Civil Engineering
● Environmental Services
● Land Surveying
● Land Planning

HUDSON LAND DESIGN

STATE OF NEW YORK MICHAEL A. BENSON 084455 LICENSED PROFESSIONAL ENGINEER
SEAL

HUDSON LAND DESIGN
PROFESSIONAL ENGINEERING P.C.
174 MAIN ST., BEACON, NEW YORK 12508
13 CHAMBERS ST., NEWBURGH, NEW YORK 12550
PH: 845–440–6926
F: 845–440–6637

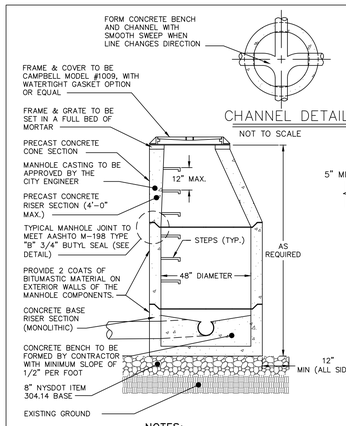
CONSTRUCTION DETAILS

MIRBEAU BEACON

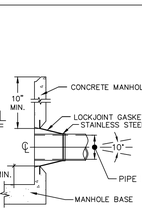
7 CRAIG HOUSE LANE
CITY OF BEACON
DUTCHESS COUNTY, NEW YORK
TAX ID: 6054–13–001258

JOB #:	2021:051
DATE:	3/29/2022
SCALE:	AS SHOWN
TITLE:	CD–2
SHEET:	17 OF 28

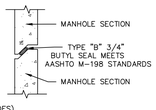
UNAUTHORIZED ALTERATIONS OR ADDITIONS TO THIS DRAWING IS A VIOLATION OF SECTION 7209.2 OF THE NEW YORK EDUCATION LAW



CHANNEL DETAIL
NOT TO SCALE



BOOT DETAIL
NOT TO SCALE

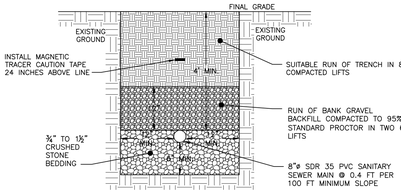


JOINT DETAIL
NOT TO SCALE

NOTES:

1. PIPE CONNECTION TO BE STANDARD "LOCKJOINT" BOOT 5" OFF BASE OF MANHOLE (SEE DETAIL).
2. CONCRETE STRENGTH OF MANHOLE COMPONENTS TO BE 4000 PSI @ 28 DAYS IN ACCORDANCE WITH ASTM C-478-86.
3. STEEL REINFORCEMENT OF MANHOLE COMPONENTS TO MEET ASTM A615-A497 REQUIREMENTS.
4. LOADING OF MANHOLE COMPONENTS TO MEET H-20 REQUIREMENTS.
5. CONCRETE USED IN MANHOLE COMPONENTS TO CONTAIN 6% AIR ENTRAINMENT.
6. 4" MAXIMUM FROM MANHOLE TO PIPE JOINT.

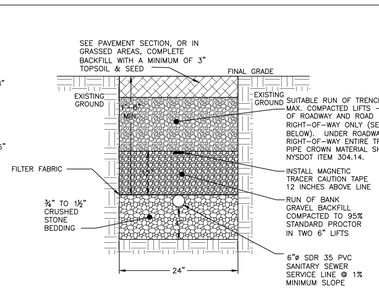
PRE-CAST CONCRETE SANITARY MANHOLE DETAIL
NOT TO SCALE



NOTES:

1. EXCAVATION AND TRENCHING SHALL MEET ALL OSHA REQUIREMENTS.
2. SUITABLE RUN OF TRENCH SHALL NOT INCLUDE FROZEN MATERIALS, DEBRIS, ORGANIC MATERIALS, LARGE STONES OR OTHER UNSUITABLE MATERIALS. IF THE RUN OF TRENCH MATERIAL IS FOUND TO BE UNSUITABLE, A SUITABLE BACKFILL MATERIAL SHALL BE IMPORTED AND USED.
3. SEWER MAIN MATERIAL SHALL BE 8" DIAMETER SDR-26 PVC BELL AND SPIGOT GRAVITY SEWER PIPE, WITH GASTIGHT AND WATERTIGHT JOINTS.

SANITARY SEWER MAIN TRENCH DETAIL
NOT TO SCALE



NOTES:

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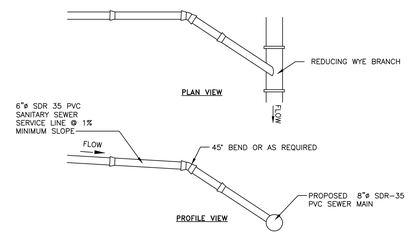
2. SUITABLE RUN OF TRENCH SHALL NOT INCLUDE FROZEN MATERIALS, DEBRIS, ORGANIC MATERIALS, LARGE STONES OR OTHER UNSUITABLE MATERIALS. IF THE RUN OF TRENCH MATERIAL IS FOUND TO BE UNSUITABLE, A SUITABLE BACKFILL MATERIAL SHALL BE IMPORTED AND USED.

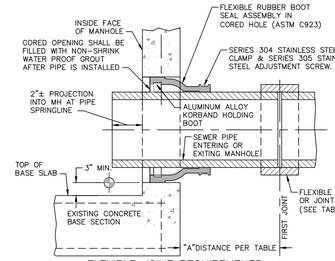
SANITARY SEWER SERVICE LINE TRENCH DETAIL
NOT TO SCALE



NOTES:

1. EXCAVATION AND TRENCHING SHALL MEET ALL OSHA REQUIREMENTS.
2. SUITABLE RUN OF TRENCH SHALL NOT INCLUDE FROZEN MATERIALS, DEBRIS, ORGANIC MATERIALS, LARGE STONES OR OTHER UNSUITABLE MATERIALS. IF THE RUN OF TRENCH MATERIAL IS FOUND TO BE UNSUITABLE, A SUITABLE BACKFILL MATERIAL SHALL BE IMPORTED AND USED.

SANITARY SEWER SERVICE CONNECTION DETAIL
NOT TO SCALE



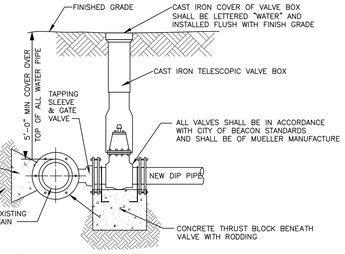
FLEXIBLE JOINT REQUIREMENTS

SEWER PIPE TYPE	FLEXIBLE JOINT TYPE IN & OUT	"A" DISTANCE (FEET)
DUCTILE IRON	STD RUBBER GASKET PIPE JOINT ONLY	10' MAX
PVC	STD RUBBER GASKET PIPE JOINT ONLY	3' MAX

NOTE:

REFERENCE MANHOLE DETAIL(S) FOR REQUIRED INVERT CHANNEL CONFIGURATION.

CORED HOLE AND INSERTED BOOT DETAIL
NOT TO SCALE



NOTES:

1. ALL VALVES SHALL OPEN BY TURNING LEFT (COUNTERCLOCKWISE) AND HAVE A 2-INCH SQUARE-OPERATING NUT PAINTED RED.
2. ALL VALVES SHALL BE M.J. RESILIENT WEDGE TYPE WITH "O" RING PACKING, DESIGNED FOR A WORKING PRESSURE OF 150 PSI AND BE IN FULL CONFORMANCE WITH AWWA C500.
3. TAPPING SLEEVE AND GATE VALVE SHOWN ARE MUELLER H-615, AND T-2630 RESPECTIVELY.

TAPPING SLEEVE DETAIL
NOT TO SCALE

SANITARY SEWER NOTES:

1. THE PROPOSED APARTMENTS ARE TO BE SERVED BY THE CITY OF BEACON MUNICIPAL SEWER SYSTEM. INSTALLATION OF ALL COMPONENTS SHALL BE PERFORMED IN ACCORDANCE WITH THE REQUIREMENTS OF THE CITY CODE, CHAPTER 179.
2. REFER TO THE DUTCHESS COUNTY DEPARTMENT OF HEALTH STANDARD NOTES FOR ADDITIONAL PERTINENT INFORMATION.
3. THE DUTCHESS COUNTY DEPARTMENT OF HEALTH, CITY OF BEACON CHIEF SEWER OPERATOR, AND THE CERTIFYING PROFESSIONAL ENGINEER SHALL BE NOTIFIED PRIOR TO COMMENCEMENT OF THE SEWER MAIN INSTALLATION.
4. SEWER MAIN MATERIAL SHALL BE 8" DIAMETER SDR-35 OR SDR-26 PVC BELL AND SPIGOT GRAVITY SEWER PIPE, WITH GASTIGHT AND WATERTIGHT JOINTS.
5. SEWER MAIN SHALL BE LAID IN STRAIGHT ALIGNMENT. MANHOLES SHALL BE CONSTRUCTED AT ALL CHANGES IN SLOPE, ALIGNMENT OR AT INTERVALS NOT EXCEEDING 400 LINEAR FEET. STRAIGHT ALIGNMENT SHALL BE VERIFIED BY DEFLECTION TESTING.
6. THE SEWER MAIN SHALL BE INSTALLED AND TESTED FOR EXFILTRATION PRIOR TO BEING PERMITTED TO OPERATE. ALL NEW SANITARY SEWER GRAVITY LINES SHALL PASS A LOW PRESSURE AIR TEST IN ACCORDANCE WITH ASTM C-828 AT A PRESSURE OF 3.5 PSI.
7. MANHOLES SHALL BE VACUUM TESTED IN ACCORDANCE WITH ASTM C-1244. IF PRESSURE DROP EXCEEDS THE SPECIFIED AMOUNT, THE NECESSARY REPAIRS OR REPLACEMENTS REQUIRED SHALL BE MADE TO REDUCE THE PRESSURE DROP TO WITHIN THE SPECIFIED LIMIT, AND THE TESTS SHALL BE REPEATED UNTIL THE REQUIREMENT IS MET.
8. SERVICE LATERALS SHALL BE 6" DIAMETER SDR-35 PVC WITH A MINIMUM SLOPE OF 1%, UNLESS OTHERWISE NOTED ON THE PLAN.
9. ALL SANITARY SEWER MAINS AND MANHOLES UP TO, BUT NOT INCLUDING, THE EXISTING CONNECTION MANHOLE ON BRANCH STREET SHALL BE OWNED, OPERATED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.

WATER NOTES:

1. THE PROPOSED APARTMENT BUILDINGS ARE TO BE SERVED BY THE CITY OF BEACON MUNICIPAL WATER SYSTEM. INSTALLATION OF ALL COMPONENTS SHALL BE PERFORMED IN ACCORDANCE WITH THE REQUIREMENTS OF THE CITY CODE, CHAPTER 219.
2. REFER TO THE DUTCHESS COUNTY DEPARTMENT OF HEALTH STANDARD NOTES FOR ADDITIONAL PERTINENT INFORMATION.
3. THE WATER MAIN SHALL BE INSTALLED, PRESSURE TESTED AND LEAKAGE TESTED IN ACCORDANCE WITH THE LATEST EDITION OF AWWA C600 (SEE NOTES BELOW).
4. THE DUTCHESS COUNTY DEPARTMENT OF HEALTH, CITY OF BEACON WATER OPERATOR, AND THE CERTIFYING PROFESSIONAL ENGINEER SHALL BE NOTIFIED PRIOR TO COMMENCEMENT OF THE WATER MAIN INSTALLATION.
5. THE WATER MAIN SHALL BE DISINFECTED IN ACCORDANCE WITH THE LATEST EDITION OF AWWA C651 (SEE NOTES BELOW).
6. WATER MAIN MATERIAL SHALL BE CLASS 52 CEMENT LINED DUCTILE IRON PIPE WITH MECHANICAL JOINTS AND SHALL MEET THE REQUIREMENTS OF AWWA C150 AND ANSI A21.51.
7. MEGALUG RESTRAINING SYSTEMS SHALL BE USED AT ALL FITTINGS, VALVES AND HYDRANTS (SEE SCHEDULE ON SHEET 14).
8. GATE VALVES SHALL BE MUELLER RESILIENT WEDGE, NON-RISING STEM, MECHANICAL JOINT.
9. HYDRANTS SHALL BE A-423 MUELLER CENTURION, WITH A MUELLER GATE VALVE BEFORE THE HYDRANT.
10. SERVICE LINES SHALL BE 6"ø CL 52 DIP, UNLESS OTHERWISE NOTED ON THE PLAN.
11. THE CONTRACTOR SHALL VERIFY THE EXISTING WATER MAIN MATERIAL AND BE PREPARED TO PROVIDE A SPECIAL COUPLING FOR CONNECTION OF THE PROPOSED DUCTILE IRON WATER MAIN.
12. A PRESSURE REDUCING VALVE SHALL BE INSTALLED FOR EACH NEW TOWNHOME, WATTS MODEL 25AUB-Z3 OR EQUAL AS APPROVED BY THE CITY OF BEACON WATER DEPARTMENT.
13. THE CITY OF BEACON SHALL OWN, OPERATE AND MAINTAIN THE WATER MAIN THROUGHOUT THE SITE, INCLUDING ALL APPURTENANCES.
14. THE HOA OR OWNER SHALL ANNUALLY EXERCISE ALL WATER VALVES.

WATER MAIN PRESSURE & LEAKAGE TESTING

GENERAL: ALL PIPING SHALL BE TESTED IN ACCORDANCE WITH THE REQUIREMENTS OF THE LATEST EDITION OF AWWA C600, EXCEPT AS ADDED OR AMENDED BELOW:
1. THE CONTRACTOR SHALL FURNISH ALL LABOR, MATERIALS AND EQUIPMENT NECESSARY FOR ANY AND ALL REQUIRED PIPE TAPS FOR TESTING, AND AS NECESSARY FOR TESTING AS SPECIFIED. EQUIPMENT WILL BE SUCH THAT THE ENGINEER MAY INSTALL HIS OWN PRESSURE GAUGE.
2. A PRESSURE TEST AND LEAKAGE TEST ARE REQUIRED FOR ALL PIPE.
3. TESTING TO BE PERFORMED ONLY AFTER PARTIAL OR COMPLETE BACKFILL AND RESTRAINT BLOCKING (USING HIGH EARLY CEMENT) HAS HAD 36 HOURS TO CURE OR BLOCKING USING STANDARD CEMENT HAS HAD 7 DAYS TO CURE.
4. THE MAIN SHALL BE PARTIALLY BACKFILLED OR BRACED AGAINST MOVEMENT DURING THE TEST. ALL AIR MUST BE BLED OUT OF THE SECTION TO BE TESTED. IF NECESSARY, CONTRACTOR SHALL INSTALL CORPORATION STOPS AT THE HIGH POINTS, FOR BLOW-OFFS. AFTER ALL AIR HAS BEEN EXPELLED, THE CORPORATION COCKS SHALL BE CLOSED AND THE PRESSURE TEST APPLIED. AFTER EXAMINATION OF EXPOSED PARTS OF THE SYSTEM, THE TEST PRESSURE SHALL BE INCREASED TO 1 1/2 TIMES THE NORMAL PRESSURE, BASED UPON THE ELEVATION OF THE LOWEST POINT IN THE LINE OR SECTION UNDER THE TEST, BUT SUCH PRESSURE SHALL NOT BE LESS THAN 150 PSI NOR MORE THAN 200 PSI, AND EXPOSED PARTS AGAIN EXAMINED. THE MINIMUM DURATION OF THE LEAKAGE TEST SHALL BE TWO (2) HOURS.
5. ALLOWABLE SYSTEM LEAKAGE AS SPECIFIED IN THE REFERENCED STANDARDS. IF LEAKAGE IN SYSTEM IS GREATER THAN ALLOWABLE, CONTRACTOR WILL LOCATE AND REPAIR SYSTEM AT HIS EXPENSE AND RETEST, CONTINUE TO TEST AND REPAIR THE SYSTEM UNTIL LEAKAGE IS WITHIN ACCEPTABLE LIMITS.
6. NO DUCTILE IRON PIPE INSTALLATION WILL BE ACCEPTED IF THE LEAKAGE IS GREATER THAN THAT DETERMINED BY THE FOLLOWING FORMULA:

$$L = \frac{SD\sqrt{P}}{148{,}000}$$

WHERE
L = LEAKAGE IN GALLONS PER HOUR
S = LENGTH OF PIPE TESTED, IN FEET
D = NOMINAL DIAMETER OF PIPE IN INCHES
P = AVERAGE TEST PRESSURE DURING LEAKAGE TEST, IN PSI (GAUGE)

WATERMAIN DISINFECTION & TESTING

1. THE CONTRACTOR SHALL NOTIFY THE CITY OF BEACON WATER DEPARTMENT PRIOR TO TESTING AND SHALL ALSO COORDINATE HIS ACTIONS WITH THE CITY ENGINEER SO AS TO AVOID UNDUE DISTURBANCE OF THE WATER SUPPLY TO ANY EXISTING USERS.
2. THE CONTRACTOR SHALL INFORM THE DESIGN ENGINEER'S AND CITY ENGINEER'S OFFICE A MINIMUM OF 24 HOURS PRIOR TO TESTING SUCH THAT WITNESSING CAN TAKE PLACE AND PROPER CERTIFICATIONS CAN BE ISSUED.
3. ALL NEWLY INSTALLED WATER MAINS SHALL BE FLUSHED AT A MINIMUM VELOCITY OF 2.5 FT/SECOND BEFORE AND AFTER DISINFECTION.
4. ALL WATER LINES SHALL BE DISINFECTED USING THE PROCEDURES DESCRIBED IN THE LATEST EDITION OF AWWA C651 SPECIFICATIONS FOR DISINFECTION OF WATER LINES (WITH THE EXCEPTION OF THE TABLET METHOD). WATER ENTERING THE NEW MAIN SHALL RECEIVE A DOSE OF CHLORINE FED AT A CONSTANT RATE SUCH THAT THE WATER WILL HAVE NOT LESS THAN 25 MG/L FREE CHLORINE. CHLORINE APPLICATION SHALL NOT CEASE UNTIL THE ENTIRE MAIN IS FILLED WITH HEAVILY CHLORINATED WATER.
5. DISINFECTED WATER SHALL REMAIN IN THE NEWLY INSTALLED WATER LINE FOR A MINIMUM OF 24 HOURS. AFTER THIS RETENTION PERIOD, THE HEAVILY CHLORINATED WATER SHALL BE FLUSHED FROM THE MAIN UNTIL CHLORINE MEASUREMENTS SHOW A CONCENTRATION IN THE WATER LEAVING THE MAIN HAS NO HIGHER THAN THAT GENERALLY PREVAILING IN THE SYSTEM. AT SUCH TIME, BACTERIOLOGICAL SAMPLING FOR SUBMITTAL TO STATE HEALTH LABORATORIES SHALL BE PERFORMED BY THE CONTRACTOR.
6. WATER SAMPLES SHALL BE TESTED FOR TOTAL COLIFORM, TPC (HETEROTROPHIC PLATE COUNT), TURBIDITY & COLOR.
7. CONTRACTOR WILL CONTINUE FLUSHING AND DISINFECTION OPERATION UNTIL ACCEPTABLE BACTERIOLOGICAL RESULTS ARE OBTAINED. TWO (2) CONSECUTIVE SAMPLES ARE TO BE TAKEN AT TWENTY-FOUR (24) HOUR INTERVALS.
8. THE ENVIRONMENT INTO WHICH THE HEAVILY CHLORINATED WATER IS TO BE DISCHARGED SHALL BE INSPECTED, AND IF THERE IS ANY LIKELIHOOD THAT THE CHLORINATED DISCHARGE WILL CAUSE DAMAGE, THEN A REDUCING AGENT SHALL BE APPLIED TO THE WATER TO BE WASTED TO THOROUGHLY NEUTRALIZE THE CHLORINE RESIDUAL IN THE WATER. PERMITS MAY BE REQUIRED. THE CITY ENGINEER SHALL BE NOTIFIED PRIOR TO DISPOSAL OF HIGHLY CHLORINATED WATER.

NOTES:

1. EXCAVATION AND TRENCHING SHALL MEET ALL OSHA REQUIREMENTS.
2. SUITABLE RUN OF TRENCH SHALL NOT INCLUDE FROZEN MATERIALS, DEBRIS, ORGANIC MATERIALS, ENLOGATED PARTICLES, LARGE STONES OR OTHER UNSUITABLE MATERIALS. IF THE RUN OF TRENCH MATERIAL IS FOUND TO BE UNSUITABLE, A SUITABLE BACKFILL MATERIAL SHALL BE IMPORTED AND USED.
3. IN AREAS WHERE 5' COVER REQUIREMENT CANNOT BE MET, THE CONTRACTOR SHALL PROVIDE PIPE INSULATION TO PREVENT FREEZING.

WATER SERVICE LINE TRENCH DETAIL
NOT TO SCALE

NOTES:

1. THE GATE VALVE SHALL BE LOCATED THIRTY SIX (36) INCHES FROM THE HYDRANT CENTER LINE.
2. ½" STEEL TIE RODS TO BE PROVIDED BETWEEN THE GATE VALVE AND THE HYDRANT.
3. ALL HYDRANTS SHALL BE PAINTED RED IN ACCORDANCE WITH NFPA AND CITY OF BEACON SPECIFICATIONS.

HYDRANT DETAIL
NOT TO SCALE

WATER MAIN TRENCH DETAIL
NOT TO SCALE

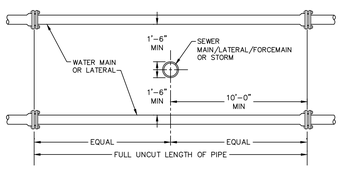
NOTES:

1. CONCRETE COLLAR TO BE PROVIDED IN AREAS THAT ARE NOT PAVED. THE COLLAR SHALL BE 6" FROM THE COVER AND SHALL EXTEND 6" BELOW FINAL GRADE.

GATE VALVE DETAIL
NOT TO SCALE

1. WATER METER PIT AND ASSEMBLY AND SHOP DRAWING SHALL BE SUBJECT TO REVIEW AND FINAL APPROVAL BY THE CITY OF BEACON WATER DEPARTMENT.
2. WATER METER SHALL BE PROVIDED WITH A REMOTE READING SYSTEM WITH BRONZE WATERTIGHT ENCLOSURE. WATER PROOF REGISTERS SHALL BE PROVIDED. LOCATION SHALL BE APPROVED BY THE CITY OF BEACON WATER DEPARTMENT PRIOR TO CONSTRUCTION.
3. AN ALUMINUM WARNING PLATE SHALL BE RIVETED OR OTHERWISE PERMANENTLY ATTACHED TO THE MANHOLE COVER. THE PLATE SHALL BE A MINIMUM OF 12"x12" AND SHALL BE ENGRAVED WITH THE FOLLOWING LANGUAGE: "WARNING: CONFINED SPACE – ENTRY PROHIBITED WITHOUT AUTHORIZATION – CALL OWNER FOR APPROVAL TO ACCESS". VENTILATION SHALL CONFORM TO EXISTING LOCAL AND/OR STATE CODES AND AS PER SECTION 6.2.5 OF "RECOMMENDED STANDARDS FOR WATER WORKS – 1997" (TEN STATES STANDARDS).
4. PREPARED SURFACE (I.E., BOTTOM) OF EXCAVATION FOR PLACEMENT OF WATER METER PIT SHALL CONSIST OF A MINIMUM 9" DEPTH OF 3/4" CRUSHED STONE, LEVELED AND LAID OVER STABLE NATIVE SOIL. IF EXCAVATION REVEALS UNSTABLE SOIL MATERIAL, THIS BEDDING REQUIREMENT SHALL BE MODIFIED BY THE PROJECT ENGINEER.
5. WHEN INSTALLING FIRELINE METERS WITH A STRAINER, A MINIMUM OF TWO AND A HALF (2 1/2) PIPE DIAMETERS OF STRAIGHT RUN PIPE OR EQUIVALENT FULL OPEN COMPONENTS IS REQUIRED UPSTREAM AND DOWNSTREAM OF THE METER INLET FLANGE.
6. METER PIT TO BE PROVIDED WITH STEPS.

METER PIT DETAIL
SCALE: 1"=±3'



VERTICAL SEPARATION

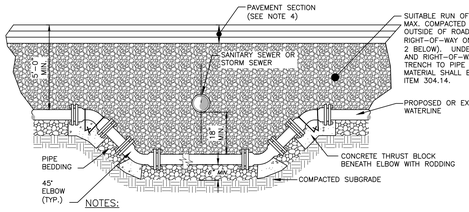


HORIZONTAL SEPARATION

NOTE:

1. NO DEVIATION IN THE SEPARATION REQUIREMENTS WILL BE PERMITTED WITHOUT THE EXPRESS APPROVAL OF THE DUTCHESS COUNTY DEPARTMENT OF HEALTH AND THE CITY OF BEACON. CONCRETE ENCASEMENT OF WATERLINE OR OFFSETTING OF WATERLINE SHALL BE REQUIRED WHERE SEPARATION DISTANCES CANNOT BE MAINTAINED.

WATER LINE SEPARATION DETAIL
NOT TO SCALE



NOTES:

1. WHEN THE ELEVATION OF THE SANITARY OR STORM SEWER CAN NOT BE VARIED TO MEET THE ABOVE REQUIREMENTS, THE WATER SERVICE LINE OR MAIN SHALL BE RELOCATED TO PROVIDE THIS REQUIRED SEPARATION OR RECONSTRUCTED WITH MECHANICAL JOINT PIPE FOR A DISTANCE OF TEN (10) FEET ON EACH SIDE OF THE SEWER. ONE FULL LENGTH OF WATERMAIN SHALL BE CENTERED OVER THE SEWER SO THAT BOTH JOINTS WILL BE AS FAR AWAY FROM THE SEWER AS POSSIBLE.
2. SUITABLE RUN OF TRENCH SHALL NOT INCLUDE FROZEN MATERIALS, DEBRIS, ORGANIC MATERIALS, ENLOGATED PARTICLES, LARGE STONES OR OTHER UNSUITABLE MATERIALS. IF THE RUN OF TRENCH MATERIAL IS FOUND TO BE UNSUITABLE, A SUITABLE BACKFILL MATERIAL SHALL BE IMPORTED AND USED.
3. THE RELOCATED WATER MAIN/SERVICE LINE SHALL BE DISINFECTED IN ACCORDANCE WITH AWWA, NYSDOH AND DCDOH STANDARDS.
4. PAVEMENT RESTORATION SHALL BE IN ACCORDANCE WITH THE PAVEMENT RESTORATION DETAIL.
5. ALL REPLACED WATERMAIN SHALL BE 12"ø CLASS 52 DUCTILE IRON.

WATER LINE OFFSET DETAIL
NOT TO SCALE

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.

DRAWN BY: CMB				CHECKED BY: MAB			
REVISIONS:				REVISIONS:			
NO.	DATE	DESCRIPTION	BY	NO.	DATE	DESCRIPTION	BY
1	5/25/22	PER PLANNING BOARD COMMENTS	CMB				
2	6/28/22	PER PLANNING BOARD COMMENTS	CMB				
3	7/26/22	PER PLANNING BOARD COMMENTS	CMB				
4	8/30/22	PER PLANNING BOARD COMMENTS	CMB				

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160 West Street, Suite E, Cromwell, CT 06416, Tel: 860.635.2877
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• Civil Engineering
• Environmental Services
• Land Surveying
• Land Planning

HUDSON LAND DESIGN

STATE OF NEW YORK MICHAEL A. BOKSER 084468 LICENSED PROFESSIONAL ENGINEER
SEAL

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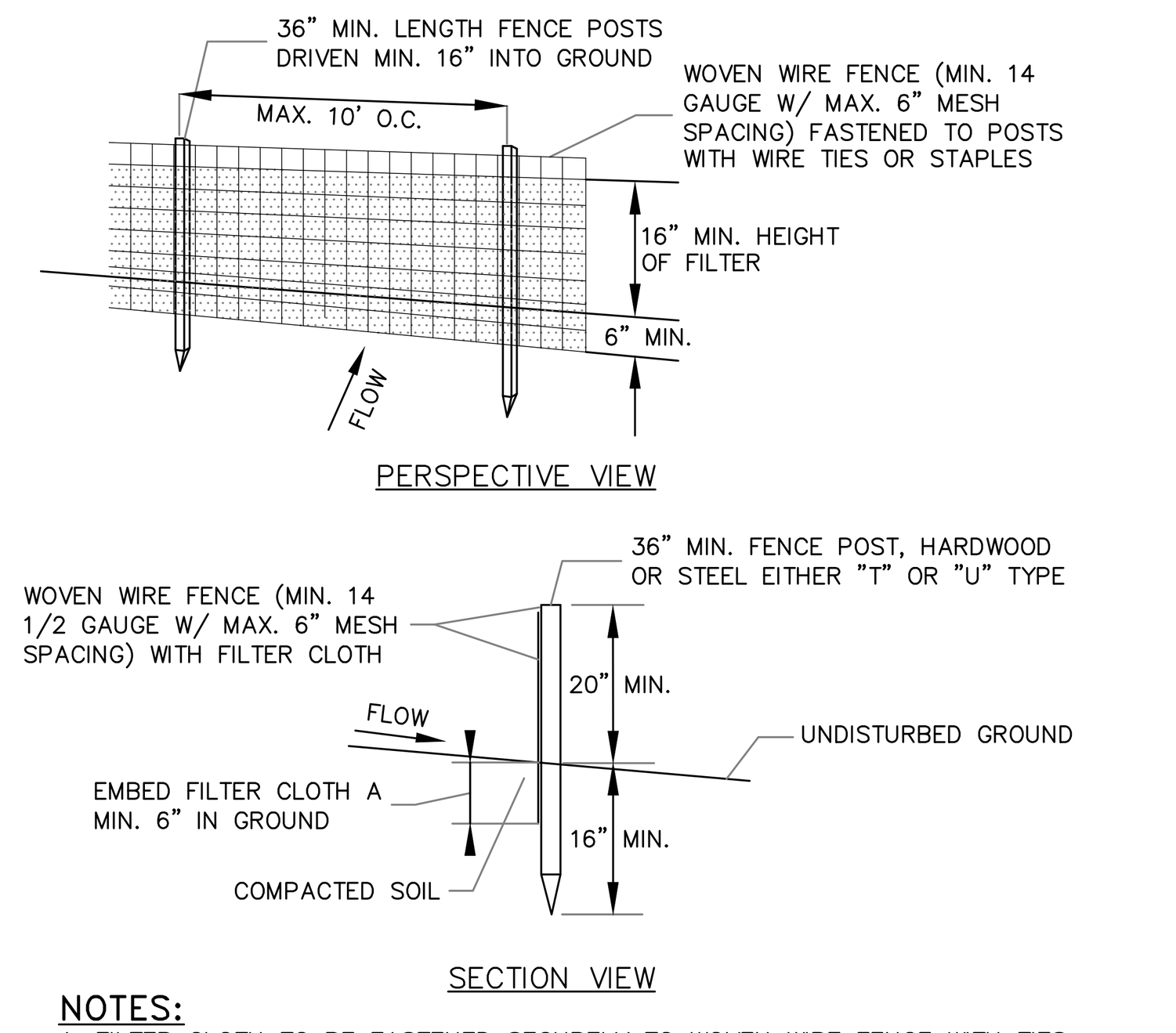
PROFESSIONAL ENGINEERING P.C.
174 MAIN ST., BEACON, NEW YORK 12508
13 CHAMBERS ST., NEWBURGH, NEW YORK 12550
PH: 845-440-6926
F: 845-440-6637

CONSTRUCTION DETAILS

MIRBEAU BEACON

7 CRAIG HOUSE LANE
CITY OF BEACON
DUTCHESS COUNTY, NEW YORK
TAX ID: 6054-13-001258

JOB #:	2



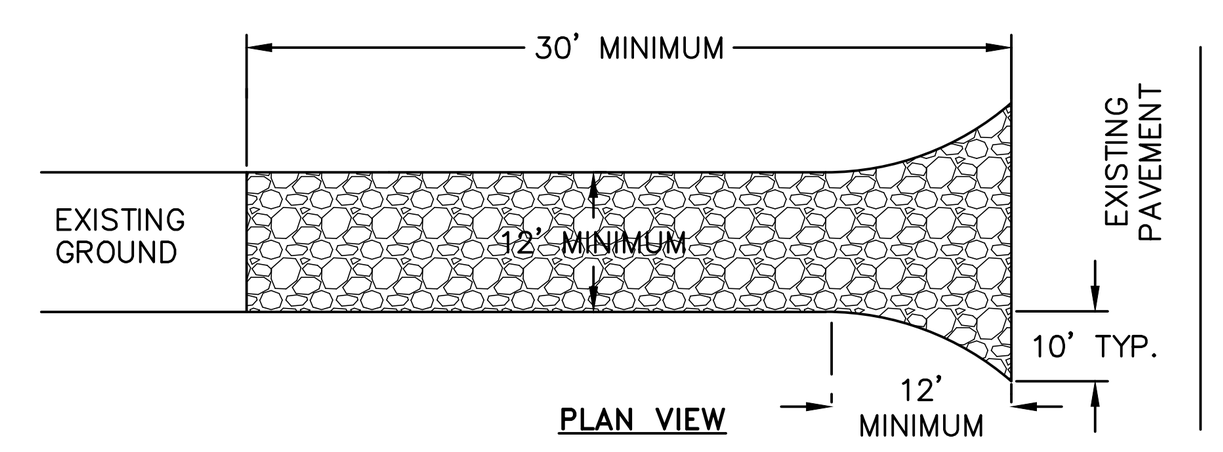
NOTES:
1. FILTER CLOTH TO BE FASTENED SECURELY TO WOVEN WIRE FENCE WITH TIES SPACED EVERY 24" AT TOP AND MID SECTION.

2. WHEN TWO SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER THEY SHALL BE OVER-LAPPED BY SIX INCHES AND FOLDED. FILTER CLOTH SHALL BE EITHER FILTER X, MIRAFI 100X, STABILINKA T140N OR APPROVED EQUAL.

3. PREFABRICATED UNITS SHALL BE GEOFAB, ENVIROFENCE OR APPROVED EQUAL.

4. MAINTENANCE SHALL BE PERFORMED AS NEEDED AND MATERIAL REMOVED WHEN "BULGES" DEVELOP IN THE SILT FENCE.

SILT FENCE DETAIL
NOT TO SCALE



NOTES:
1) STONE SIZE – USE 1-4 INCH STONE, OR RECLAIMED OR RECYCLED CONCRETE EQUIVALENT.

2) LENGTH – NOT LESS THAN 30 FEET FOR A SINGLE RESIDENCE LOT.

3) THICKNESS – NOT LESS THAN SIX (6) INCHES.

4) WIDTH – 12 FOOT MINIMUM, BUT NOT LESS THAN THE FULL WIDTH AT POINTS WHERE INGRESS OR EGRESS OCCURS. 24 FOOT MINIMUM IF SINGLE ENTRANCE TO SITE.

5) GEOTEXTILE – WILL BE PLACED OVER THE ENTIRE AREA PRIOR TO PLACING OF STONE.

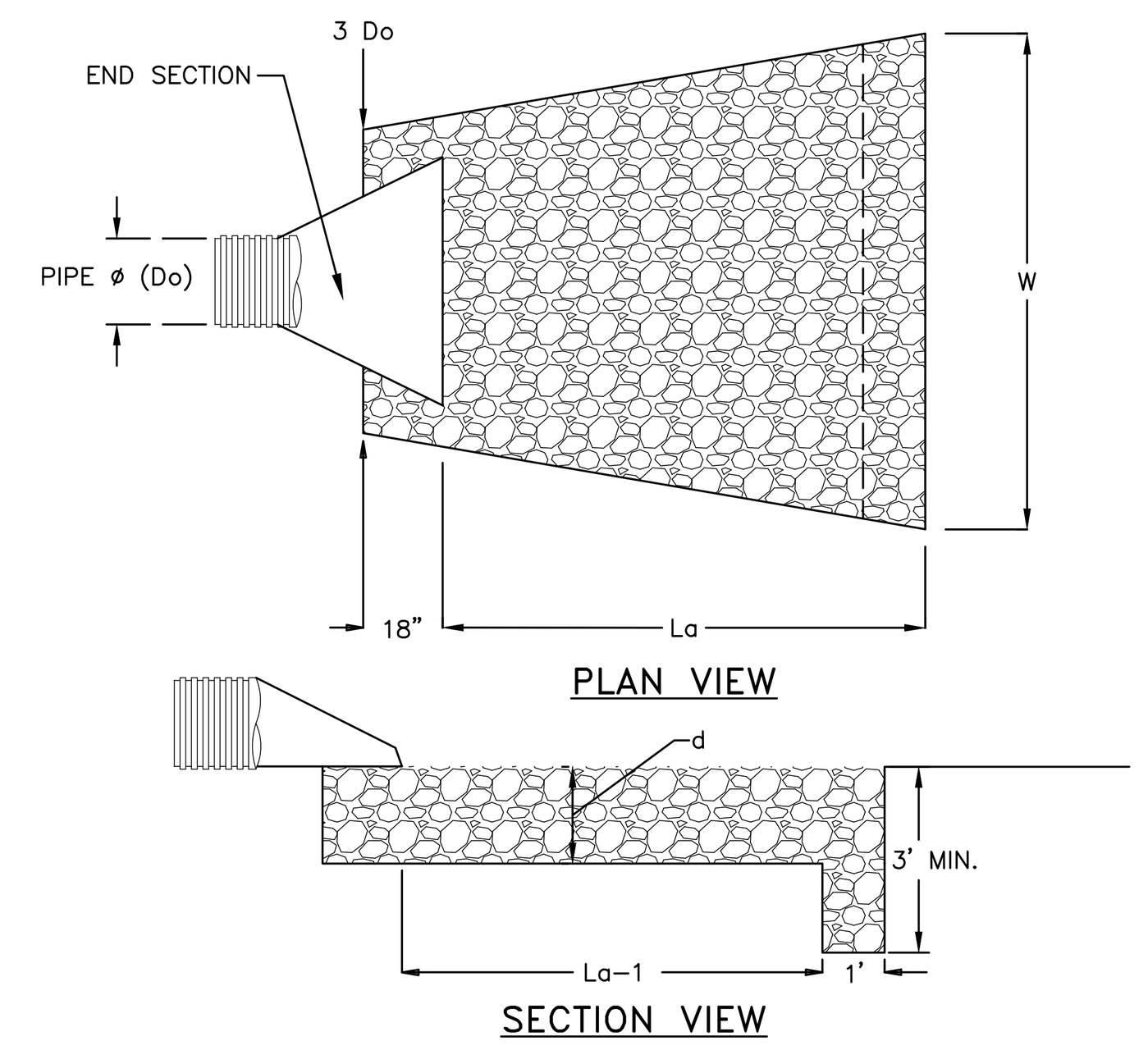
6) SURFACE WATER – ALL SURFACE WATER FLOWING OR DIVERTED TOWARD CONSTRUCTION ENTRANCES SHALL BE PIPED BENEATH THE ENTRANCE. IF PIPING IS IMPRACTICAL, A MOUNTABLE BERM WITH 5:1 SLOPES WILL BE PERMITTED.

7) MAINTENANCE – THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND AND REPAIR AND/OR CLEANOUT OF ANY MEASURE USED TO TRAP SEDIMENT. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACTED ONTO PUBLIC RIGHTS-OF-WAY MUST BE REMOVED IMMEDIATELY.

8) WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN 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.

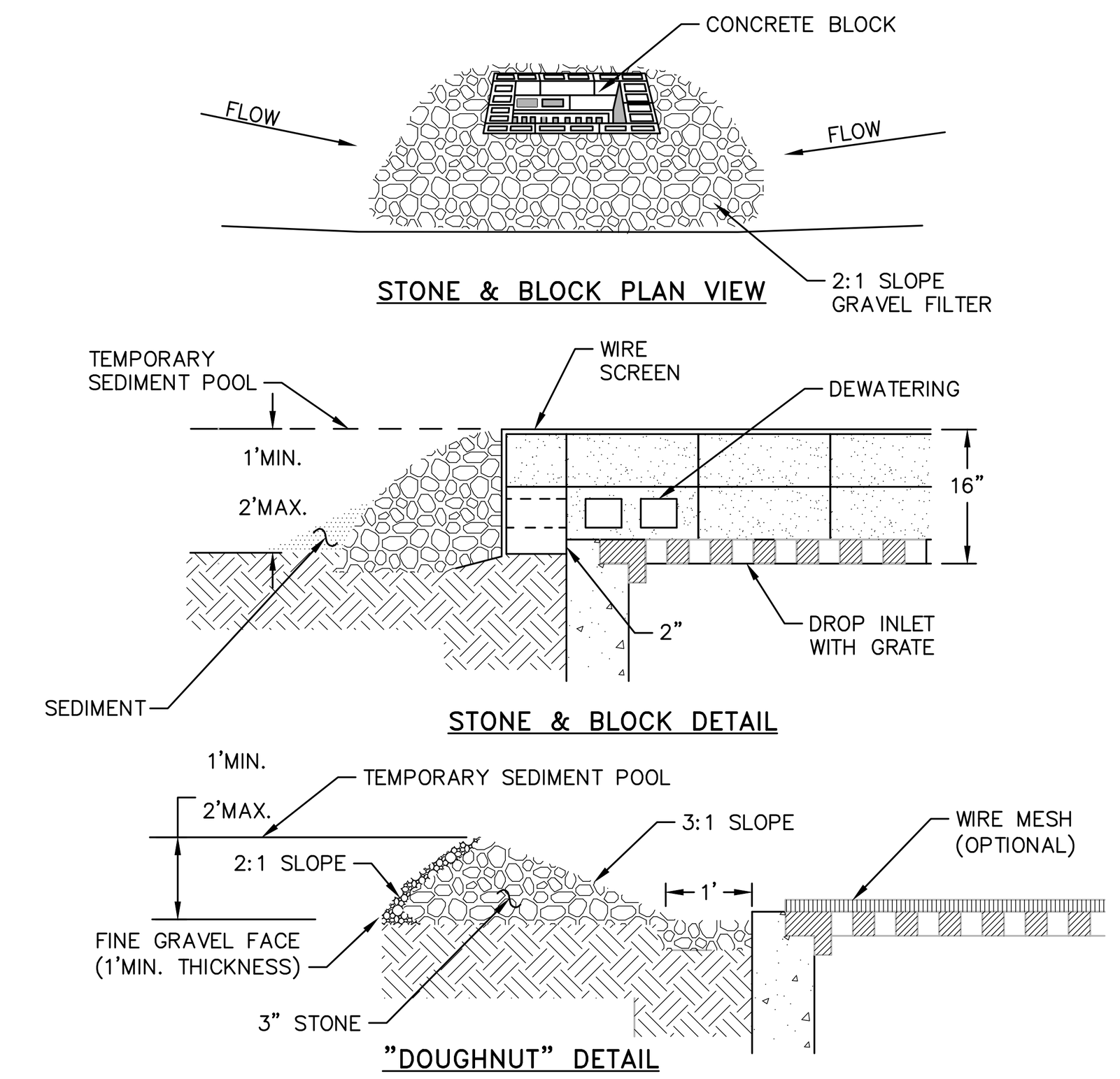
STABILIZED CONSTRUCTION ENTRANCE DETAIL
NOT TO SCALE



NOTES:
1. SIZING INFORMATION TAKEN FROM FIGURE 5B.12 (PAGE 5B.25) AND/OR FIGURE 5B.13 (PAGE 5B.26) OF THE "NEW YORK STANDARDS AND SPECIFICATIONS FOR EROSION AND SEDIMENT CONTROL" 2016 EDITION.
2. RIPRAP SHALL BE COMPOSED OF A WELL-GRADED MIXTURE OF STONE SIZE SO THAT 50% OF THE PIECES SHALL BE LARGER, BY WEIGHT, THAN THE SPECIFIED d50. THE LARGEST STONE SIZE SHALL BE 1.5 TIMES d50.
3. THE MINIMUM THICKNESS OF THE RIPRAP LAYER SHALL BE 1.5 TIMES THE MAXIMUM STONE DIAMETER FOR d50 OF 15 INCHES OR LESS; AND 1.2 TIMES THE MAXIMUM STONE SIZE FOR d50 GREATER THAN 15 INCHES.
4. A LAYER OF FILTER FABRIC (THICKNESS 20-60 MILS, GRAB STRENGTH 90-120 LBS, SHALL CONFORM TO ASTM D-1777 AND ASTM D-1682) SHALL BE PLACED BETWEEN THE RIPRAP AND THE UNDERLYING SOIL SURFACE. FILTER FABRIC SHALL HAVE A MINIMUM 1' OVERLAP AT ALL SEEMS.

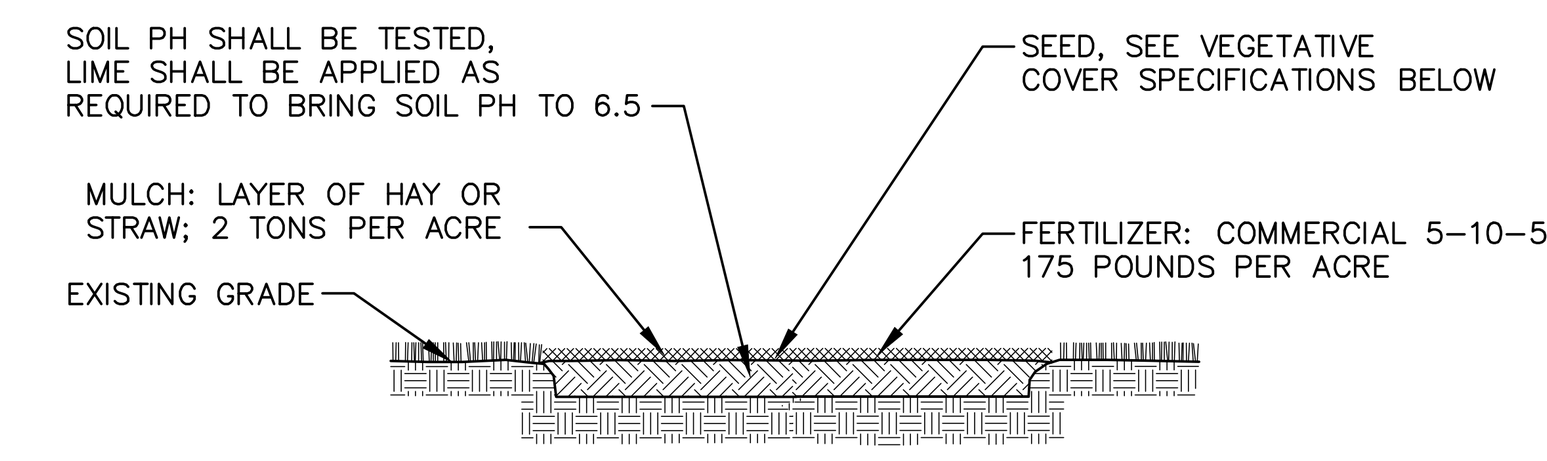
ROCK OUTLET PROTECTION DETAIL
NOT TO SCALE

ROCK OUTLET PROTECTION TABLE
NOT TO SCALE



NOTES:
1. LAY ONE BLOCK ON EACH SIDE OF THE STRUCTURE ON ITS SIDE FOR DEWATERING. FOUNDATION SHALL BE 2 INCHES MINIMUM BELOW REST OF INLET AND BLOCKS SHALL BE PLACED AGAINST INLET FOR SUPPORT.
2. HARDWARE CLOTH OR 1/2" WIRE MESH SHALL BE PLACED OVER BLOCK OPENINGS TO SUPPORT STONE.
3. USE CLEAN STONE OR GRAVEL 1/2-3/4 INCH IN DIAMETER PLACED 2 INCHES BELOW TOP OF THE BLOCK ON A 2:1 SLOPE OR FLATTER.
4. FOR STONE STRUCTURES ONLY, A 1 FOOT THICK LAYER OF THE FILTER STONE WILL BE PLACED AGAINST THE 3 INCH STONE AS SHOWN ON THE DRAWINGS. MAXIMUM DRAINAGE AREA 1 ACRE

CATCH BASIN INLET PROTECTION DETAIL
NOT TO SCALE



NOTES:
1. TOPSOIL, SEED, MULCH, AND FERTILIZE DISTURBED SOIL AREAS THAT WILL BE LEFT EXPOSED FOR 14 DAYS OR MORE.
2. SEED MIXTURE FOR USE ON LAWNS IN SUNNY AREAS:

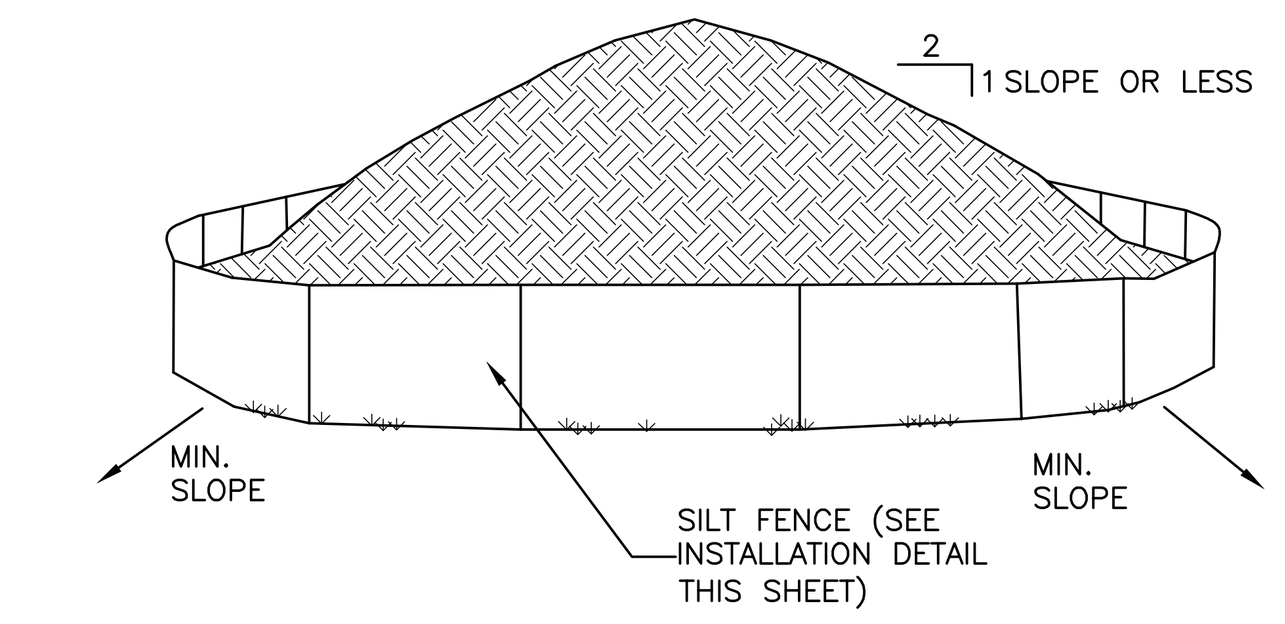
65% KENTUCKY BLUE GRASS BLEND	114 POUNDS PER ACRE
20% PERENNIAL RYEGRASS	35 POUNDS PER ACRE
15% FINE FESCUE	26 POUNDS PER ACRE
	175 POUNDS PER ACRE

3. SEED MIXTURE FOR USE IN SHADY AREAS:

80% BLEND OF SHADE TOLERANT KENTUCKY BLUEGRASS	138 POUNDS PER ACRE
20% FINE FESCUE	37 POUNDS PER ACRE
	175 POUNDS PER ACRE

4. SEED BETWEEN APRIL 1ST AND MAY 15TH OR AUGUST 15TH AND OCTOBER 15TH. SEEDING MAY OCCUR BETWEEN MAY 15TH AND AUGUST 15TH IF ADEQUATE IRRIGATION IS PROVIDED.
5. TOPSOIL SHALL HAVE AT LEAST 6% BY WEIGHT OF FINE TEXTURED STABLE ORGANIC MATERIAL, AND NO GREATER THAN 20%. TOPSOIL SHALL HAVE NOT LESS THAN 20% FINE TEXTURED MATERIAL (PASSING THE NO. 200 SIEVE) AND NOT MORE THAN 15% CLAY.

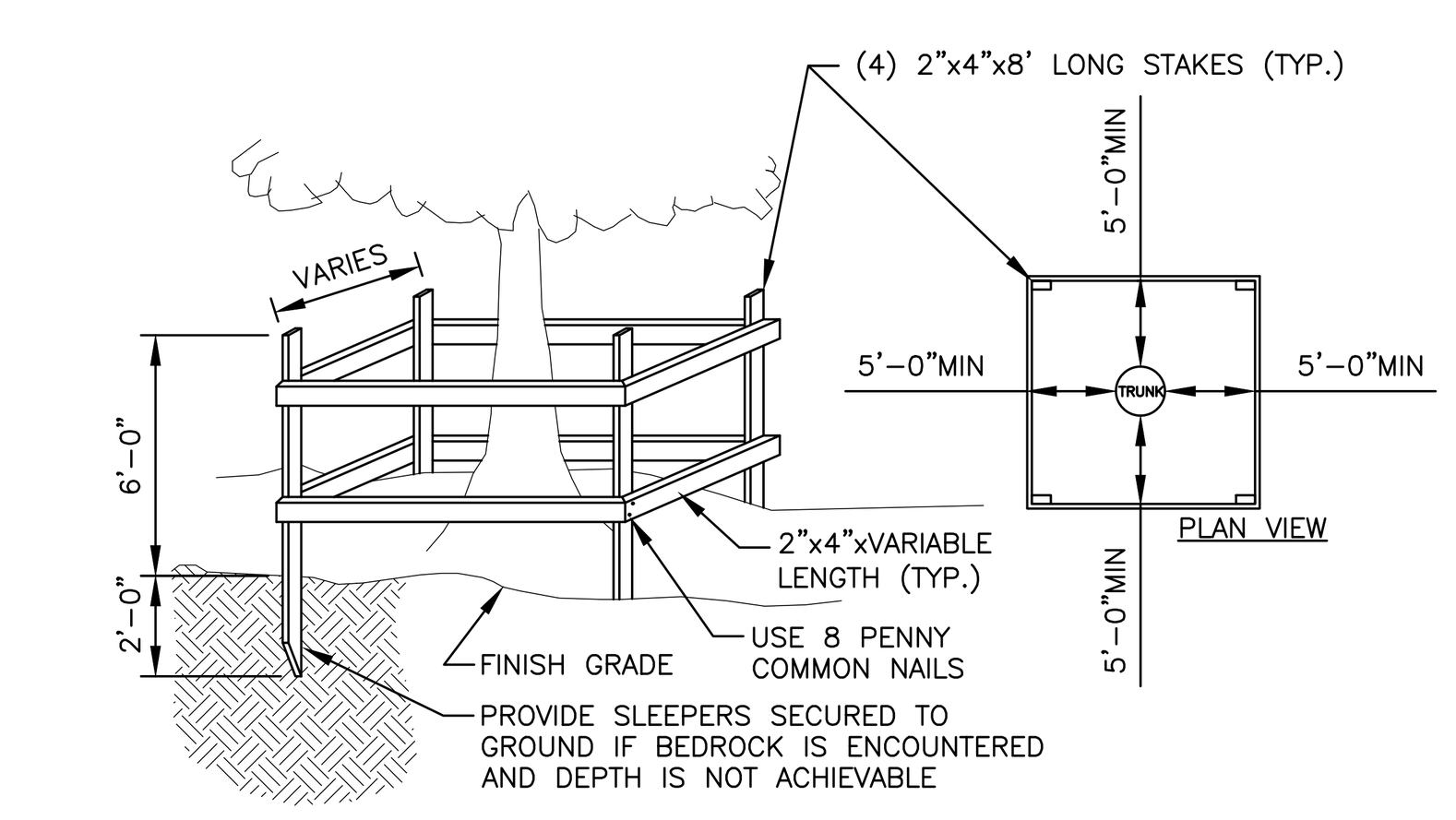
TOPSOIL, SEED AND MULCH DETAIL
NOT TO SCALE



NOTES:

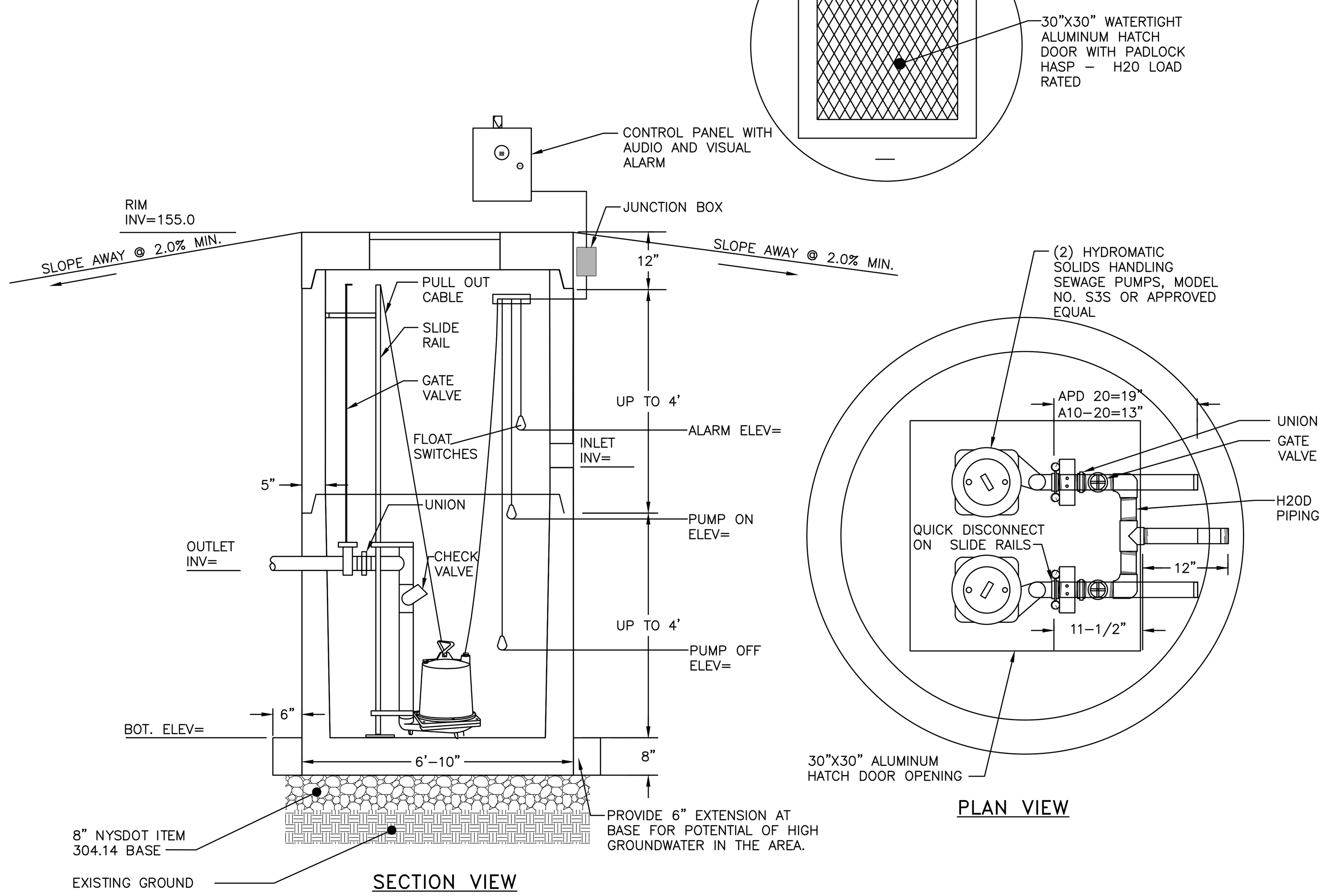
1. AREA CHOSEN FOR STOCKPILING OPERATIONS SHALL BE DRY AND STABLE.
2. EACH PILE SHALL BE SURROUNDED WITH SILT FENCING, THEN STABILIZED WITH VEGETATION OR COVERED.

TEMPORARY SOIL STOCKPILE DETAIL
NOT TO SCALE



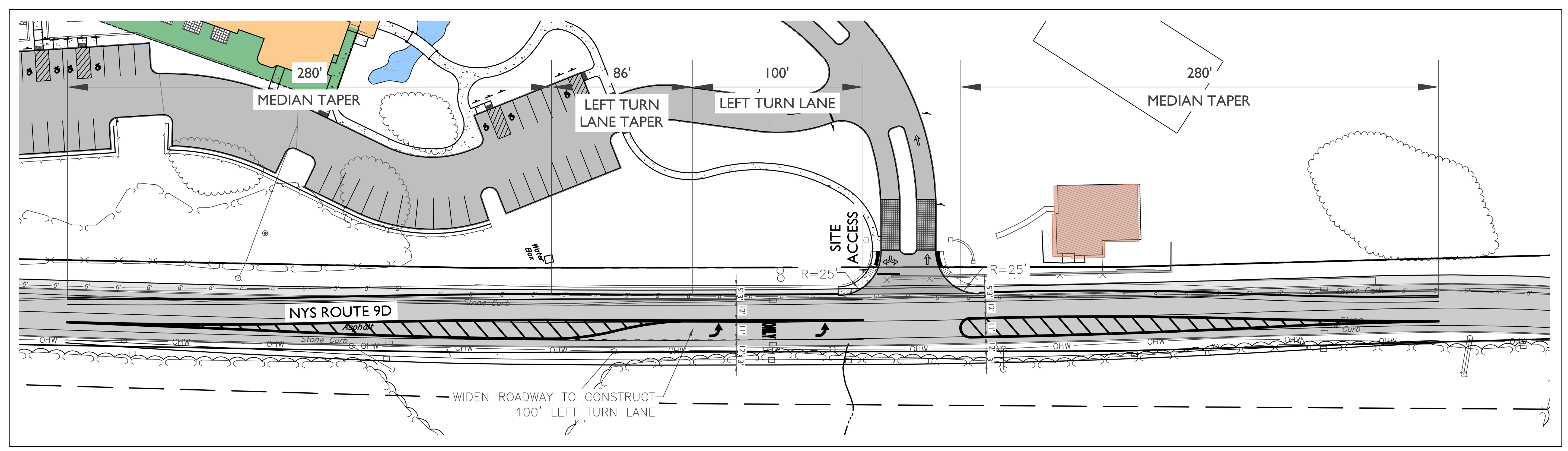
NOTES:
1. TREES TO REMAIN NOTED ON EXISTING CONDITIONS PLAN.
2. NOT ALL TREES TO REMAIN REQUIRE PROTECTION. TREE PROTECTION TO BE UTILIZED ON TREES WHERE CONSTRUCTION TRAFFIC WOULD COMPACT THE ROOT ZONE OF THE TREE.

TEMPORARY TREE PROTECTION DETAIL
NOT TO SCALE



NOTES:
1. EXCAVATION AND TRENCHING SHALL MEET ALL OSHA REQUIREMENTS.
2. SUITABLE RUN OF TRENCH SHALL NOT INCLUDE FROZEN MATERIALS, DEBRIS, ORGANIC MATERIALS, LARGE STONES OR OTHER UNSUITABLE MATERIALS. IF THE RUN OF TRENCH MATERIAL IS FOUND TO BE UNSUITABLE, A SUITABLE BACKFILL MATERIAL SHALL BE IMPORTED AND USED.
3. PRECAST PUMP CHAMBER SHOWN AS MANUFACTURED BY WOODARD'S CONCRETE PRODUCTS. SUBSTITUTIONS SHALL REQUIRE ENGINEER'S APPROVAL.
4. PIPE CONNECTION TO BE STANDARD "LOCKJOINT" BOOT 5" CONNECTIONS.
5. CONCRETE STRENGTH OF WET WELL COMPONENTS TO BE 4000 PSI @ 28 DAYS IN ACCORDANCE WITH ASTM C-478-86.
6. STEEL REINFORCEMENT OF WET WELL COMPONENTS TO MEET ASTM A615-A497 REQUIREMENTS.
7. LOADING OF WET WELL COMPONENTS TO MEET H-20 REQUIREMENTS.
8. CONCRETE USED IN MANHOLE COMPONENTS TO CONTAIN 6% AIR ENTRAINMENT.
9. A NATURAL GAS 25 KW MIN. GENERATOR SHALL BE PROVIDED FOR BACKUP POWER. THE GENERATOR SHALL SIZED TO PROVIDE UNINTERRUPTED POWER FOR CONTINUOUS RUNNING OF BOTH PUMPS AT THE SAME TIME. THE GENERATOR SHALL ALSO BE SIZED APPROPRIATELY FOR PUMP START UP.

SANITARY SEWER PUMP STATION DETAIL
NOT TO SCALE



NYS DOT ENTRANCE DETAIL
1" = 40'

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.

DRAWN BY: CMB				CHECKED BY: MAB			
REVISIONS:				REVISIONS:			
NO.	DATE	DESCRIPTION	BY	NO.	DATE	DESCRIPTION	BY
1	5/25/22	PER PLANNING BOARD COMMENTS	CMB				
2	6/28/22	PER PLANNING BOARD COMMENTS	CMB				
3	7/26/22	PER PLANNING BOARD COMMENTS	CMB				
4	8/30/22	PER PLANNING BOARD COMMENTS	CMB				

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F: 845-440-6637

CONSTRUCTION DETAILS
MIRBEAU BEACON
7 CRAIG HOUSE LANE
CITY OF BEACON
DUTCHESS COUNTY, NEW YORK
TAX ID: 6054-13-001258

JOB #:	2021:051
DATE:	3/29/2022
SCALE:	AS SHOWN
TITLE:	CD-4
SHEET:	19 OF 28

UNAUTHORIZED ALTERATIONS OR ADDITIONS TO THIS DRAWING IS A VIOLATION OF SECTION 7209.2 OF THE NEW YORK EDUCATION LAW

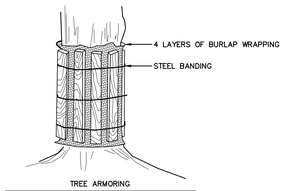
LEGEND:

STANDING STUMP (BEECH) — EXISTING TREE TO BE REMOVED

30" SUGAR MAPLE — EXSTING TREE TO REMAIN AND PROTECT

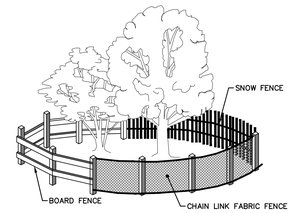
REMOVE
Debris Edge
Asphalt Driveway
Concrete Pad
Concrete Retaining
36" MAPLE V. POOR FORM & CONDITION
TREE PREVIOUSLY REMOVED (Remains)
30" BASSWOOD V. POOR FORM & CONDITION
24" MAPLE V. POOR FORM & CONDITION
30" BEECH (LOPSIDED FORM)
TWIN 18" WALNUT
48" MAPLE V. POOR FORM & CONDITION
MAJOR DOWNED BEECH STUMP – REMOVE
GROUP OF 7 BEECHES AT 24–30" AROUND STUMP OF MOTHER w/ GROUP OF 6–8" DIA. CHERRIES FACING OUT TO MEADOW
48" White Pine STUMP
48" White Pine (DOWN)
48" WHITE PINE (STUMP ONLY)
30" YELLOW BUCKEYE
60" WHITE PINE
60" LARCH
60" LARCH
60" LARCH
8" DIA. SPRUCE
30" BEECH W/SMALLER BEECHES
30" BEECH W/SMALLER BEECHES
STANDING STUMP (BEECH)
60" TULIP TREE
BEECH STUMP
TWIN 8" BOX ELDER
30" DEAD CEDAR w/ 60" STUMP
12" RED CEDAR
15" TULIP TREE (w/ BROKEN TOP)
15" AILANTHUS (INVASIVE)
TRIPLE 24&30" SPRUCE w/ADD'L. BROKEN MAIN BRANCH
DEAD WHITE PINE
42" Spruce
28" SPRUCE (VERY TIRED)
42" SPRUCE (DEAD & BITTERSWEET COVERED)
42" SILVER MAPLE
6" DOGWOODS (4) (DISFIGURED & NEARLY DEAD)
18" BASSWOOD
42" NORWAY MAPLE
MS 6–8" JAPANESE MAPLE
15" TULIP TREE
48" SILVER MAPLE
Concrete Retaining Wall
Metal Post Fence (Remains)
Multi-Story Brick Building
TWIN FIRS 48" & 30"
TWIN TULIP TREE 8–10" ACROSS
Concrete Sidewalk
Stone Curb
Catch Basin Rim=178.2' Inv.A=174.7'
Drop Inlet Rim=176.8' Inv.A=172.5' Inv.B=173.1' Inv.C=173.6'
Drop Inlet Rim=174.7' Inv.A=170.3' Inv.B=170.6'
Crown Driveway
Wall
Wires (Typical)
24"CPP
18"CPP
15"CPP
PROPERTY LINE
TWIN 10" BLACK WALNUT
BLACK WALNUT CLUSTER 4–6"
N.Y.S. DOT PERMANENT EASEMENT
N/F N.Y.S.
ROUTE 9D
A.K.A. HOWLAND AVENUE
NEW YORK STATE
1'X2'Oval RCP
16" MAPLE (STANDING STUMP)
16" MAPLE RCP
Inverted 187.6'
Inverted 187.1'
Inverted 186.7'
Inverted 186.6'
Inverted 186.4'
Inverted 186.3'
Inverted 185.9'
Inverted 185.7'
Inverted 185.4'
Inverted 184.6'
Inverted 184.4'
Inverted 183.5'
Inverted 181.6'
Inverted 181.0'
Inverted 180.6'
Inverted 180.3'
Inverted 179.4'
Inverted 179.3'
Inverted 175.4'
Inverted 176.0'
Inverted 174.3'
Inverted 173.7'
Inverted 173.5'
Inverted 172.7'
Inverted 170.3'
Inverted 170.6'
Drop Inlet Rim=191.6' Inv.A=186.6'
Drop Inlet Rim=192.7' Inv.A=184.4' Inv.B=184.4' Inv.C=185.9'
Drop Inlet Rim=190.6' Inv.A=186.6' Inv.B=186.7'
Drop Inlet Rim=190.5' Inv.A=186.8'
Drop Inlet Rim=185.8' Inv.A=181.6' Inv.B=181.9'
Drop Inlet Rim=185.7' Inv.A=182.4'
Drop Inlet Rim=184.6' Inv.A=180.2' Inv.B=180.2' Inv.C=181.0'
Drop Inlet Rim=183.5' Inv.A=179.3' Inv.B=179.4'
Drop Inlet Rim=179.2' Inv.A=175.4' Inv.B=176.0'
Drop Inlet Rim=178.2' Inv.A=174.7' Inv.B=174.3'
Drop Inlet Rim=176.8' Inv.A=172.5' Inv.B=173.1' Inv.C=173.6'
Drop Inlet Rim=191.2' Inv.A=185.8' Inv.B=186.0' Inv.C=187.4'
Drop Inlet Rim=192.2' Inv.A=187.5' Inv.B=187.6'
Drop Inlet Rim=192.1' Inv.A=188.9'
Drop Inlet Rim=187.1' Filled
Catch Basin Rim=192.0' Inv.A=187.4' Inv.B=187.8'
Manhole Rim=195.2' (No Sewer or Drainage) Inv.B=187.4'
Catch Basin Rim=190.6' Inv.A=186.7'
Catch Basin Rim=185.7' Inv.A=182.4'
Catch Basin Rim=185.8' Inv.A=181.6' Inv.B=181.9'
Catch Basin Rim=177.2' Inv.A=174.3' Inv.B=174.3'
Catch Basin Rim=174.7' Inv.A=170.3' Inv.B=170.6'
Cottage #3 FF. 196.26
Cottage #2 FF. 190.26
Cottage #1 FF. 184.26
Garage FF. 192.26
Pool
Pool Equipment
Tennis Court
Gazebo
Pergola
Rocks
Trail
Overhead Wires
Existing Stone Building
Existing Wood Building
Existing Shed
Existing Garage
Existing Pool House
Existing Tennis Court
Existing Gazebo
Existing Pergola
Existing Pool
Existing Pool Equipment
Existing Concrete Pad
Existing Asphalt Driveway
Existing Concrete Retaining Wall
Existing Metal Post Fence (Remains)
Existing Concrete Sidewalk
Existing Stone Curb
Existing Crown Driveway
Existing Wall
Existing Wires (Typical)
Existing Rocks
Existing Trail
Existing Overhead Wires
Existing Contours
Existing Trees
Existing Property Line
Existing Edge of Road
Existing Edge of Water
Existing Top of Bank
Existing Toe of Slope
Existing Top of Slope
Existing Drainage Flow
Existing Catch Basin
Existing Drop Inlet
Existing Manhole
Existing Culvert
Existing Flared End Section
Existing Rip Rap
Existing Utility Pole
Existing Guy Wire
Existing Light Pole
Existing Hydrant
Existing Water Valve
Existing Gas Valve
Existing Sign
Existing Mailbox
Existing Fence
Existing Hedge
Existing Shrubs
Existing Bollard
Existing Boulder
Existing Retaining Wall
Existing Steps
Existing Handicap Ramp
Existing Curb Cut
Existing Bench
Existing Bike Rack
Existing Flag Pole
Existing Light
Existing Bollard Light
Existing Wall Light
Existing Flood Light
Existing Spot





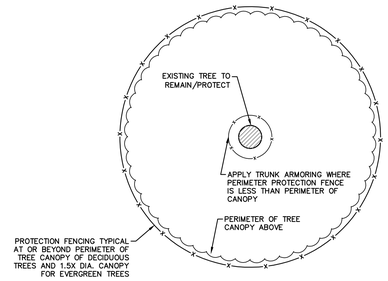
TREE ARMORING

CONSTRUCTION AREA WHERE PAVED SURFACES MAKE IT IMPRACTICAL TO ESTABLISH TREE PROTECTION ZONE.



FENCING AT TREE PROTECTION ZONES

INSTALL ONE OF THE FENCE TYPES (MIN. FENCE HT. 42") NOTED ABOVE UNLESS SPECIFICALLY INDICATED ON PLANS. MAY BE INSTALLED CONTINUOUSLY AROUND GROUPS OF TREES TO REMAIN.



X TREE PROTECTION DETAIL
SCALE: N.T.S.

GRAPHIC SCALE
40 40 0 290
SCALE IN FEET

Dig Safely. New York: Call 811 before you dig

DRAWN BY: HT/CH/DW				CHECKED BY: HT			
REVISIONS:				REVISIONS:			
NO.	DATE	DESCRIPTION	BY	NO.	DATE	DESCRIPTION	BY
1	5/25/22	ADDED SHEET	HT				
2	7/26/22	SITE PLAN REVISIONS	HT				
3	8/30/22	SITE PLAN RE-PLOT	HT				

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TREE REMOVAL & PROTECTION PLAN - SOUTH

MIRBEAU BEACON

7 CRAIG HOUSE LANE
CITY OF BEACON
DUTCHESS COUNTY, NEW YORK
TAX ID: 6054-13-001258

JOB #:	2021:051
DATE:	5/25/2022
SCALE:	1" = 40'
TITLE:	TP-3
SHEET:	21 OF 28

UNAUTHORIZED ALTERATIONS OR ADDITIONS TO THIS DRAWING IS A VIOLATION OF SECTION 7209.2 OF THE NEW YORK EDUCATION LAW


SHEET LL-5
SHEET LL-6
SHEET LL-4
SHEET LL-4
SHEET LL-6
SHEET LL-5
SHEET LL-6
SHEET LL-4
SHEET LL-6
Matchline Sheet LL-3
Matchline Sheet LL-2
MATCH LINE
NEW YORK STATE
ROUTE 9D
A.K.A. HOWLAND AVENUE
PROPERTY LINE
Asphalt Driveway
Concrete Sidewalk
Stone Curb
1'X2'Oval RCP
24" CPP
18" CPP
Cottage #3 FF: 148.25
Cottage #2 FF: 150.25
Cottage #1 FF: 139.50
Existing Main Building FF 178.75
AQUA TERRACE
PERIMETER OF LEVEL 01 (Main)
PERIMETER OF LEVEL 00 (Spa)
Spa FF: 165.75
Multi-Story Frame Building
Concrete Wall with Metal Post and Stockade Fence (Remains)
Wood Fence
Chain Link Fence
Catch Basin Rim=178.2' Inv.A=174.6'
Drop Inlet Rim=176.8' Inv.A=172.5' Inv.B=173.1' Inv.C=173.8'
Catch Basin Rim=177.9' Inv.A=174.3' Inv.B=174.3'
Drop Inlet Rim=174.7' Inv.A=170.3' Inv.B=170.6'
Drop Inlet Rim=179.2' Inv.A=175.4' Inv.B=176.0'
Drop Inlet Rim=183.5' Inv.A=179.3' Inv.B=179.4'
Catch Basin Rim=185.8' Inv.A=181.6' Inv.B=181.9'
Drop Inlet Rim=184.6' Inv.A=180.2' Inv.B=180.2' Inv.C=181.0'
Drop Inlet Rim=189.2' Inv.A=184.4' Inv.B=184.4' Inv.C=185.9'
Drop Inlet Rim=191.6' Inv.A=186.6'
Catch Basin Rim=190.5' Inv.A=186.8'
Catch Basin Rim=190.6' Inv.B=186.7'
Drop Inlet Rim=187.1' Filled
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Drop Inlet Rim=191.2' Inv.A=185.8' Inv.B=186.0' Inv.C=187.4'
Drop Inlet Rim=192.2' Inv.A=187.5' Inv.B=187.6'
Manhole Rim=195.2' (No Sewer or Drainage)
Drop Inlet Rim=193.1' Inv.A=189.0'
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Drop Inlet Rim=187.4' Inv.A=183.2'
Drop Inlet Rim=185.2' Inv.A=181.0'
Drop Inlet Rim=182.7' Inv.A=178.5'
Drop Inlet Rim=180.2' Inv.A=176.0'
Drop Inlet Rim=177.7' Inv.A=173.5'
Drop Inlet Rim=175.2' Inv.A=171.0'
Drop Inlet Rim=172.7' Inv.A=168.5'
Drop Inlet Rim=170.2' Inv.A=166.0'
Drop Inlet Rim=167.7' Inv.A=163.5'
Drop Inlet Rim=165.2' Inv.A=161.0'
Drop Inlet Rim=162.7' Inv.A=158.5'
Drop Inlet Rim=160.2' Inv.A=156.0'
Drop Inlet Rim=157.7' Inv.A=153.5'
Drop Inlet Rim=155.2' Inv.A=151.0'
Drop Inlet Rim=152.7' Inv.A=148.5'
Drop Inlet Rim=150.2' Inv.A=146.0'
Drop Inlet Rim=147.7' Inv.A=143.5'
Drop Inlet Rim=145.2' Inv.A=141.0'
Drop Inlet Rim=142.7' Inv.A=138.5'
Drop Inlet Rim=140.2' Inv.A=136.0'
Drop Inlet Rim=137.7' Inv.A=133.5'
Drop Inlet Rim=135.2' Inv.A=131.0'
Drop Inlet Rim=132.7' Inv.A=128.5'
Drop Inlet Rim=130.2' Inv.A=126.0'
Drop Inlet Rim=127.7' Inv.A=123.5'
Drop Inlet Rim=125.2' Inv.A=121.0'
Drop Inlet Rim=122.7' Inv.A=118.5'
Drop Inlet Rim=120.2' Inv.A=116.0'
Drop Inlet Rim=117.7' Inv.A=113.5'
Drop Inlet Rim=115.2' Inv.A=111.0'
Drop Inlet Rim=112.7' Inv.A=108.5'
Drop Inlet Rim=110.2' Inv.A=106.0'
Drop Inlet Rim=107.7' Inv.A=103.5'
Drop Inlet Rim=105.2' Inv.A=101.0'
Drop Inlet Rim=102.7' Inv.A=98.5'
Drop Inlet Rim=100.2' Inv.A=96.0'
Drop Inlet Rim=97.7' Inv.A=93.5'
Drop Inlet Rim=95.2' Inv.A=91.0'
Drop Inlet Rim=92.7' Inv.A=88.5'
Drop Inlet Rim=90.2' Inv.A=86.0'
Drop Inlet Rim=87.7' Inv.A=83.5'
Drop Inlet Rim=85.2' Inv.A=81.0'
Drop Inlet Rim=82.7' Inv.A=78.5'
Drop Inlet Rim=80.2' Inv.A=76.0'
Drop Inlet Rim=77.7' Inv.A=73.5'
Drop Inlet Rim=75.2' Inv.A=71.0'
Drop Inlet Rim=72.7' Inv.A=68.5'
Drop Inlet Rim=70.2' Inv.A=66.0'
Drop Inlet Rim=67.7' Inv.A=63.5'
Drop Inlet Rim=65.2' Inv.A=61.0'
Drop Inlet Rim=62.7' Inv.A=58.5'
Drop Inlet Rim=60.2' Inv.A=56.0'
Drop Inlet Rim=57.7' Inv.A=53.5'
Drop Inlet Rim=55.2' Inv.A=51.0'
Drop Inlet Rim=52.7' Inv.A=48.5'
Drop Inlet Rim=50.2' Inv.A=46.0'
Drop Inlet Rim=47.7' Inv.A=43.5'
Drop Inlet Rim=45.2' Inv.A=41.0'
Drop Inlet Rim=42.7' Inv.A=38.5'
Drop Inlet Rim=40.2' Inv.A=36.0'
Drop Inlet Rim=37.7' Inv.A=33.5'
Drop Inlet Rim=35.2' Inv.A=31.0'
Drop Inlet Rim=32.7' Inv.A=28.5'
Drop Inlet Rim=30.2' Inv.A=26.0'
Drop Inlet Rim=27.7' Inv.A=23.5'
Drop Inlet Rim=25.2' Inv.A=21.0'
Drop Inlet Rim=22.7' Inv.A=18.5'
Drop Inlet Rim=20.2' Inv.A=16.0'
Drop Inlet Rim=17.7' Inv.A=13.5'
Drop Inlet Rim=15.2' Inv.A=11.0'
Drop Inlet Rim=12.7' Inv.A=8.5'
Drop Inlet Rim=10.2' Inv.A=6.0'
Drop Inlet Rim=7.7' Inv.A=3.5'
Drop Inlet Rim=5.2' Inv.A=1.0'
Drop Inlet Rim=2.7' Inv.A=-1.5'
Drop Inlet Rim=0.2' Inv.A=-4.0'
Drop Inlet Rim=-2.3' Inv.A=-6.5'
Drop Inlet Rim=-4.8' Inv.A=-9.0'
Drop Inlet Rim=-7.3' Inv.A=-11.5'
Drop Inlet Rim=-9.8' Inv.A=-14.0'
Drop Inlet Rim=-12.3' Inv.A=-16.5'
Drop Inlet Rim=-14.8' Inv.A=-19.0'
Drop Inlet Rim=-17.3' Inv.A=-21.5'
Drop Inlet Rim=-19.8' Inv.A=-24.0'
Drop Inlet Rim=-22.3' Inv.A=-26.5'
Drop Inlet Rim=-24.8'



PLANT LIST:

	CODE	QTY.	BOTANICAL NAME	COMMON NAME	ROOT	SIZE INSTALLED	SIZE MATURE	COMMENTS
SPECIMEN & SHADE TREES:	APT	5	ACER PLATANOIDES x TRUNCATUM 'C.S.'	CRIMSON SUNSET MAPLE	B&B	2.5–3" cal.	35'h 25'w	Purple leaf tolerates HOT sun
	ARK	2	ACER RUBRUM 'KARPICK'	KARPICK RED MAPLE	B&B	2.5–3" cal.	20x40' ht.	Narrow Pyramidal crown
	ARO	1	ACER RUBRUM 'OCTOBER GLORY'	OCTOBER GLORY RED MAPLE	B&B	3–3.5" cal.	40'h 25'w	Upright pyramidal crown
	ARR	6	ACER RUBRUM 'RED SUNSET'	RED SUNSET RED MAPLE	B&B	3–3.5" cal.	50'h 30'w	Upright rounded crown
	ASG	1	ACER SACCHARUM 'GREEN MOUNTAIN'	GREEN MOUNTAIN SUGAR MAPLE	B&B	3–3.5" cal.	55' ht.	Upright oval crown
	BJ	–	BETULA JACQUEMONTII	WHITE BARKED HIMALAYAN BIRCH	B&B	3–3.5" cal.	30–40' ht.	15–20' WIDE
	BPW	35	BETULA POPULIFOLIA 'WHITESPIRE'	WHITESPIRE GRAY BIRCH	B&B	12–14' ht.	30'h 25'w	MULTI–STEM
	BPW1	6	BETULA POPULIFOLIA 'WHITESPIRE'	WHITESPIRE GRAY BIRCH	B&B	5–6' ht.	30'h 25'w	MULTI–STEM
	GTH	1	GLEDITSIA T. INERMIS 'HALKA'	HALKA HONEYLOCUST	B&B	3–3.5" cal.	60' ht.	
	GTS	–	GLEDITSIA T. INERMIS 'SHADEMASTER'	SHADEMASTER HONEYLOCUST	B&B	3–3.5" cal.	60' ht.	
	LS	2	LIQUIDAMBAR STYRACIFLUA	AMERICAN SWEETGUM	B&B	3.5–4" cal.	60' ht.	SPECIMEN GRADE
	LT	1	LIRIODENDRON TULIPIFERA	TULIP TREE	B&B	3–3.5" cal.	80' ht.	
	PAB	2	PLATANUS ACERIFOLIA 'BLOODGOOD'	LONDON PLANE TREE	B&B	3–3.5" cal.	50' ht.	Rounded crown
	PSP	1	PRUNUS SUB. 'PENDULA'	WEEPING HIGAN CHERRY	B&B	2.5–3" cal.	20–25' ht.	Pink–White bloom April–May
	PCC	1	PYRUS CALLERYANA 'CHANTICLEER'	CHANTICLEER FLOWERING PEAR	B&B	2.5–3" cal.	30' ht.	15' WIDE
	QP	3	QUERCUS PALUSTRIS	PIN OAK	B&B	3–3.5" cal.	50–75' ht.	Orange–Scarlet fall
	QR	4	QUERCUS RUBRA	NORTHERN RED OAK	B&B	3–3.5" cal.	75' ht.	
	SOC	2	SALIX MATSUDANA 'GOLDEN CURLS'	GOLDEN CURLS CORKSCREW WILLOW	B&B	3–3.5" cal.	20'x30' ht.	
	TAR	–	TILIA AMERICANA 'REDMOND'	REDMOND LINDEN	B&B	3–3.5" cal.	70'h 40'w	
	UA	2	ULMUS AMERICANA 'VALLEY FORGE'	VALLEY FORGE AMERICAN ELM	B&B	3–3.5" cal.	70' h/w	
SMALL SCALE TREES:	AMC	11	AMELANCHIER CANADENSIS	SHADBLOW	B&B	8–10' ht.	25' ht.	Clump Form
	AMA	8	AMELANCHIER x AUTUMN BRILLIANCE	AUTUMN BRILLIANCE SHADBLOW	B&B	6–8' ht.	15–25' h/w	Clump Form
	CFF	5	CARPINUS BET. 'FRANS FONTAINE'	FRANS FONTAINE HORNBEAM	B&B	2.5–3" cal.	35'h/15'w	
	CC	2	CARPINUS CAROLINIANA	AMERICAN HORNBEAM	B&B	2–2.5" cal.	25–35' ht.	
	CFC	14	CORNUS FLORIDA 'CHEROKEE PRINCESS'	WHITE FLOWERING DOGWOOD	B&B	2–2.5" cal.	20–25' ht.	White
	CFR	18	CORNUS FLORIDA 'RUBRA'	PINK FLOWERING DOGWOOD	B&B	2–2.5" cal.	20–25' ht.	Pink
	MSC	3	MAGNOLIA STELLATA 'CENTENNIAL BLUSH'	CENTENNIAL BLUSH STAR MAGNOLIA	Cont.	6–7' ht.	12–18h, 15w	Pink
	SP	2	STEWARTIA PSEUDOCAMELLIA	JAPANESE STEWARTIA	B&B	2.5–3" cal.	25'h/15w	July Flowers
EVERGREEN TREES:	AF	2	ABIES FRASERI	FRASIER FIR	B&B	7–8' ht.	30–50' ht.	
	IO	3	ILEX OPACA	AMERICAN HOLLY	B&B	7–8' ht.	40–50' ht.	20–40'w
	IJP	3	ILEX OPACA 'JERSEY PRINCESS'	JERSEY PRINCESS AMERICAN HOLLY	B&B	7–8' ht.	30–35' ht.	
	PA	21	PICEA ABIES	NORWAY SPRUCE	B&B	8–10' ht.	40–60' ht.	
	PAS	7	PICEA OMORIKA	SERBIAN SPRUCE	B&B	8–10' ht.	50–60' ht.	20–25'w
	PG	11	PICEA GLAUCA	WHITE OR CANADIAN SPRUCE	B&B	8–10' ht.	20'x60' ht.	
	PPG	3	PICEA PUNGENS GLAUCA	COLORADO BLUE SPRUCE	B&B	9–10' ht.	60' ht.	
LARGE SHRUBS:	AZ1	27	AZALEA ENCORE AUTUMN LILY ('ROBLEX')	AUTUMN LILY REBLOOMING AZALEA	CONT.	#5	4–5'h, 4'w	Bronze winter foliage
	AZ2	4	AZALEA x MARTHA HITCHCOCK	MARTHA HITCHCOCK AZALEA	CONT.	#5	3–4'h/w	
	HQR	12	HYDRANGEA QUERC. 'RUBY SLIPPERS'	RUBY SLIPPERS OAKLEAF HYDRANGEA	CONT.	#7	6–8' ht.	White to Pink
	IGC	–	ILEX GLABRA 'COMPACTA'	INKBERRY	CONT.	24–30" ht.	4–6' ht.	Wide
	IGS	31	ILEX GLABRA 'SHAMROCK'	INKBERRY	CONT.	24–30" ht.	3–5' ht.	Compact
	IVB	–	ILEX VERTICILLATA 'BEARY HEAVY'	BEARY HEAVY WINTERBERRY	CONT.	#5	6–8' ht.	Larger berries
	IVJ	6	ILEX VERTICILLATA 'JIM DANDY'	JIM DANDY (MALE) WINTERBERRY	CONT.	#5	6–8' ht.	
	IVR	28	ILEX VERTICILLATA 'RED SPRITE'	RED SPRITE WINTERBERRY	CONT.	#5	6' ht.	
	MP	33	MYRICA PENSYLVANICA	NORTHERN BAYBERRY	CONT.	24" min.ht.	5–6'h, 8w	
SMALL SHRUBS:	AZ3	15	AZALEA ENCORE AUTUMN SUNSET	AUTUMN SUNSET REBLOOMING AZALEA	CONT.	#5	3' h/w	Purple/bronze winter foliage
	CSA	240	CORNUS SERICEA 'ARCTIC FIRE'	ARCTIC FIRE REDTWIG DOGWOOD	CONT.	24" min.ht.	3–4' ht.	
	FGA	169	FOTHERGILLA GARDENII 'APPALACHIA'	DWARF FOTHERGILLA	CONT.	24" min.ht.	2–3' ht.	
	FGB	16	FOTHERGILLA GARDENII 'BLUE MIST'	BLUE MIST DWARF FOTHERGILLA	CONT.	24" min.ht.	2–3' ht.	
	ICH	6	ILEX CRENATA 'HELLERI'	DWARF JAPANESE HOLLY	CONT.	#7	2–3'h, 4'w	
	PM	24	PINUS MUGO 'SLOMMOUND'	SLOMMOUND MUGO PINE	CONT.	#5	2–3'h/w	
	PO1	19	PHYSOCARPUS OPULIFOLIUS 'TINY WINE'	TINY WINE NINEBARK	CONT.	24" min.ht.	3–4' ht.	
GROUND COVER SHRUBS:	AML	366	ARONIA MEL. 'LOW SCAPE MOUND	LOW SCAPE MOUND CHOKEBERRY	CONT.	#5	12–24" ht.	
	VCL	10	VIBURNUM CASSINOIDES 'LIL DITTY'	LIL DITTY WITHEROD VIBURNUM	CONT.	#5	12–24" ht.	
PERENNIALS:	AAB	–	ACHILLEA MILLE. 'APPLE BLOSSOM'	APPLE BLOSSOM YARROW	CONT.	#SP4	24" ht.	15" o.c.; Lilac Pink
	AST	–	ACHILLEA MILLE. 'STRAWBERY SEDUCTION'	STRAWBERRY SEDUCTION YARROW	CONT.	#SP4	18–20" ht.	15" o.c.; Dk. Red
	ADK	–	ASTER DUMOSUS 'PROF. KIPPENBURG'	PROFESSOR KIPPENBERG ASTER	CONT.	#SP4	20" ht.	18" o.c.; Lav–Blue Late Sum.
	ANB	–	ASTER NOVAE–BELGII 'MARIE BALLARD'	MARIE BALLARD (NY) ASTER	POT	#SP5	30" ht.	18" o.c.; Vio–Blue Late Sum.
	ANW	–	ASTER NOVAE–BELGII 'WIN. CHURCHILL'	WINSTON CHURCHILL (NY) ASTER	POT	#SP5	36" ht.	18" o.c.; Deep Red Fall
	ECH	–	ECHINACAEA 'B'S KNEES'	B'S KNEES ECHINACEA	CONT.	#SP5	30" ht.	18" o.c.
	EDB	–	EUPATORIUM DUBIUM 'BABY JOE'	BABY JOE PIEWEED	POT	#SP5	16–24" ht.	24" o.c.; Lav–Rose
	GSR	–	GERANIUM 'ROZANNE'	ROZANNE GERANIUM	CONT.	#SP5	20–24" ht.	18" o.c.; Deep Blue; Ju–Oct.
	GSH	–	GERANIUM 'SWEET HEIDI'	SWEET HEIDI GERANIUM	CONT.	#SP5	14–18" ht.	18" o.c.; Lav blue; Sp–Fall
	IVC	–	IRIS VERSICOLOR	NORTHERN BLUE FLAG	POT	#SP5	36" ht.	Red–Purple
	NN	–	NIPPONANTHEMUM NIPPONICUM	MONTAUK DAISY	CONT.	#2	30–36" ht.	
	PVR	–	PANICUM VIRGATUM 'RUBY RIBBONS'	RUBY RIBBONS SWITCHGRASS	CONT.	#2	3' ht.	Red Blades; 2' o.c.
	PAL	–	PENNISETUM ALOPCUROIDES	FOUNTAIN GRASS	POT	#3	2–4' Blades	3–5' Tassels; 2' o.c.
	PAH	–	PENNISETUM ALOPCUROIDES 'HAMELN'	HAMELN DWARF FOUNTAIN GRASS	CONT.	#2	24" ht.	18" o.c.
	POA	–	POLYSTICHUM ACROSTICHOIDES	CHRISTMAS FERN	CONT.	#1	1–3' ht.	Dark leathery fronds
	RFF	–	RUDBECKIA FULGIDA var. 'FULGIDA'	CONEFLOWER (Black Eyed Susan)	POT	#SP5	24–30" HT.	15" o.c.; July–Oct.
	SAL	–	SALVIA NEMEROSA 'BLUE HILL'	BLUE HILL SALVIA	POT	#SP5	24" ht.	15" o.c.; Blue.
	SNM	–	SALVIA NEMEROSA 'MAY NIGHT'	BLUE MAY NIGHT	POT	#SP5	24" ht.	15" o.c.; Violet.

GRAPHIC SCALE
00 00 0 00
SCALE IN FEET

See sheet LL-2 for Planting Notes & sheet LL-5 for Planting Details.

Dig Safely. New York Call 811 before you dig

DRAWN BY: HT/CH/DW				CHECKED BY: HT			
REVISIONS:				REVISIONS:			
NO.	DATE	DESCRIPTION	BY	NO.	DATE	DESCRIPTION	BY
1	5/25/22	PER PLANNING BOARD COMMENTS	HT				
2	7/26/22	SITE PLAN REVISIONS	HT				
3	8/30/22	SITE PLAN REVISIONS	CH				

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SEAL

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F: 845-440-6637

PRELIMINARY PLANTING PLAN – SOUTHEAST

MIRBEAU BEACON

7 CRAIG HOUSE LANE
CITY OF BEACON
DUTCHESS COUNTY, NEW YORK
TAX ID: 6054-13-001258

JOB #:	2021:051
DATE:	3/29/2022
SCALE:	1" = 40'
TITLE:	LL–3
SHEET:	23 OF 28

UNAUTHORIZED ALTERATIONS OR ADDITIONS TO THIS DRAWING IS A VIOLATION OF SECTION 7209.2 OF THE NEW YORK EDUCATION LAW

LOW-MOW GRASS SEED MIX TO LIMITS OF DISTURBANCE

RAIN GARDEN GRASS SEED MIX

CATTAILS, SEDGES AND FERNS AROUND POND EDGE

LOWER POND

UPPER POND

WATER LILY & LOTUS THROUGHOUT POND EDGE

OBSERVATION DECK

STREAM WITH RAPIDS TO POND

FOOT BRIDGE

MONET BRIDGE

FOOT BRIDGE

STREAM TO POND

WATERFALL FEATURE

STILL POND

FOOTBRIDGE

ORNAMENTAL METAL PERGOLA

STAIR FROM ROOF TERRACE

PERENNIALS & ORNAMENTAL GRASSES TYP.

LOW ORNAMENTAL GRASSES OR SUCCULENT BEDS TYP.

GROTTO ROOM PATIO TYP.

PERIMETER OF LEVEL 01 (Main)

PERIMETER OF LEVEL 00 (Spa)

ROOF TERRACE (PAVED)

FF 179.75

RENOVATED PATIO

AQUA TERRACE

BPW IN TREE GRATE

STEPPING STONES TO POND OVERLOOK

ROOFTOP BALCONIES TYP.

PERENNIALS & ORNAMENTAL GRASSES TYP.

LOW ORNAMENTAL GRASSES OR SUCCULENT BEDS TYP.

Spa FF: 165.75

FF: 179.75 Main 165.75 Spa

SARGENT WEEPING HEMLOCK (Existing)

GROUNDCOVER AND PERENNIALS TYP.

GROUNDCOVER & PERENNIALS

ORNAMENTAL GRASSES (TYP.)

SODDED LAWN

GROUNDCOVER AND PERENNIALS TYP.

PERENNIAL & ANNUAL BED

ORNAMENTAL FOUNTAIN

PERENNIALS, GRASSES AND ANNUALS IN ISLAND

SEEDED LAWN

GROUNDCOVERS & PERENNIALS

PERENNIALS AND ANNUAL BED

BENCHMARK POLE SPIKE IN POLE ELEV. 183.17

Concrete Sidewalk

Asphalt

GRAPHIC SCALE

0 0 0 0

SCALE IN FEET

See sheet LL-2 for Planting Notes, LL-3 for Plant List & sheet LL-5 for Planting Details.

Dig Safely. New York. Call 811 before you dig

DRAWN BY: HT/CH/DW

CHECKED BY: HT

REVISIONS:

NO.	DATE	DESCRIPTION	BY
1	5/25/22	ADDED SHEET	HT
2	7/26/22	SITE PLAN REVISIONS	HT
3	8/30/22	SITE PLAN REVISIONS	CH

REVISIONS:

NO.	DATE	DESCRIPTION	BY

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PRELIMINARY PLANTING PLAN – SOUTHWEST

MIRBEAU BEACON

7 CRAIG HOUSE LANE
CITY OF BEACON
DUTCHESS COUNTY, NEW YORK
TAX ID: 6054-13-001258

JOB #:	2021:051
DATE:	3/29/2021
SCALE:	1" = 20'
TITLE:	LL-4
SHEET:	24 OF 28

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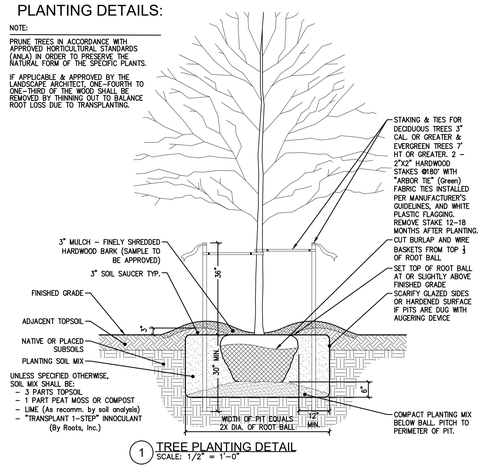
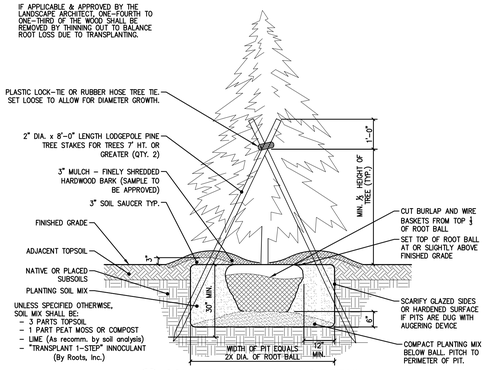
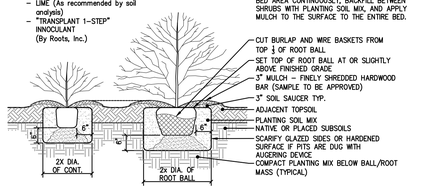
PLANTING DETAILS:



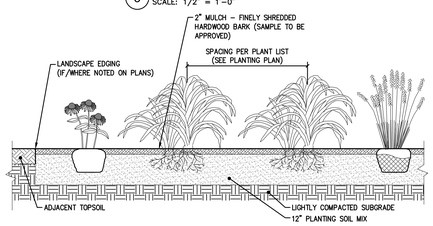
1 TREE PLANTING DETAIL
SCALE: 1/2" = 1'-0"



2 CONIFER TREE PLANTING DETAIL
SCALE: 1/2" = 1'-0"



3 SHRUB PLANTING DETAIL
SCALE: 1/2" = 1'-0"

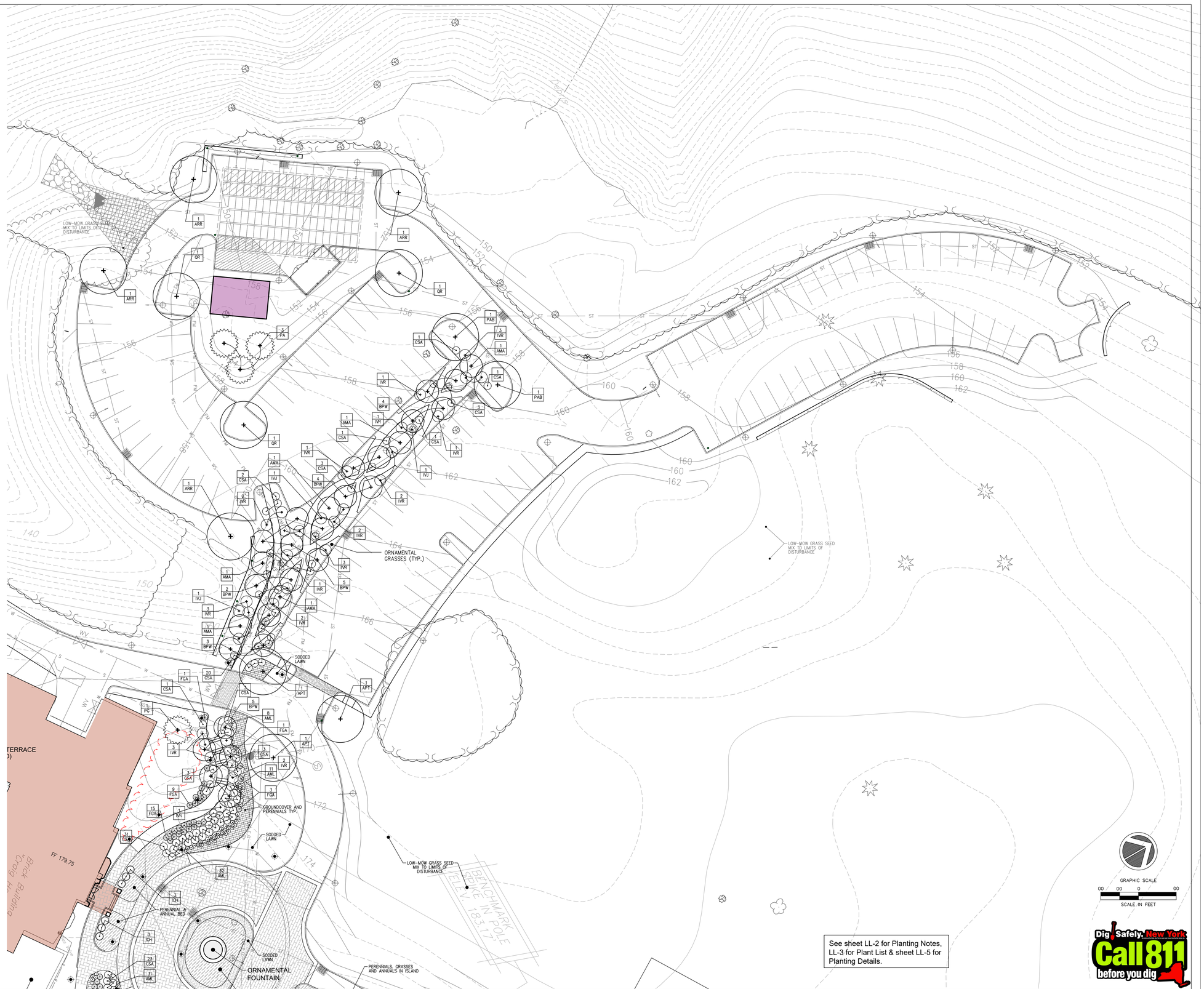


SECTION THROUGH PERENNIAL BED

PERENNIAL NOTES:
1. BULB/CORM PERENNIALS TO BE PLANTED IN FALL. POTTED PERENNIALS MAY BE PLANTED APRIL 15 TO OCTOBER 1.
2. ROTOTILL FERTILIZER AND LIME INTO SOIL PRIOR TO PLANTING AND IN ACCORDANCE TO SOIL ANALYSIS RECOMMENDATIONS.
3. DO NOT OVER COMPACT PLANTING BED. WATER THOROUGHLY AFTER PLANTING BULBS.
4. ADJUST PLANTING DEPTH AS RECOMMENDED BY BULB SUPPLIER.
5. PROVIDE DRAINAGE AS REQUIRED (PERF PIPE 4" ADS) WHEN SUBGRADE IS CLASSIFIED AS A HEAVY SOIL OR EXCESSIVELY COMPACTED.

UNLESS SPECIFIED OTHERWISE, PERENNIAL BED SOIL MIX SHALL BE:
- 3 PARTS TOPSOIL
- 1 PART MANURE (WEED FREE)
- 1 PART PEAT MOSS OR COMPOST
- LIME (As recommended by soil analysis)
- "MILORGANITE" AT 5 LBS. PER 100 SF.

4 ANNUAL/PERENNIAL AND GROUND COVER BEDS DETAIL
SCALE: 1/2" = 1'-0"



See sheet LL-2 for Planting Notes, LL-3 for Plant List & sheet LL-5 for Planting Details.

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REVISIONS:				REVISIONS:			
NO.	DATE	DESCRIPTION	BY	NO.	DATE	DESCRIPTION	BY
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2	7/26/22	SITE PLAN REVISIONS	HT				
3	8/30/22	SITE PLAN REVISIONS	CH				

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SEAL

PRELIMINARY PLANTING PLAN - SOUTHWEST

MIRBEAU BEACON

7 CRAIG HOUSE LANE
CITY OF BEACON
DUTCHESS COUNTY, NEW YORK
TAX ID: 6054-13-001258

JOB #:	2021:051
DATE:	3/29/2022
SCALE:	1" = 20'
TITLE:	LL-5
SHEET:	25 OF 28

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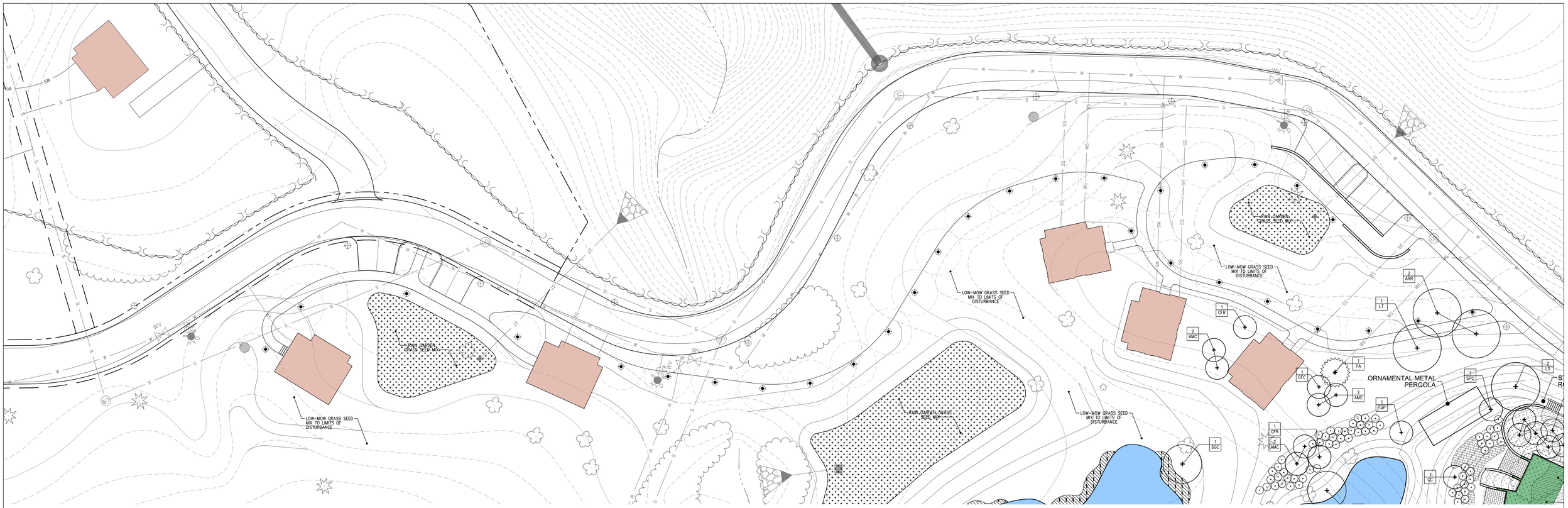

See sheet LL-2 for Planting Notes, LL-3 for Plant List & sheet LL-5 for Planting Details.

GRAPHIC SCALE
00 00 0 00
SCALE IN FEET

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REVISIONS:				REVISIONS:			
NO.	DATE	DESCRIPTION	BY	NO.	DATE	DESCRIPTION	BY
1	5/25/22	ADDED SHEET	HT				
2	7/26/22	SITE PLAN REVISIONS	HT				
3	8/30/22	SITE PLAN – REPLOT	HT				

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SEAL

PRELIMINARY PLANTING PLAN – SOUTHWEST

MIRBEAU BEACON

7 CRAIG HOUSE LANE
CITY OF BEACON
DUTCHESS COUNTY, NEW YORK
TAX ID: 6054-13-001258

JOB #:	2021:051
DATE:	3/29/2022
SCALE:	1" = 20'
TITLE:	LL-6
SHEET:	26 OF 28

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LIGHTING SCHEDULE:

Schedule

Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Lamp	Filename	Light Loss Factor	Total Lamp Lumens	Wattage	Plot
◈	B2	14	ARCHITECTURAL AREA LIGHTING	PROB-Y2-3030	PROVIDENCE BOLLARD WITH CLEAR FLAT GLASS LENS - TYPE 2	LED 3000K	B2 - PROB-Y2-3030.ies	0.9	2977	43.2	
◈	B3	38	ARCHITECTURAL AREA LIGHTING	PROB-Y3-3030	PROVIDENCE BOLLARD WITH CLEAR FLAT GLASS LENS - TYPE 3	LED 3000K	B3 - PROB-Y3-3030.ies	0.9	3031	43.7	
◈	B5	14	ARCHITECTURAL AREA LIGHTING	PROB-Y5-3030	PROVIDENCE BOLLARD WITH CLEAR FLAT GLASS LENS - TYPE 5	LED 3000K	B5 - PROB-Y5-3030.ies	0.9	2893	43.2	
⊕	P2-S	9	ARCHITECTURAL AREA LIGHTING	PROS-Y2-2030	PROVIDENCE SMALL WITH CLEAR FLAT GLASS LENS - TYPE 2	LED 3000K	P2-10 - PROS-Y2-2030.ies	0.9	1792	25.1	
⊕	P2-M	14	ARCHITECTURAL AREA LIGHTING	PROV2-36L-295-3K7-2	PROVIDENCE MEDIUM 2.0 - TYPE 2	LED 3000K	P2-16 - PROV2-36L-295-3K7-2.ies	0.9	3596	34.1	
⊕	P3-S	10	ARCHITECTURAL AREA LIGHTING	PROS-Y3-2030	PROVIDENCE SMALL WITH CLEAR FLAT GLASS LENS - TYPE 3	LED 3000K	P3-10 - PROS-Y3-2030.ies	0.9	1830	25.1	
⊕	P3-M	13	ARCHITECTURAL AREA LIGHTING	PROV2-36L-295-3K7-3	PROVIDENCE MEDIUM 2.0 - TYPE 3	LED 3000K	P3-16 - PROV2-36L-295-3K7-3.ies	0.9	3469	34.1	
⊕	P4-S	8	ARCHITECTURAL AREA LIGHTING	PROS-Y4W-2030	PROVIDENCE SMALL WITH CLEAR FLAT GLASS LENS - TYPE 4 WIDE	LED 3000K	P4-10 - PROS-Y4W-2030.ies	0.9	1793	25.1	
⊕	P4-M	3	ARCHITECTURAL AREA LIGHTING	PROV2-36L-295-3K7-4W	PROVIDENCE MEDIUM 2.0 - TYPE 4 WIDE	LED 3000K	P4W-16 - PROV2-36L-295-3K7-4W.ies	0.9	3498	34.1	
⊕	P5-S	8	ARCHITECTURAL AREA LIGHTING	PROS-Y5-2030	PROVIDENCE SMALL WITH CLEAR FLAT GLASS LENS - TYPE 5	LED 3000K	P5-10 - PROS-Y5-2030.ies	0.9	1735	25.1	
⊕	P5-M	10	ARCHITECTURAL AREA LIGHTING	PROV2-36L-295-3K7-5Q	PROVIDENCE MEDIUM 2.0 - TYPE 5	LED 3000K	P5Q-16 - PROV2-36L-295-3K7-5Q.ies	0.9	3816	34.1	

KEY TO LIGHT FIXTURES:

P2-S, P2-M, P3-S, P3-M, P4-S, P4M, P5-S & P5-M

POLE MOUNTED LIGHTS: "PROVIDENCE" BY ARCHITECTURAL AREA LIGHTING WITH LED LAMP TYPE WITH COLOR TEMPERATURE OF 3000K. LAMP IS FITTED IN CAP OF FIXTURE WITH POLE HEIGHTS TO SET FACE DOWNWARD AT A 10° OR 16° HEIGHT ABOVE GRADE PER PLAN. OPTICAL DISTRIBUTION PATTERNS TYPE 2, 3, 4 ND 5 AS NOTED ON PLAN. LED FIXTURE PERFORMANCE IS FULL CUT-OFF. ALL LAMPS SHALL HAVE A CRI OF 80 OR GREATER.

B2, B3 & B5

BOLLARD LIGHTS: "PROVIDENCE" BOLLARD BY ARCHITECTURAL AREA LIGHTING WITH LED LAMP TYPE WITH COLOR TEMPERATURE OF 3000K. HEIGHT TO BASE OF LAMP HEAD IS 42" ABOVE GRADE. OPTICAL DISTRIBUTION PATTERNS ARE TYPE 2, 3 OR 5 AS NOTED ON PLAN AND SHOWN ON CUT SHEET. ALL LAMPS SHALL HAVE A CRI OF 80 OR GREATER.

NOTE: ALL BOLLARD LIGHTS TO BE EQUIPPED WITH DIMMER CONTROLS TO ALLOW FOR REDUCING LIGHT OUTPUT TO 50% OF FULL LIGHT LEVELS SHOWN ON THE PHOTOMETRIC PLAN.

See sheet LP-3 for Fixture Specification Order Sheets.

LIGHT POLE BASE DETAIL:

1 CONC. LIGHT POLE BASE-ROUND
SCALE: 1/2" = 1'-0"

POST TOP FIXTURE IMAGERY:



GRAPHIC SCALE
40 20 0 40
SCALE IN FEET

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DRAWN BY: CMB			CHECKED BY: MAB			
REVISIONS:			REVISIONS:			
NO.	DATE	DESCRIPTION BY	NO.	DATE	DESCRIPTION	BY
1	5/25/22	PER PLANNING BOARD COMMENTS				
2	7/26/22	SITE PLAN REVISIONS				
3	8/30/22	SITE PLAN REVISIONS - PARKING				

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SITE LIGHTING PLAN - NORTH

MIRBEAU BEACON

7 CRAIG HOUSE LANE
CITY OF BEACON
DUTCHESS COUNTY, NEW YORK
TAX ID: 6054-13-001258

JOB #:	2021:051
DATE:	3/29/2022
SCALE:	1" = 40'
TITLE:	LP-2
SHEET:	27 OF 28

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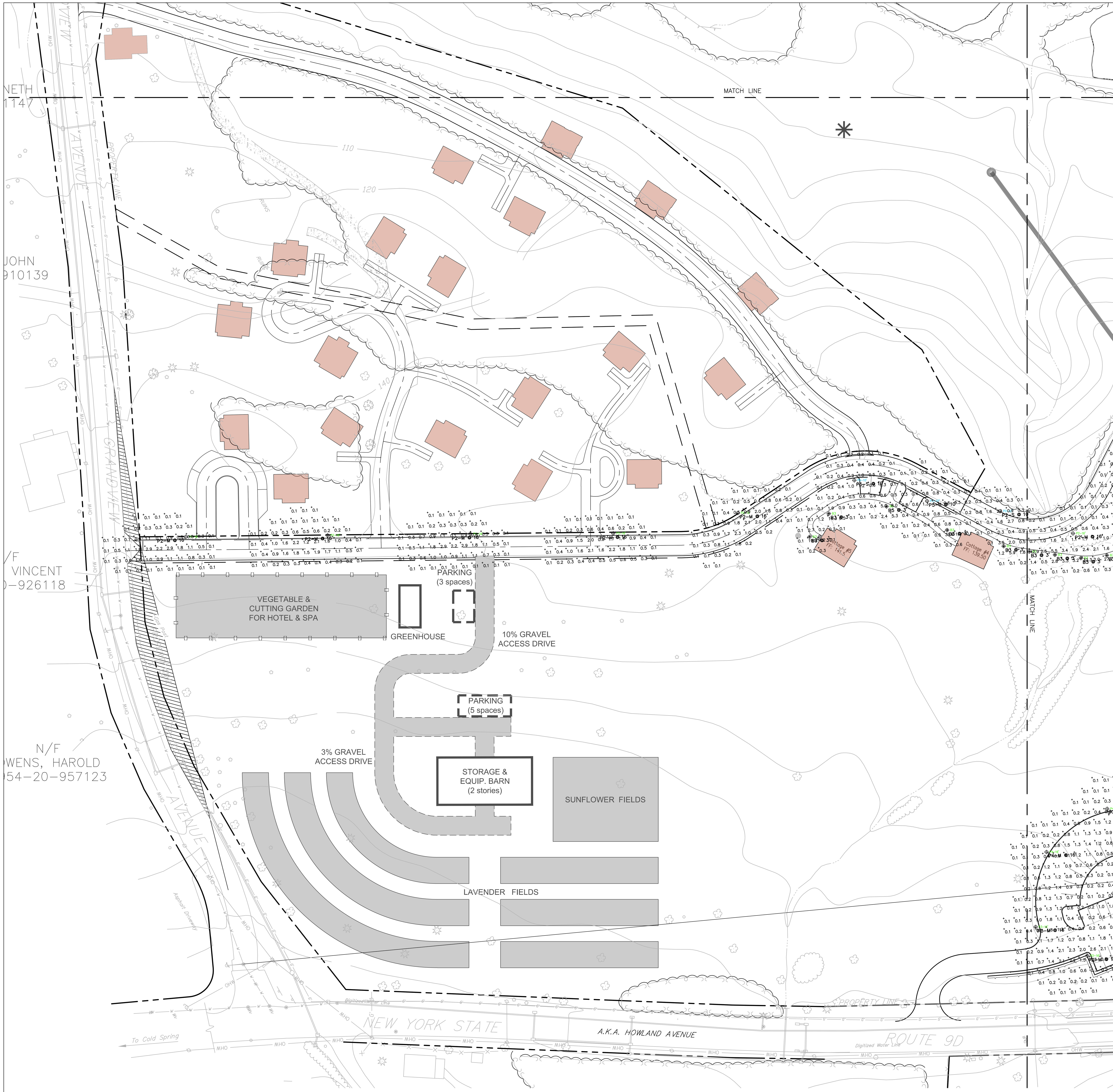
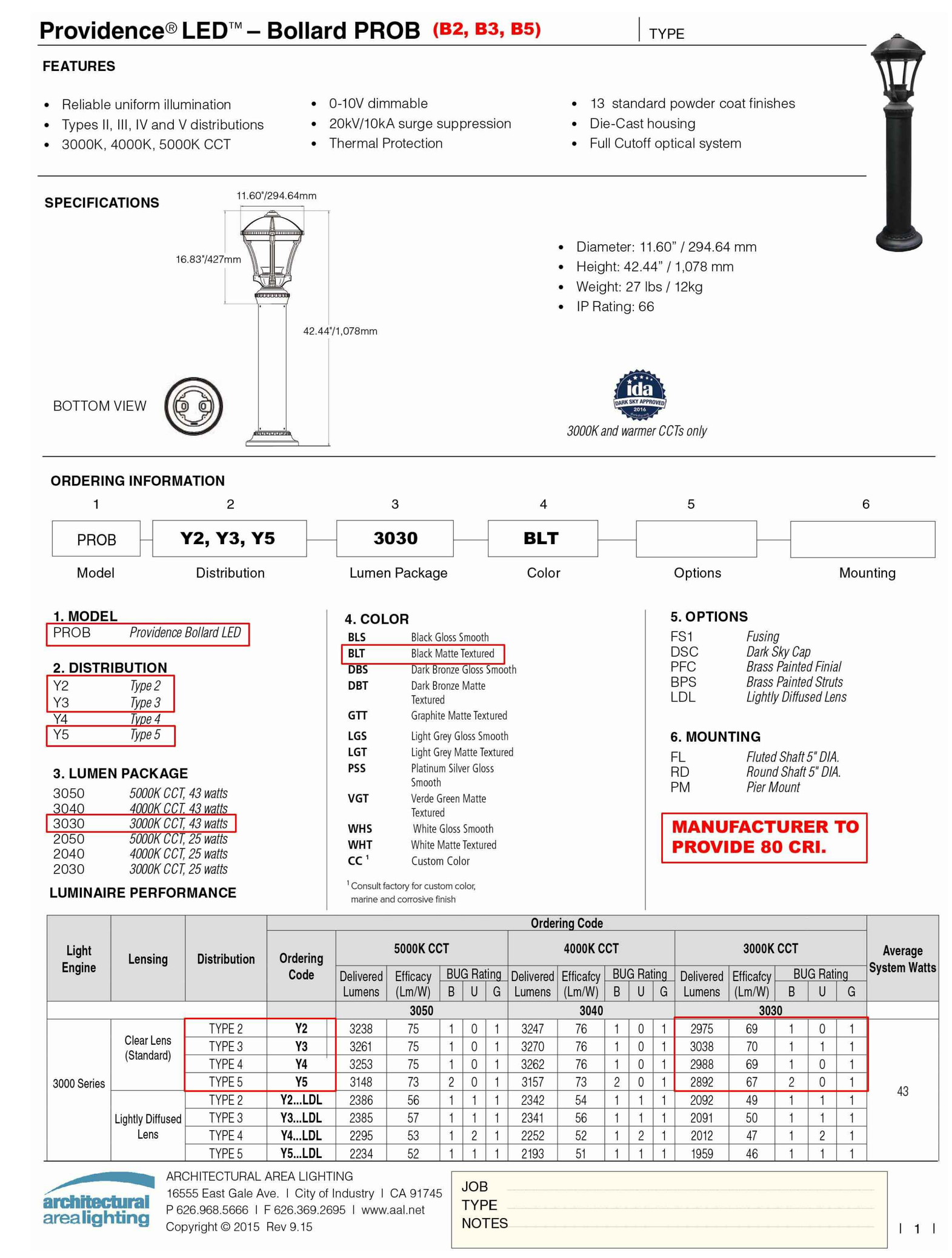


LIGHT FIXTURE SPEC SHEETS:

"B" - BOLLARD FIXTURE:



Providence® LED™ – Bollard PROB (B2, B3, B5) | TYPE

FEATURES
- Reliable uniform illumination
- Types II, III, IV and V distributions
- 3000K, 4000K, 5000K CCT
- 0-10V dimmable
- 20kV/10kA surge suppression
- Thermal Protection
- 13 standard powder coat finishes
- Die-Cast housing
- Full Cutoff optical system

SPECIFICATIONS
- Diameter: 11.60" / 294.64 mm
- Height: 42.44" / 1,078 mm
- Weight: 27 lbs / 12kg
- IP Rating: 66

BOTTOM VIEW — 3000K and warmer CCTs only

ORDERING INFORMATION

1	2	3	4	5	6
PROB	Y2, Y3, Y5	3030	BLT		
Model	Distribution	Lumen Package	Color	Options	Mounting

1. MODEL: PROB Providence Bollard LED
2. DISTRIBUTION: Y2 Type 2; Y3 Type 3; Y4 Type 4; Y5 Type 5
3. LUMEN PACKAGE: 3050 5000K CCT, 43 watts; 3040 4000K CCT, 43 watts; 3030 3000K CCT, 43 watts; 2050 5000K CCT, 25 watts; 2040 4000K CCT, 25 watts; 2030 3000K CCT, 25 watts
4. COLOR: BLS Black Gloss Smooth; BLT Black Matte Textured; DBS Dark Bronze Gloss Smooth; DBT Dark Bronze Matte Textured; GTT Graphite Matte Textured; LGS Light Grey Gloss Smooth; LGT Light Grey Matte Textured; PSS Platinum Silver Gloss Smooth; VGT Verde Green Matte Textured; WHS White Gloss Smooth; WHT White Matte Textured; CC[1] Custom Color
[1] Consult factory for custom color, marine and corrosive finish
5. OPTIONS: FS1 Fusing; DSC Dark Sky Cap; PFC Brass Painted Finial; BPS Brass Painted Struts; LDL Lightly Diffused Lens
6. MOUNTING: FL Fluted Shaft 5" DIA.; RD Round Shaft 5" DIA.; PM Pier Mount

MANUFACTURER TO PROVIDE 80 CRI.

LUMINAIRE PERFORMANCE

Light Engine	Lensing	Distribution	Ordering Code	5000K Delivered Lumens	5000K Efficacy (Lm/W)	B	U	G	4000K Delivered Lumens	4000K Efficacy (Lm/W)	B	U	G	3000K Delivered Lumens	3000K Efficacy (Lm/W)	B	U	G	Average System Watts
				3050					3040					3030					
3000 Series	Clear Lens (Standard)	TYPE 2	Y2	3238	75	1	0	1	3247	76	1	0	1	2975	69	1	0	1	43
		TYPE 3	Y3	3261	75	1	0	1	3270	76	1	0	1	3038	70	1	1	1	
		TYPE 4	Y4	3253	75	1	0	1	3262	76	1	0	1	2988	69	1	0	1	
		TYPE 5	Y5	3148	73	2	0	1	3157	73	2	0	1	2892	67	2	0	1	
	Lightly Diffused Lens	TYPE 2	Y2...LDL	2386	56	1	1	1	2342	54	1	1	1	2092	49	1	1	1	
		TYPE 3	Y3...LDL	2385	57	1	1	1	2341	56	1	1	1	2091	50	1	1	1	
		TYPE 4	Y4...LDL	2295	53	1	2	1	2252	52	1	2	1	2012	47	1	2	1	
		TYPE 5	Y5...LDL	2234	52	1	1	1	2193	51	1	1	1	1959	46	1	1	1	

ARCHITECTURAL AREA LIGHTING
16555 East Gale Ave. | City of Industry | CA 91745
P 626.968.5666 | F 626.369.2695 | www.aal.net
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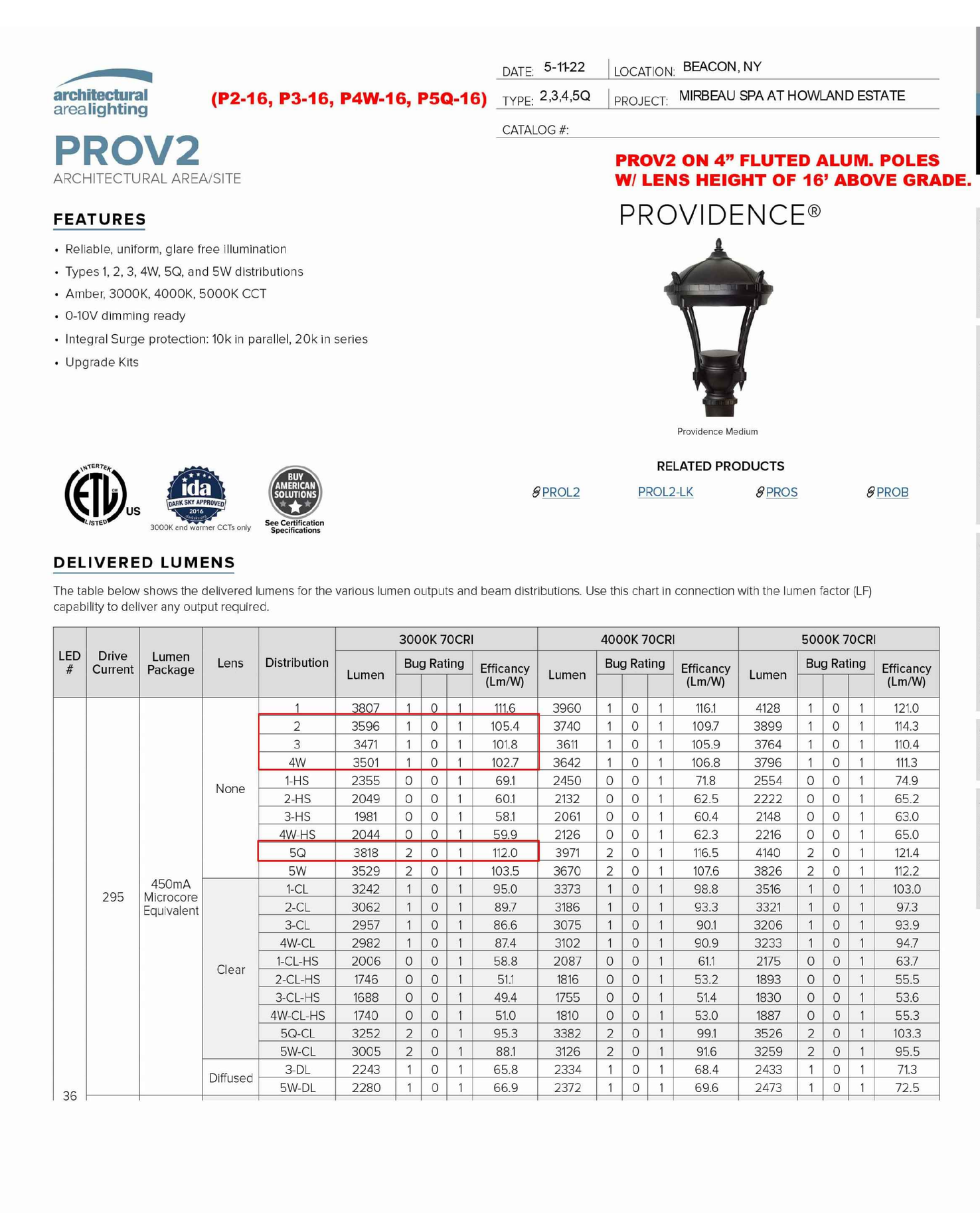
JOB / TYPE / NOTES

"P" - MEDIUM POST TOP FIXTURE:



DATE: 5-11-22 LOCATION: BEACON, NY
(P2-16, P3-16, P4W-16, P5Q-16) TYPE: 2,3,4,5Q PROJECT: MIRBEAU SPA AT HOWLAND ESTATE
CATALOG #:

PROV2 ARCHITECTURAL AREA/SITE

PROV2 ON 4" FLUTED ALUM. POLES W/ LENS HEIGHT OF 16' ABOVE GRADE.

PROVIDENCE®

FEATURES
- Reliable, uniform, glare free illumination
- Types 1, 2, 3, 4W, 5Q, and 5W distributions
- Amber, 3000K, 4000K, 5000K CCT
- 0-10V dimming ready
- Integral Surge protection: 10k in parallel, 20k in series
- Upgrade Kits

Providence Medium

RELATED PRODUCTS: PROL2, PROL2-LK, PROS, PROB

PHOTOMETRY | DELIVERED LUMENS | DIMENSIONAL DRAWINGS | ARMS | COLOR CHART

DELIVERED LUMENS

The table below shows the delivered lumens for the various lumen outputs and beam distributions. Use this chart in connection with the lumen factor (LF) capability to deliver any output required.

LED #	Drive Current	Lumen Package	Lens	Distribution	3000K Lumen	B	U	G	3000K Efficacy (Lm/W)	4000K Lumen	B	U	G	4000K Efficacy (Lm/W)	5000K Lumen	B	U	G	5000K Efficacy (Lm/W)
36	295	450mA Microcore Equivalent	None	1	3807	1	0	1	111.6	3960	1	0	1	116.1	4128	1	0	1	121.0
				2	3596	1	0	1	105.4	3740	1	0	1	109.7	3899	1	0	1	114.3
				3	3471	1	0	1	101.8	3611	1	0	1	105.9	3764	1	0	1	110.4
				4W	3501	1	0	1	102.7	3642	1	0	1	106.8	3796	1	0	1	111.3
				1-HS	2355	0	0	1	69.1	2450	0	0	1	71.8	2554	0	0	1	74.9
				2-HS	2049	0	0	1	60.1	2132	0	0	1	62.5	2222	0	0	1	65.2
				3-HS	1981	0	0	1	58.1	2061	0	0	1	60.4	2148	0	0	1	63.0
				4W-HS	2044	0	0	1	59.9	2126	0	0	1	62.3	2216	0	0	1	65.0
				5Q	3818	2	0	1	112.0	3971	2	0	1	116.5	4140	2	0	1	121.4
				5W	3529	2	0	1	103.5	3670	2	0	1	107.6	3826	2	0	1	112.2
			Clear	1-CL	3242	1	0	1	95.0	3373	1	0	1	98.8	3516	1	0	1	103.0
				2-CL	3062	1	0	1	89.7	3186	1	0	1	93.3	3321	1	0	1	97.3
				3-CL	2957	1	0	1	86.6	3075	1	0	1	90.1	3206	1	0	1	93.9
				4W-CL	2982	1	0	1	87.4	3102	1	0	1	90.9	3233	1	0	1	94.7
				1-CL-HS	2006	0	0	1	58.8	2087	0	0	1	61.1	2175	0	0	1	63.7
				2-CL-HS	1746	0	0	1	51.1	1816	0	0	1	53.2	1893	0	0	1	55.5
				3-CL-HS	1688	0	0	1	49.4	1755	0	0	1	51.4	1830	0	0	1	53.6
				4W-CL-HS	1740	0	0	1	51.0	1810	0	0	1	53.0	1887	0	0	1	55.3
				5Q-CL	3252	2	0	1	95.3	3382	2	0	1	99.1	3526	2	0	1	103.3
				5W-CL	3005	2	0	1	88.1	3126	2	0	1	91.6	3259	2	0	1	95.5
			Diffused	3-DL	2243	1	0	1	65.8	2334	1	0	1	68.4	2433	1	0	1	71.3
				5W-DL	2280	1	0	1	66.9	2372	1	0	1	69.6	2473	1	0	1	72.5

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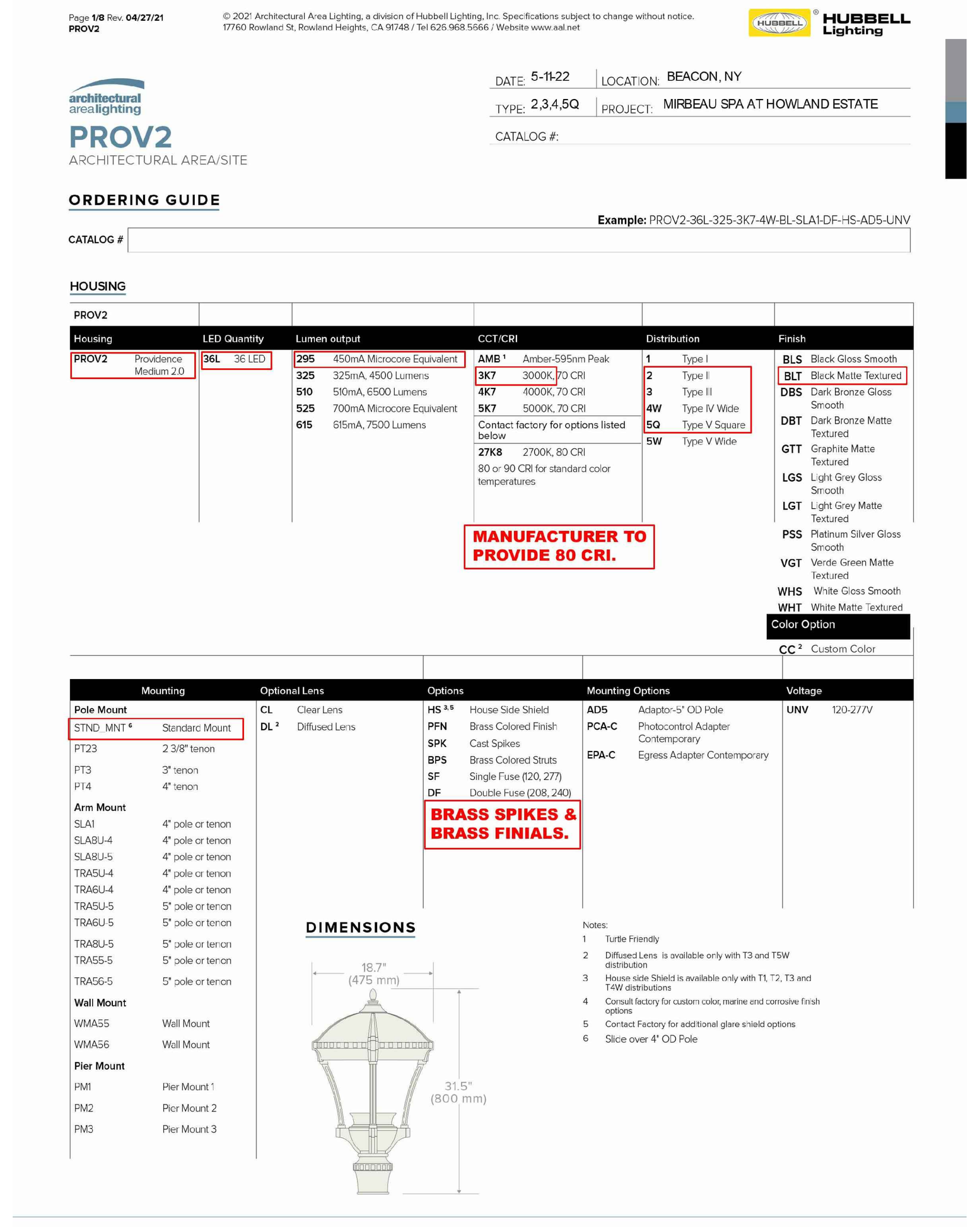

DATE: 5-11-22 LOCATION: BEACON, NY
TYPE: 2,3,4,5Q PROJECT: MIRBEAU SPA AT HOWLAND ESTATE
CATALOG #:

PROV2 ARCHITECTURAL AREA/SITE

ORDERING GUIDE

Example: PROV2-36L-325-3K7-4W-BL-SLA1-DF-HS-AD5-UNV

HOUSING — PROV2
- Housing: PROV2 Providence Medium 2.0
- LED Quantity: 36L 36 LED
- Lumen output: 295 450mA Microcore Equivalent; 325 325mA, 4500 Lumens; 510 510mA, 6500 Lumens; 525 700mA Microcore Equivalent; 615 615mA, 7500 Lumens
- CCT/CRI: AMB[1] Amber-595nm Peak; 3K7 3000K, 70 CRI; 4K7 4000K, 70 CRI; 5K7 5000K, 70 CRI; Contact factory for options listed below; 27K8 2700K, 80 CRI; 80 or 90 CRI for standard color temperatures
- Distribution: 1 Type I; 2 Type II; 3 Type III; 4W Type IV Wide; 5Q Type V Square; 5W Type V Wide
- Finish: BLS Black Gloss Smooth; BLT Black Matte Textured; DBS Dark Bronze Gloss Smooth; DBT Dark Bronze Matte Textured; GTT Graphite Matte Textured; LGS Light Grey Gloss Smooth; LGT Light Grey Matte Textured; PSS Platinum Silver Gloss Smooth; VGT Verde Green Matte Textured; WHS White Gloss Smooth; WHT White Matte Textured; Color Option: CC[2] Custom Color

MANUFACTURER TO PROVIDE 80 CRI.

- Mounting: Pole Mount: STND_MNT[4] Standard Mount; PT23 2 3/8" tenon; PT3 3" tenon; PT4 4" tenon; Arm Mount: SLA1, SLA8U-4, SLA8U-5, TRA5U-4, TRA6U-4, TRA5U-5, TRA6U-5, TRA8U-5, TRA55-5, TRA56-5 (4"/5" pole or tenon); Wall Mount: WMA55, WMA56 Wall Mount; Pier Mount: PM1 Pier Mount 1; PM2 Pier Mount 2; PM3 Pier Mount 3
- Optional Lens: CL Clear Lens; DL[3] Diffused Lens
- Options: HS[3,5] House Side Shield; PFN Brass Colored Finish; SPK Cast Spikes; BPS Brass Colored Struts; SF Single Fuse (120, 277); DF Double Fuse (208, 240)
- Mounting Options: AD5 Adaptor-5" OD Pole; PCA-C Photocontrol Adapter Contemporary; EPA-C Egress Adapter Contemporary
- Voltage: UNV 120-277V

BRASS SPIKES & BRASS FINIALS.

DIMENSIONS: 18.7" (475 mm); 31.5" (800 mm)

Notes:
1. Turtle Friendly
2. Diffused Lens is available only with T3 and T5W distribution
3. House side Shield is available only with T1, T2, T3 and T4W distributions
4. Consult factory for custom color, marine and corrosive finish options
5. Contact Factory for additional glare shield options
6. Slice over 4" OD Pole

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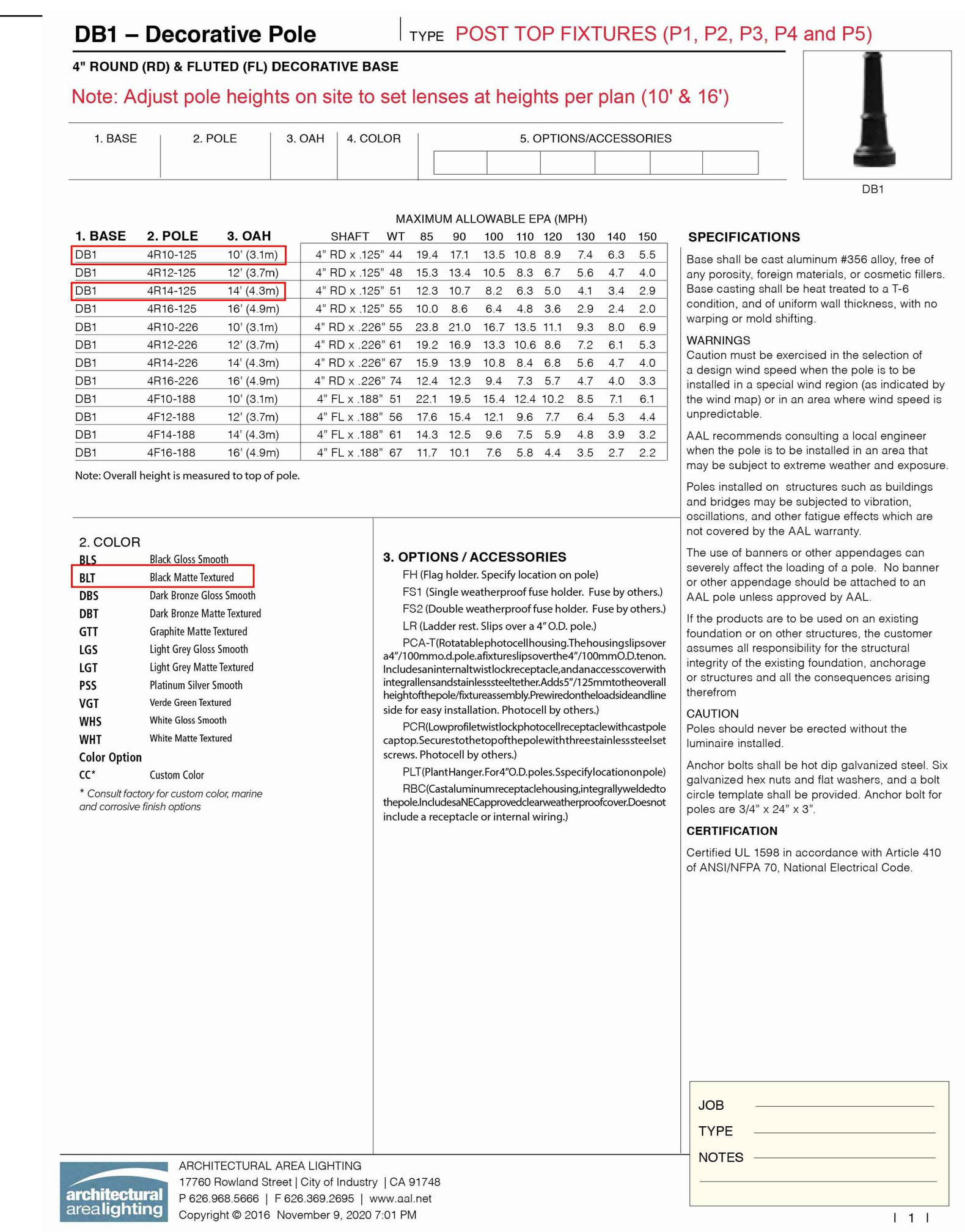
See Sheet LP-2 for Lighting Schedule/Computations and Light Pole Base Detail.

POST TOP FIXTURES POLE:



DB1 – Decorative Pole | TYPE POST TOP FIXTURES (P1, P2, P3, P4 and P5)
4" ROUND (RD) & FLUTED (FL) DECORATIVE BASE

Note: Adjust pole heights on site to set lenses at heights per plan (10' & 16')

1. BASE | 2. POLE | 3. OAH | 4. COLOR | 5. OPTIONS/ACCESSORIES

MAXIMUM ALLOWABLE EPA (MPH)

1. BASE	2. POLE	3. OAH	SHAFT	WT	85	90	100	110	120	130	140	150
DB1	4R10-125	10' (3.1m)	4" RD x .125"	44	19.4	17.1	13.5	10.8	8.9	7.4	6.3	5.5
DB1	4R12-125	12' (3.7m)	4" RD x .125"	48	15.3	13.4	10.5	8.3	6.7	5.6	4.7	4.0
DB1	4R14-125	14' (4.3m)	4" RD x .125"	51	12.3	10.7	8.2	6.3	5.0	4.1	3.4	2.9
DB1	4R16-125	16' (4.9m)	4" RD x .125"	55	10.0	8.6	6.4	4.8	3.6	2.9	2.4	2.0
DB1	4R10-226	10' (3.1m)	4" RD x .226"	55	23.8	21.0	16.7	13.5	11.1	9.3	8.0	6.9
DB1	4R12-226	12' (3.7m)	4" RD x .226"	61	19.2	16.9	13.3	10.6	8.6	7.2	6.1	5.3
DB1	4R14-226	14' (4.3m)	4" RD x .226"	67	15.9	13.9	10.8	8.4	6.8	5.6	4.7	4.0
DB1	4R16-226	16' (4.9m)	4" RD x .226"	74	12.4	12.3	9.4	7.3	5.7	4.7	4.0	3.3
DB1	4F10-188	10' (3.1m)	4" FL x .188"	51	22.1	19.5	15.4	12.4	10.2	8.5	7.1	6.1
DB1	4F12-188	12' (3.7m)	4" FL x .188"	56	17.6	15.4	12.1	9.6	7.7	6.4	5.3	4.4
DB1	4F14-188	14' (4.3m)	4" FL x .188"	61	14.3	12.5	9.6	7.5	5.9	4.8	3.9	3.2
DB1	4F16-188	16' (4.9m)	4" FL x .188"	67	11.7	10.1	7.6	5.8	4.4	3.5	2.7	2.2

Note: Overall height is measured to top of pole.

2. COLOR: BLS Black Gloss Smooth; BLT Black Matte Textured; DBS Dark Bronze Gloss Smooth; DBT Dark Bronze Matte Textured; GTT Graphite Matte Textured; LGS Light Grey Gloss Smooth; LGT Light Grey Matte Textured; PSS Platinum Silver Smooth; VGT Verde Green Textured; WHS White Gloss Smooth; WHT White Matte Textured; Color Option: CC* Custom Color
* Consult factory for custom color, marine and corrosive finish options

3. OPTIONS / ACCESSORIES
- FH (Flag holder. Specify location on pole)
- FS1 (Single weatherproof fuse holder. Fuse by others.)
- FS2 (Double weatherproof fuse holder. Fuse by others.)
- LR (Ladder rest. Slips over a 4" O.D. pole.)
- PCA-T (Rotatable photocell housing. The housing slips over a 4"/100mm o.d. pole a fixture slips over the 4"/100mm O.D. tenon. Includes an internal twistlock receptacle, and an access cover with integral hinges and stainless steel tether. Adds 5"/125mm to the overall height of the pole/fixture assembly. Prewired on the loads side for easy installation. Photocell by others.)
- PCR (Low profile twistlock photocell receptacle with cast pole cap top. Secures to the top of the pole with three stainless steel screws. Photocell by others.)
- PLT (Plant Hanger. For 4" O.D. poles. Specify location on pole)
- RBC (Cast aluminum receptacle housing, integrally welded to the pole. Includes a NEC approved clear weatherproof cover. Does not include a receptacle or internal wiring.)

SPECIFICATIONS
Base shall be cast aluminum #356 alloy, free of any porosity, foreign materials, or cosmetic fillers. Base casting shall be heat treated to a T-6 condition, and of uniform wall thickness, with no warping or mold shifting.

WARNINGS
Caution must be exercised in the selection of a design wind speed when the pole is to be installed in a special wind region (as indicated by the wind map) or in an area where wind speed is unpredictable.

AAL recommends consulting a local engineer when the pole is to be installed in an area that may be subject to extreme weather and exposure.

Poles installed on structures such as buildings and bridges may be subjected to vibration, oscillations, and other fatigue effects which are not covered by the AAL warranty.

The use of banners or other appendages can severely affect the loading of a pole. No banner or other appendage should be attached to an AAL pole unless approved by AAL.

If the products are to be used on an existing foundation or on other structures, the customer assumes all responsibility for the structural integrity of the existing foundation, anchorage or structures and all the consequences arising therefrom

CAUTION
Poles should never be erected without the luminaire installed.

Anchor bolts shall be hot dip galvanized steel. Six galvanized hex nuts and flat washers, and a bolt circle template shall be provided. Anchor bolt for poles are 3/4" x 24" x 3".

CERTIFICATION
Certified UL 1598 in accordance with Article 410 of ANSI/NFPA 70, National Electrical Code.

JOB / TYPE / NOTES

ARCHITECTURAL AREA LIGHTING
17760 Rowland Street | City of Industry | CA 91748
P 626.968.5666 | F 626.369.2695 | www.aal.net
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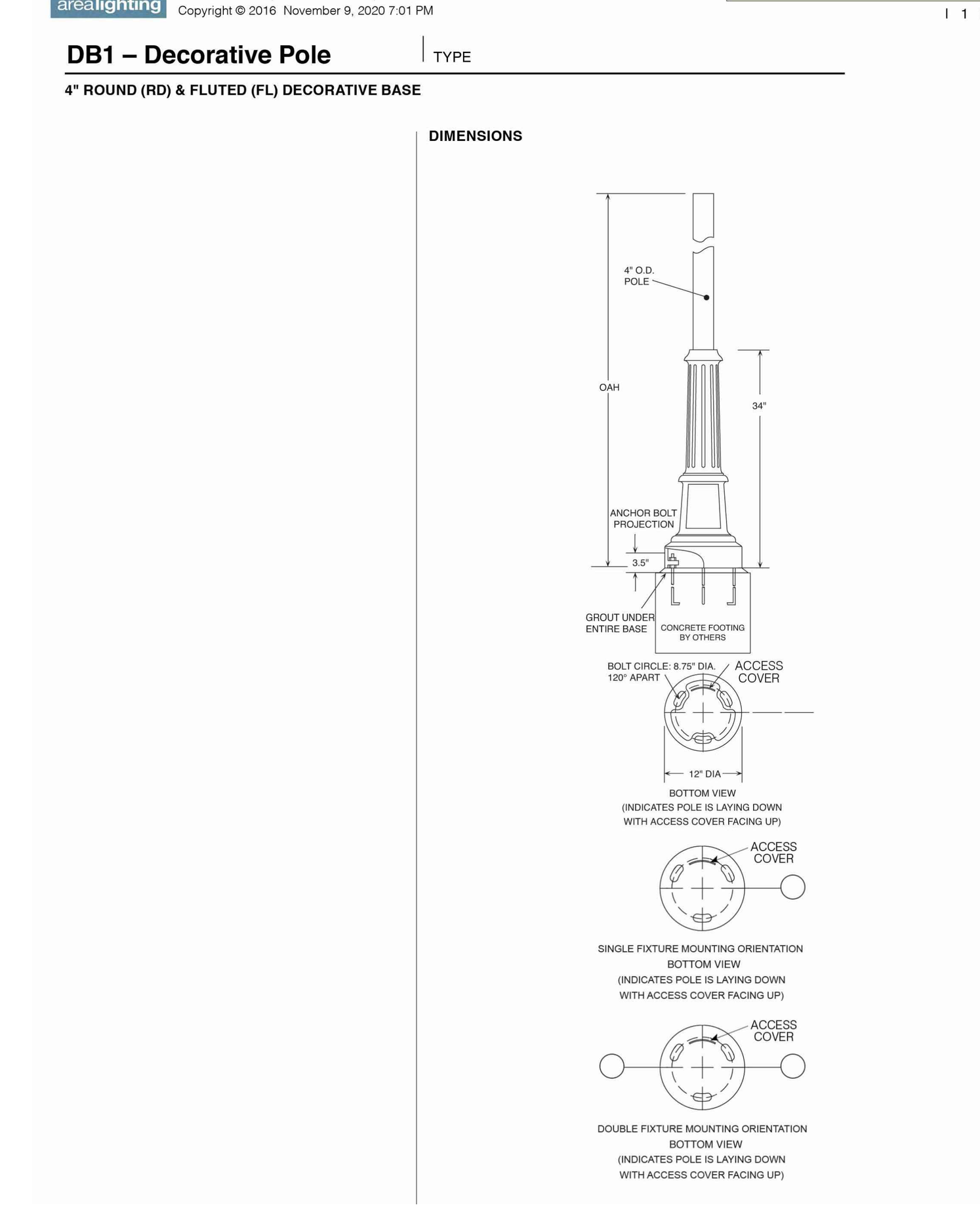
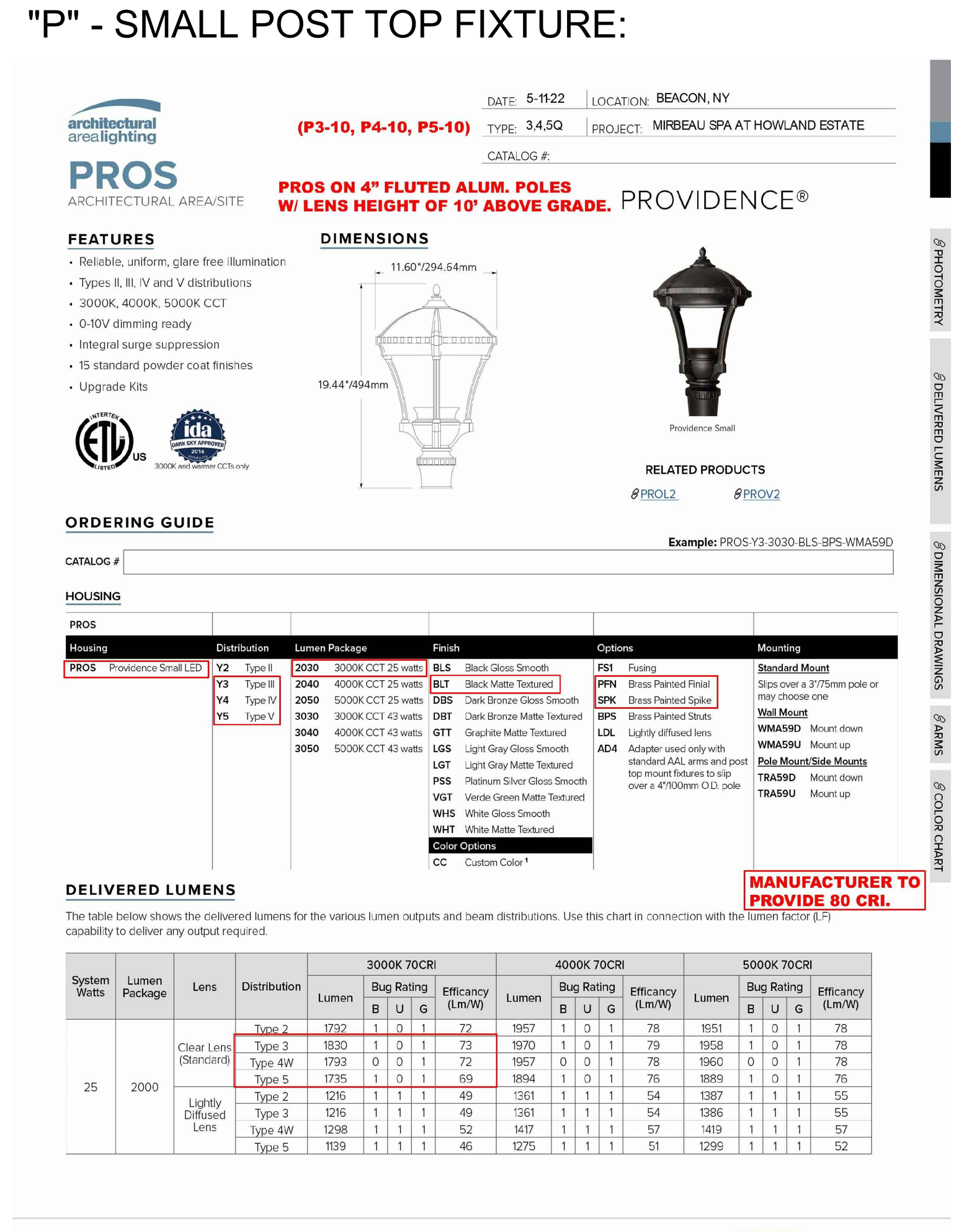


DB1 – Decorative Pole | TYPE
4" ROUND (RD) & FLUTED (FL) DECORATIVE BASE

"P" - SMALL POST TOP FIXTURE:



DATE: 5-11-22 LOCATION: BEACON, NY
(P3-10, P4-10, P5-10) TYPE: 3,4,5Q PROJECT: MIRBEAU SPA AT HOWLAND ESTATE
CATALOG #:

PROS ARCHITECTURAL AREA/SITE

PROS ON 4" FLUTED ALUM. POLES W/ LENS HEIGHT OF 10' ABOVE GRADE.

PROVIDENCE®

FEATURES
- Reliable, uniform, glare free illumination
- Types II, III, IV and V distributions
- 3000K, 4000K, 5000K CCT
- 0-10V dimming ready
- Integral surge suppression
- 15 standard powder coat finishes
- Upgrade Kits

DIMENSIONS: 11.60"/294.64mm; 19.44"/494mm

Providence Small

RELATED PRODUCTS: PROL2, PROV2

ORDERING GUIDE

Example: PROS-Y3-3030-BLS-BPS-WMA59D

HOUSING — PROS
- Housing: PROS Providence Small LED
- Distribution: Y2 Type II; Y3 Type III; Y4 Type IV; Y5 Type V
- Lumen Package: 2030 3000K CCT 25 watts; 2040 4000K CCT 25 watts; 2050 5000K CCT 25 watts; 3030 3000K CCT 43 watts; 3040 4000K CCT 43 watts; 3050 5000K CCT 43 watts
- Finish: BLS Black Gloss Smooth; BLT Black Matte Textured; DBS Dark Bronze Gloss Smooth; DBT Dark Bronze Matte Textured; GTT Graphite Matte Textured; LGS Light Gray Gloss Smooth; LGT Light Gray Matte Textured; PSS Platinum Silver Gloss Smooth; VGT Verde Green Matte Textured; WHS White Gloss Smooth; WHT White Matte Textured; Color Options: CC Custom Color[1]
- Options: FS1 Fusing; PFN Brass Painted Finial; SPK Brass Painted Spike; BPS Brass Painted Struts; LDL Lightly diffused lens; AD4 Adapter used only with standard AAL arms and post top mount fixtures to slip over a 4"/100mm O.D. pole
- Mounting: Standard Mount: Slips over a 3"/75mm pole or may choose one; Wall Mount: WMA59D Mount down; WMA59U Mount up; Pole Mount/Side Mounts: TRA59D Mount down; TRA59U Mount up

MANUFACTURER TO PROVIDE 80 CRI.

DELIVERED LUMENS

The table below shows the delivered lumens for the various lumen outputs and beam distributions. Use this chart in connection with the lumen factor (LF) capability to deliver any output required.

System Watts	Lumen Package	Lens	Distribution	3000K Lumen	B	U	G	3000K Efficacy (Lm/W)	4000K Lumen	B	U	G	4000K Efficacy (Lm/W)	5000K Lumen	B	U	G	5000K Efficacy (Lm/W)
25	2000	Clear Lens (Standard)	Type 2	1792	1	0	1	72	1957	1	0	1	78	1951	1	0	1	78
			Type 3	1830	1	0	1	73	1970	1	0	1	79	1958	1	0	1	78
			Type 4W	1793	0	0	1	72	1957	0	0	1	78	1960	0	0	1	78
			Type 5	1735	1	0	1	69	1894	1	0	1	76	1889	1	0	1	76
		Lightly Diffused Lens	Type 2	1216	1	1	1	49	1361	1	1	1	54	1387	1	1	1	55
			Type 3	1216	1	1	1	49	1361	1	1	1	54	1386	1	1	1	55
			Type 4W	1298	1	1	1	52	1417	1	1	1	57	1419	1	1	1	57
			Type 5	1139	1	1	1	46	1275	1	1	1	51	1299	1	1	1	52

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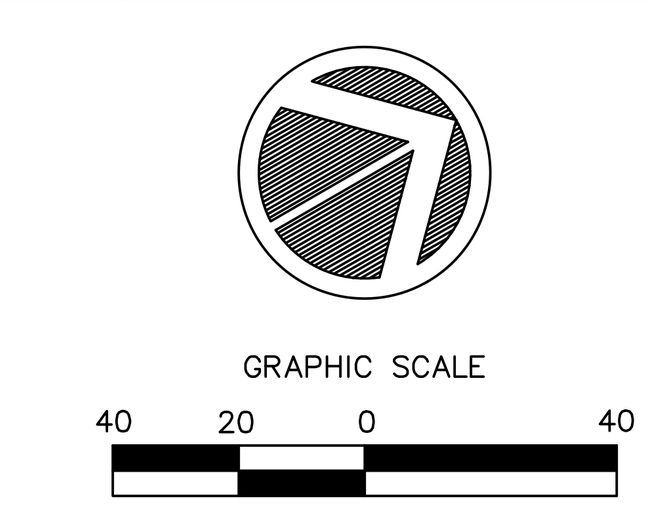

Dig Safely. New York — Call 811 before you dig

DRAWN BY: HT/CH/DW				CHECKED BY: HT			
REVISIONS:				REVISIONS:			
NO.	DATE	DESCRIPTION	BY	NO.	DATE	DESCRIPTION	BY
1	5/25/22	PER PLANNING BOARD COMMENTS					
2	7/26/22	SITE PLAN REVISIONS					

ARROWSTREET
ARCHITECTURE & DESIGN
10 POST OFFICE SQUARE
SUITE 700N
BOSTON MA 02109
617.623.5555
arrowstreet.com

Mirbeau INN & SPA

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www.lrcconsult.com
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LRC Proj. No. 21-2809

HUDSON LAND DESIGN

SEAL

HUDSON LAND DESIGN
PROFESSIONAL ENGINEERING P.C.
174 MAIN ST., BEACON, NEW YORK 12508
13 CHAMBERS ST., NEWBURGH, NEW YORK 12550
PH: 845-440-6926
F: 845-440-6637

SITE LIGHTING PLAN – SOUTHEAST
MIRBEAU BEACON

7 CRAIG HOUSE LANE
CITY OF BEACON
DUTCHESS COUNTY, NEW YORK
TAX ID: 6054-13-001258

JOB #:	2021:051
DATE:	3/29/2022
SCALE:	1" = 40'
TITLE:	LP-3
SHEET:	28 OF 28

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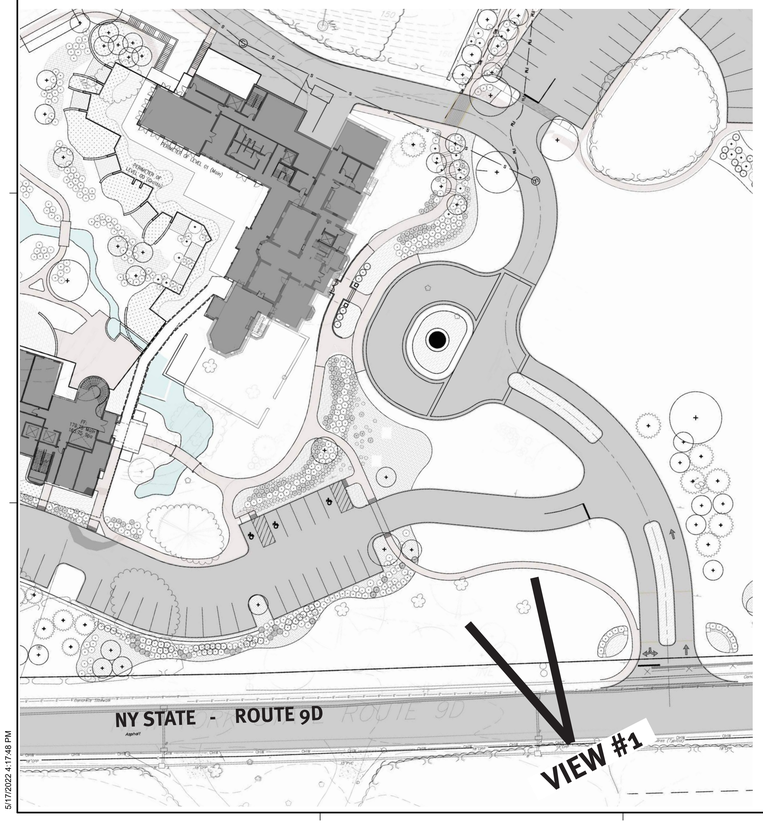
#1: PRIMARY VIEW SHED



CURRENT VIEW
SOUTH OF FORMER CURB CUT





NEW VIEW #1

NOTE:
Elevation at “View #1” = 185
Elevation at Mansion exterior ground under portico = 178.6

5/17/2022 4:17:48 PM

CLIENT:
Mirbeau INN & SPA

ARCHITECT:
ARROWSTREET
ARCHITECTURE & DESIGN
10 POST OFFICE SQUARE
SUITE 700N
BOSTON MA 02109
617.623.5555
arrowstreet.com

CONSULTANT:

PROJECT INFORMATION:
MIRBEAU BEACON
7 CRAIG HOUSE LANE
BEACON, NY 12508

ISSUANCE:
SPECIAL USE PERMIT APPLICATION

REVISIONS:

No.	Date	Description

DRAWING TITLE:
PRIMARY VIEW SHED RENDERING
08/30/22
DRAWING NUMBER:
A 0.02

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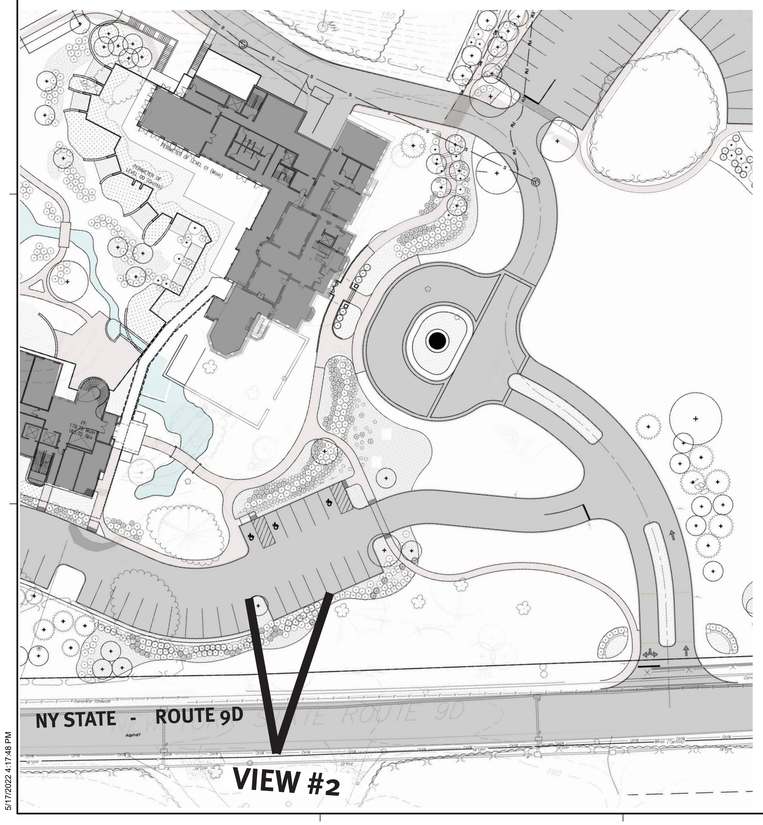
#2: SECONDARY VIEW SHED



CURRENT VIEW
PERPENDICULAR TO MANSION





NEW VIEW #2

NOTE:
Elevation at “View #2” = 189
Elevation at Mansion exterior ground under portico = 178.6

5/17/2022 4:17:48 PM

CLIENT:

Mirbeau INN & SPA

ARCHITECT:

ARROWSTREET
ARCHITECTURE & DESIGN

10 POST OFFICE SQUARE
SUITE 700N
BOSTON MA 02109
617.623.5555
arrowstreet.com

CONSULTANT:

PROJECT INFORMATION:

MIRBEAU BEACON

7 CRAIG HOUSE LANE
BEACON, NY 12508

ISSUANCE:

SPECIAL USE PERMIT APPLICATION

REVISIONS:

No.	Date	Description

DRAWING TITLE:
SECONDARY VIEW SHED RENDERING

08/30/22

DRAWING NUMBER:
A 0.03

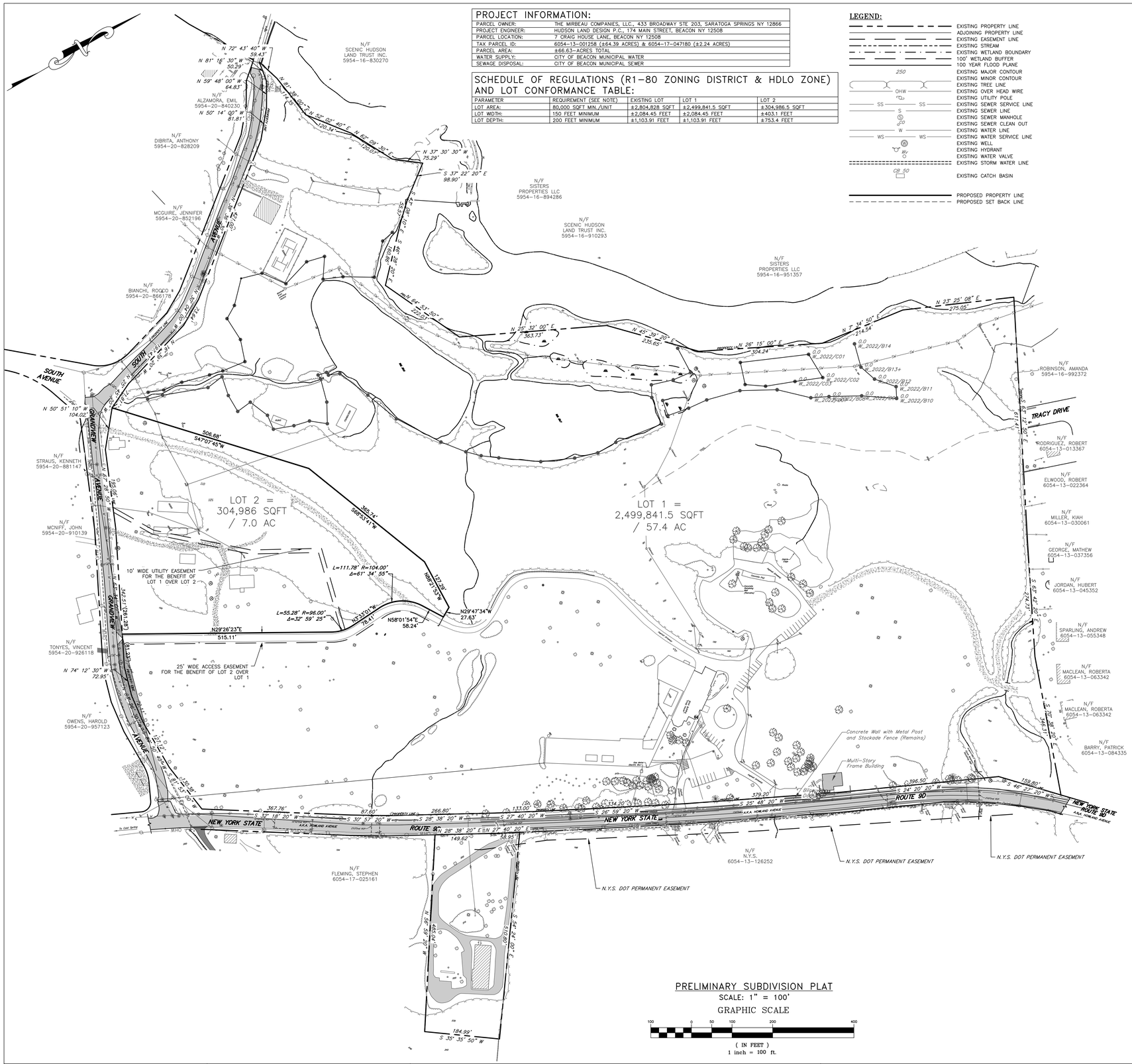
PROJECT INFORMATION:	
PARCEL OWNER:	THE MIRBEAU COMPANIES, LLC., 433 BROADWAY STE 203, SARATOGA SPRINGS NY 12866
PROJECT ENGINEER:	HUDSON LAND DESIGN P.C., 174 MAIN STREET, BEACON NY 12508
PARCEL LOCATION:	7 CRAIG HOUSE LANE, BEACON NY 12508
TAX PARCEL ID:	6054-13-001258 (±64.39 ACRES) & 6054-17-047180 (±2.24 ACRES)
PARCEL AREA:	±66.63-ACRES TOTAL
WATER SUPPLY:	CITY OF BEACON MUNICIPAL WATER
SEWAGE DISPOSAL:	CITY OF BEACON MUNICIPAL SEWER

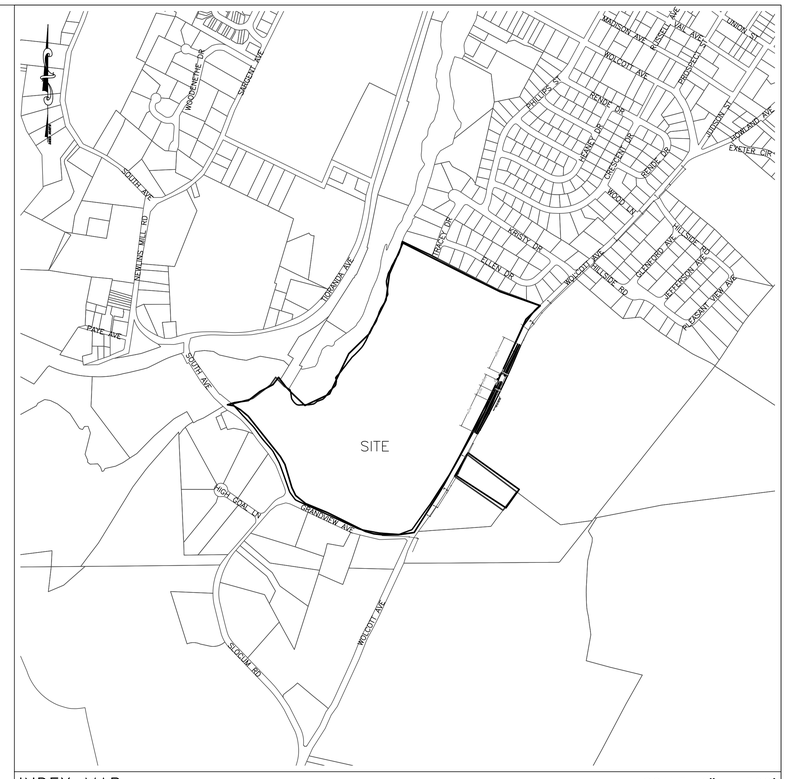
SCHEDULE OF REGULATIONS (R1-80 ZONING DISTRICT & HDLO ZONE) AND LOT CONFORMANCE TABLE:

PARAMETER	REQUIREMENT (SEE NOTE)	EXISTING LOT	LOT 1	LOT 2
LOT AREA:	80,000 SQFT MIN./UNIT	±2,804,828 SQFT	±2,499,841.5 SQFT	±304,986.5 SQFT
LOT WIDTH:	150 FEET MINIMUM	±2,084.45 FEET	±2,084.45 FEET	±403.1 FEET
LOT DEPTH:	200 FEET MINIMUM	±1,103.91 FEET	±1,103.91 FEET	±753.4 FEET

LEGEND:

- EXISTING PROPERTY LINE
- ADJOINING PROPERTY LINE
- EXISTING EASEMENT LINE
- EXISTING STREAM
- EXISTING WETLAND BOUNDARY
- 100' WETLAND BUFFER
- 100 YEAR FLOOD PLAINE
- 250 EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- EXISTING TREE LINE
- OHW EXISTING OVER HEAD WIRE
- SS EXISTING UTILITY POLE
- EXISTING SEWER SERVICE LINE
- EXISTING SEWER LINE
- EXISTING SEWER MANHOLE
- EXISTING SEWER CLEAN OUT
- W EXISTING WATER LINE
- WS EXISTING WATER SERVICE LINE
- EXISTING WELL
- EXISTING HYDRANT
- EXISTING WATER VALVE
- EXISTING STORM WATER LINE
- CB 50 EXISTING CATCH BASIN
- PROPOSED PROPERTY LINE
- PROPOSED SET BACK LINE





INDEX MAP — SCALE: 1" = 500'

MAP REFERENCES:

1. "TOPOGRAPHIC MAP PREPARED FOR MIRBEAU INN & SPA RHINEBECK" DATED OCTOBER 21, 2003 AS PREPARED BY BADEY & WATSON SURVEYING & ENGINEERING D.P.C., N.Y.S. LICENSE NO. 48167 AND REVISED ON MARCH 17, 2022.

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3. THE TOPOGRAPHIC DATA HEREON WAS COMPILED PHOTOGRAMMETRICALLY FROM AERIAL PHOTOGRAPHS DATED APRIL 14, 2003. THE PHOTO SCALE WAS 1 INCH TO 500 FEET. THE COMPILATION SCALE WAS 1 INCH TO 40 FEET.
4. THE MERIDIAN AND COORDINATE VALUES HEREON REFER TO THE NEW YORK STATE COORDINATE SYSTEM, EAST ZONE (NAVD-1983).
5. THE VERTICAL DATUM HEREON IS THE NORTH AMERICAN VERTICAL DATUM OF 1988.
6. PROPERTY LINE TAKEN FROM 2003 SURVEY BY PETER A. HUSTIS, L.S. IT IS NOT THE PRODUCT OF A SURVEY BY BADEY & WATSON SURVEYING & ENGINEERING, P.C.
7. REVISED ON MARCH 17, 2022 AS FOLLOWS
   - A. UPDATED LOGO.
   - B. ADDED GRAPHIC SCALE.
   - C. REMOVED 2003 WETLANDS BOUNDARY FLAGGING.
   - C. ADDED WETLAND FLAGGING BY ECOLOGICAL SOLUTIONS, INC. AND RELATED DATA.
   - D. VERIFIED MH273 LOCATION AND INVERTS, AND SEWER LINE NORTH ALONG SOUTH AVENUE, AND RELATED DATA.
8. WETLANDS FLAGS A29, B13 AND H11 WERE NOT FOUND IN FIELD, APPROXIMATE LOCATION BASED ON SKETCH BY ECOLOGICAL SOLUTIONS, INC..
9. THE VERTICAL DATUM HEREON IS NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 1988).
10. THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) HAS DETERMINED THAT THIS PROPERTY LIES WITHIN FLOOD HAZARD ZONE X AS INDICATED HEREON. THE ZONE BOUNDARIES WERE TAKEN FROM FLOOD INSURANCE RATE MAPS (FIRM) COMMUNITY MAP NO. 36027C0577E WITH AN EFFECTIVE DATE OF MAY 2, 2012.
11. THE WETLANDS SHOWN ON THIS MAP ARE FEDERALLY REGULATED WETLANDS AS DETERMINED BY AND DELINEATED BY ECOLOGICAL SOLUTIONS, INC..

PRELIMINARY SUBDIVISION PLAT
SCALE: 1" = 100'
GRAPHIC SCALE

100 0 50 100 200 400
(IN FEET)
1 inch = 100 ft.

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.

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1	5/25/22	ADDED SHEET	CMB				
2	6/28/22	NO CHANGE THIS SHEET	CMB				
3	7/26/22	PER PLANNING BOARD COMMENTS	CMB				
4	8/30/22	PER PLANNING BOARD COMMENTS	CMB				

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SEAL

PRELIMINARY SUBDIVISION PLAT

MIRBEAU BEACON

7 CRAIG HOUSE LANE
CITY OF BEACON
DUTCHESS COUNTY, NEW YORK
TAX ID: 6054-13-001258

JOB #:	2021:051
DATE:	3/29/2022
SCALE:	1" = 100'
TITLE:	PL-1
SHEET:	1 OF 1

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APPLICATION FOR SITE PLAN & SPECIAL USE PERMIT

MIRBEAU BEACON INN & SPA

7 CRAIG HOUSE LANE
CITY OF BEACON, DUTCHESS COUNTY, NEW YORK
TAX ID: 6054-13-001258
LOT AREA: ±64.35
R1-80 ZONING DISTRICT

OWNER & APPLICANT:
MIRBEAU BEACON, LLC;
433 BROADWAY STE 203,
SARATOGA SPRINGS, NY 12866



AREA MAP SCALE: 1" = 500'

SITE PLAN DRAWING INDEX:

SHEET 1: COVER SHEET: CV-1
SHEET 2: EXISTING CONDITIONS AND REMOVALS PLAN: XC-1
SHEET 3: OVERALL MASTER PLAN: SP-1
SHEET 4: SITE PLAN - NORTH: SP-2
SHEET 5: SITE PLAN - SOUTH: SP-3
SHEET 6: SITE PLAN - SOUTHWEST: SP-4
SHEET 7: GRADING & UTILITY PLAN - NORTH: GU-1
SHEET 8: GRADING & UTILITY PLAN - SOUTH: GU-2
SHEET 9: GRADING & UTILITY PLAN - SOUTHWEST GU-3
SHEET 10: EROSION & SEDIMENT CONTROL PLAN - NORTH: ESC-1
SHEET 11: EROSION & SEDIMENT CONTROL PLAN - SOUTH: ESC-2
SHEET 12: PROFILES: PR-1
SHEET 13: PROFILES: PR-2
SHEET 14: PROFILES: PR-3
SHEET 15: PROFILES: PR-4
SHEET 16: DETAILS: CD-1
SHEET 17: DETAILS: CD-2
SHEET 18: DETAILS: CD-3
SHEET 19: DETAILS: CD-4
SHEET 20: TREE REMOVAL & PROTECTION PLAN - NORTH: TP-1
SHEET 21: TREE REMOVAL & PROTECTION PLAN - SOUTH: TP-2
SHEET 22: PRELIMINARY PLANTING PLAN - NORTH: LL-2
SHEET 23: PRELIMINARY PLANTING PLAN - SOUTH: LL-3
SHEET 24: PRELIMINARY PLANTING PLAN - HOTEL/SPA AREA: LL-4
SHEET 25: PRELIMINARY PLANTING PLAN - PARKING: LL-5
SHEET 26: PRELIMINARY PLANTING PLAN - SOUTH/COTTAGES: LL-6
SHEET 27: SITE LIGHTING PLAN - NORTH: LP-2
SHEET 28: SITE LIGHTING PLAN - SOUTH: LP-3

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

PROJECT ARCHITECT:
ARROWSTREET
10 POST OFFICE SQUARE
SUITE 700N
BOSTON, MA 02109
PH: 617-623-5555

PROJECT LANDSCAPE ARCHITECT:
THE LRC GROUP
85 CIVIC CENTER PLAZA
SUITE 204
POUGHKEEPSIE, NY 12601
PH: 845-243-2880

PROJECT WETLAND & WIDLIFE BIOLOGIST:
ECOLOGICAL SOLUTIONS, LLC
121 LEON STOCKER DRIVE
STRATTON, VT 05360
(203) 910-4716

PROJECT SURVEYOR:
BADEY & WATSON
SURVEYING & ENGINEERING D.P.C.
3063 U.S. 9
COLD SPRING, NY 10516
PH: 845-265-9217

PROJECT TRAFFIC CONSULTANT:
COLLIERS ENGINEERING & DESIGN P.C.
400 COLUMBUS AVENUE,
SUITE 108E
VALHALLA, NY 10595
PH: 914-347-7500

PROJECT ATTORNEY:
BERLANDI NUSSBAUM & REITZAS LLP.
527 ROUTE 22, SUITE #2
PAWLING, NY 12564
PH: 212-804-6329

OWNER'S CONSENT:
THE UNDERSIGNED OWNER OF THE PROPERTY HEREON STATES THAT HE IS FAMILIAR WITH THIS MAP, ITS CONTENTS AND ITS LEGENDS AND HEREBY CONSENTS TO ALL SAID TERMS AND CONDITIONS AS STATED HEREON.

_____ _____
MIRBEAU BEACON, LLC DATE

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.

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_____ SECRETARY

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STATE OF NEW YORK MICHAEL A. BERGMAN 084455 LICENSED PROFESSIONAL ENGINEER
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COVER SHEET

MIRBEAU BEACON

7 CRAIG HOUSE LANE
CITY OF BEACON
DUTCHESS COUNTY, NEW YORK
TAX ID: 6054-13-001258

JOB #:	2021:051
DATE:	3/29/2022
SCALE:	AS SHOWN
TITLE:	XC-1
SHEET:	1 OF 28

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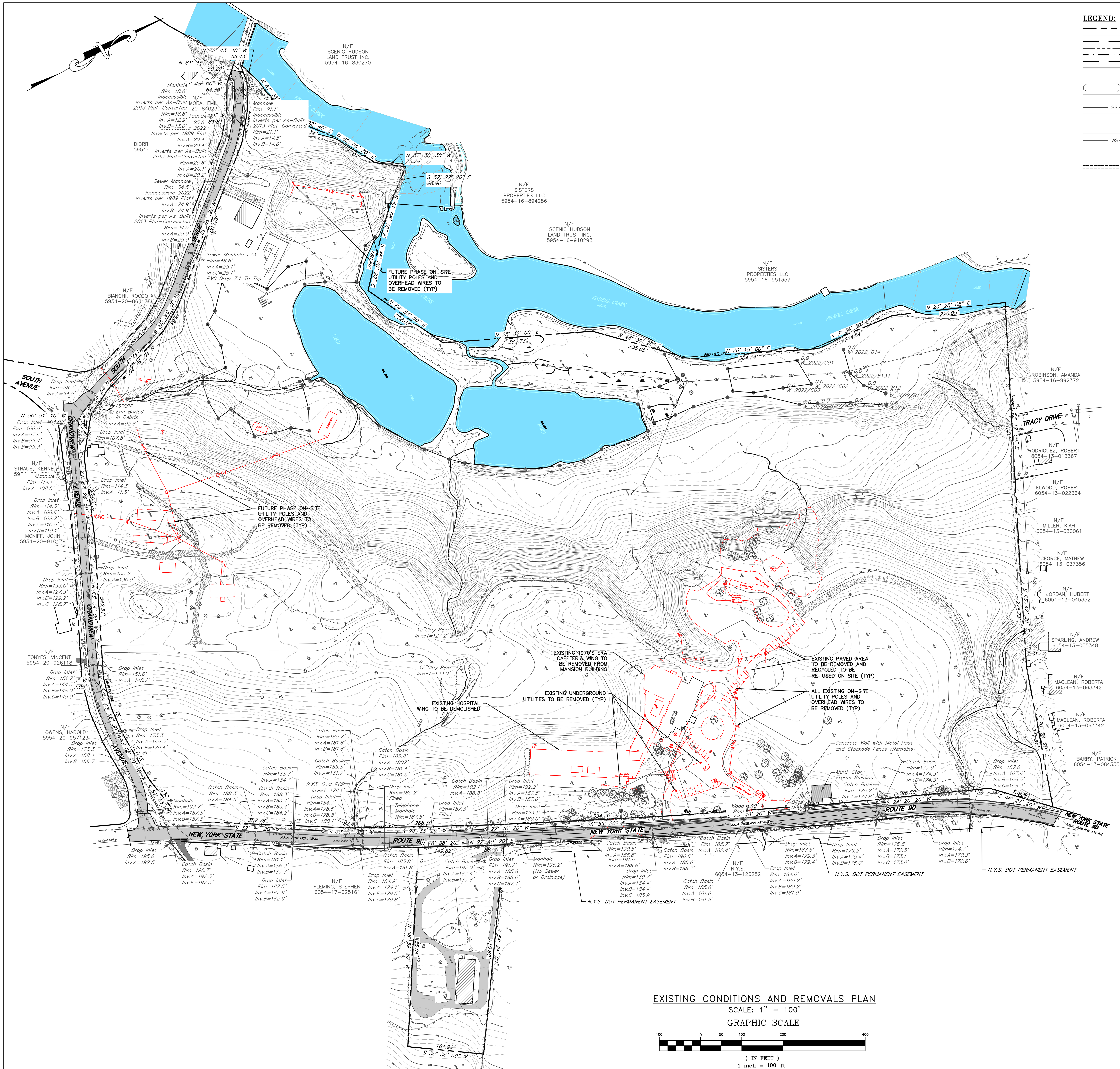

EXISTING CONDITIONS AND REMOVALS PLAN

SCALE: 1" = 100'

GRAPHIC SCALE

100 0 50 100 200 400

(IN FEET)
1 inch = 100 ft.

LEGEND:

— — —	EXISTING PROPERTY LINE
———	ADJOINING PROPERTY LINE
— —	EXISTING EASEMENT LINE
- - -	EXISTING STREAM
— · —	EXISTING WETLAND BOUNDARY
— —	100' WETLAND BUFFER
———	100 YEAR FLOOD PLANE
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	EXISTING MINOR CONTOUR
	EXISTING TREE LINE
OHW	EXISTING OVER HEAD WIRE
	EXISTING UTILITY POLE
SS	EXISTING SEWER SERVICE LINE
S	EXISTING SEWER LINE
Ⓢ	EXISTING SEWER MANHOLE
CO	EXISTING SEWER CLEAN OUT
W	EXISTING WATER LINE
WS	EXISTING WATER SERVICE LINE
Ⓦ	EXISTING WELL
	EXISTING HYDRANT
WV	EXISTING WATER VALVE
=====	EXISTING STORM WATER LINE
CB 50	EXISTING CATCH BASIN

PROJECT INFORMATION:

PARCEL OWNER:	THE MIRBEAU COMPANIES, LLC., 433 BROADWAY STE 203, SARATOGA SPRINGS NY 12866
PROJECT ENGINEER:	HUDSON LAND DESIGN P.C., 174 MAIN STREET, BEACON NY 12508
PARCEL LOCATION:	7 CRAIG HOUSE LANE, BEACON NY 12508
TAX PARCEL ID:	6054-13-001258 (±64.39 ACRES) & 6054-17-047180 (±2.24 ACRES)
PARCEL AREA:	±66.63-ACRES TOTAL
WATER SUPPLY:	CITY OF BEACON MUNICIPAL WATER
SEWAGE DISPOSAL:	CITY OF BEACON MUNICIPAL SEWER

MAP REFERENCES:

1. "TOPOGRAPHIC MAP PREPARED FOR MIRBEAU INN & SPA RHINEBECK" DATED OCTOBER 21, 2003 AS PREPARED BY BADEY & WATSON SURVEYING & ENGINEERING D.P.C., N.Y.S. LICENSE NO. 48167 AND REVISED ON MARCH 17, 2022.

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   C. ADDED WETLAND FLAGGING BY MICHAEL NOWICKI AND RELATED DATA.
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EXISTING CONDITIONS & REMOVALS PLAN

MIRBEAU BEACON

7 CRAIG HOUSE LANE
CITY OF BEACON
DUTCHESS COUNTY, NEW YORK
TAX ID: 6054-13-001258

JOB #:	2021:051
DATE:	3/29/2022
SCALE:	1" = 100'
TITLE:	XC-1
SHEET:	2 OF 28

UNAUTHORIZED ALTERATIONS OR ADDITIONS TO THIS DRAWING IS A VIOLATION OF SECTION 7209.2 OF THE NEW YORK EDUCATION LAW

SCHEDULE OF REGULATIONS (R1–80 ZONING DISTRICT & HDLO ZONE) AND LOT CONFORMANCE TABLE:

PARAMETER	REQUIREMENT (SEE NOTE)	EXISTING LOT	EX. MANSION	EX. S GATE HOUSE	EX. TIORANDA SCH.	EX. BENNET HSE	PROP. HOTEL	PROP. MAINT. BLG.
LOT AREA:	80,000 SQFT MIN./UNIT	±2,804,828 SQFT						
LOT WIDTH:	150 FEET MINIMUM	±1,103.91 FEET						
LOT DEPTH:	200 FEET MINIMUM	±2,084.45 FEET						
YARD SETBACKS:								
FRONT YARD:	50 FEET		±1,135.4 FEET	±4.1 FEET*	±50.1 FEET	±1,527.4 FEET	±816.9 FEET	±1497.2 FEET
SIDE YARD:	30 FEET		±189.5 FEET	±916.4 FEET	±226.8 FEET	±5.4 FEET*	±94.8 FEET	±555.9 FEET
REAR YARD:	50 FEET MINIMUM		±782.9 FEET	±2,204.3 FEET	±296.3 FEET	±520.4 FEET	±948.0 FEET	±708.1 FEET
MAX. BUILDING HEIGHT:	35 FT, 2.5 STORIES		±38 FEET *	EXISTING	EXISTING	EXISTING	±35 FEET	±25 FEET
MAX. BUILDING COVERAGE:	10% MAX.	±1.3%						

*EXISTING NON-CONFORMING

NOTES:
1. THE HISTORIC DISTRICT AND LANDMARK OVERLAY (HDLO) ZONE OVERLAYS THE UNDERLYING R1–80 ZONE APPLICABLE TO SINGLE–FAMILY RESIDENTIAL DEVELOPMENT. THE PLANNING BOARD HAS THE AUTHORITY TO APPROVE BUILDING SIZE AND BUILDING CONFIGURATION FOR A PROJECT WITHIN THE HDLO AS PART OF IT'S SPECIAL PERMIT REVIEW.

PARKING CONFORMANCE TABLE:

LAND USE	CODE REQUIREMENT	REQUIRED
HOTEL (75 ROOMS)	1 SPACE/ROOM	75 SPACES
COTTAGES (5)	2 SPACES/COTTAGE	10 SPACES
RESTAURANT (110 SEATS/2,364 SQFT)	1 SPACE/3 PERSONS OR 1 SPACE/150 SQFT GROSS	37 SPACES OR 16 SPACES
	FLR. AREA EXCL. UTILITY AREAS	
SPA (21 ROOMS/6,125 SQFT)	1 SPACE/200 SQFT OF GROSS FLR. AREA EXCL. UTILITY AREAS	31 SPACES
EMPLOYEES (80 AT ANY ONE TIME)	1 SPACE/EMPLOYEE	80 SPACES
	TOTAL REQUIRED:	233 SPACES
	TOTAL PROVIDED:	248 SPACES

PARKING NOTES:
1. PARKING FOR THE COTTAGES IS PROPOSED TO BE PROVIDED AT A RATE OF 2 SPACES PER COTTAGE.
2. DUE TO SHIFT OVERLAP, THERE COULD BE UP TO 80 EMPLOYEES ONSITE AT ANY ONE TIME TO SERVICE THE HOTEL, RESTAURANT AND SPA AS WELL AS OTHER PORTIONS OF THE PROJECT.
3. SPA SQUARE FOOTAGE INCLUDES ALL PUBLICLY AVAILABLE SPA SPACE. BACK–OF–HOUSE OR SUPPORT SPACE HAS BEEN EXCLUDED FROM THIS CALCULATION.
4. THE FUTURE TIORANDA RECREATION AREA PROVIDES AN ADDITIONAL 38 PARKING SPACES.
5. 7 ADA PARKING SPACES ARE PROVIDED.

PHASE 1 ARCHAEOLOGICAL STUDY NOTES:

1. A PHASE IA LITERATURE REVIEW ARCHAEOLOGICAL SENSITIVITY ASSESSMENT AND A PHASE IB ARCHAEOLOGICAL FIELD INVESTIGATION STUDY WAS COMPLETED BY HARTGEN ARCHEOLOGICAL ASSOCIATES, INC IN JULY OF 2006. THE STUDY IDENTIFIED SEVERAL PRE–CONTACT AND HISTORICAL SENSITIVE AREAS.
2. FOUR (4) PRE–CONTACT ZONES WERE DISCOVERED DURING THE STUDY IDENTIFIED AS SITES #1, #3, #4 AND #5 ON THE PLAN.
3. THREE (3) HISTORIC ZONES WERE DISCOVERED DURING THE STUDY IDENTIFIED AS SITE #2, #6 AND #7 ON THE PLAN.
4. THE NEW YORK STATE HISTORICAL PRESERVATION OFFICE HAS DETERMINED THAT THE SENSITIVE ZONES AND ASSOCIATED 50' BUFFERS WITHIN THESE AREAS SHOULD BE AVOIDED TO THE GREATEST EXTENT POSSIBLE. NO EXCAVATION SHALL TAKE PLACE WITHIN THE SENSITIVE ZONES, AND LIMITED WORK CAN BE PROPOSED WITHIN THE 50' BUFFERS.
5. FILLING ONLY WITHIN THE 50' BUFFERS WILL NOT REQUIRE A PHASE II STUDY TO BE PREPARED. ALL EXCAVATION WORK WITHIN THE SENSITIVE AREA OR BUFFER WILL REQUIRE A PHASE II STUDY TO BE PREPARED WITHIN THOSE AREAS.
6. A SMALL PORTION OF FILLING WILL TAKE PLACE WITHIN THE WESTERN 50' BUFFER WITHIN SITE #1 WHICH IS PERMITTED. THE TENT VENUE AREA IS PARTIALLY WITHIN THE SOUTHEASTERLY 50' BUFFER OF SITE #1. NO GRADING OR EXCAVATION IS PROPOSED WITHIN THIS AREA.
7. THERE IS A SMALL AMOUNT OF AT–GRADE ROAD WIDENING WITHIN THE 50' BUFFER ASSOCIATED WITH SITE #5. THE SHPO OFFICE RECOMMENDS THE USE OF GEOTEXTILE SEPARATION REINFORCEMENT OVER TOPSOIL FOR PLACEMENT OF PAVEMENT WITHIN A BUFFER AREA. NO TOPSOIL IS TO BE REMOVED.
8. SEE GRADING PLANS FOR PROPOSED WORK WITHIN THESE AREAS.

LEGEND:

- EXISTING PROPERTY LINE
- ADJOINING PROPERTY LINE
- EXISTING EASEMENT LINE
- EXISTING STREAM
- EXISTING WETLAND BOUNDARY
- 100' WETLAND BUFFER
- 100 YEAR FLOOD PLANE
- 250 EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- EXISTING TREE LINE
- OHW EXISTING OVER HEAD WIRE
- EXISTING UTILITY POLE
- SS EXISTING SEWER SERVICE LINE
- S EXISTING SEWER LINE
- EXISTING SEWER MANHOLE
- EXISTING SEWER CLEAN OUT
- WS EXISTING WATER LINE
- EXISTING WATER SERVICE LINE
- EXISTING WELL
- EXISTING HYDRANT
- EXISTING WATER VALVE
- EXISTING STORM WATER LINE
- CB 50 EXISTING CATCH BASIN

- PROPOSED PROPERTY LINE
- PROPOSED SET BACK LINE
- 250 PROPOSED MAJOR CONTOUR
- 252 PROPOSED MINOR CONTOUR
- PROPOSED EASEMENT
- PROPOSED TREE LINE
- S PROPOSED SEWER LINE
- SS PROPOSED SEWER SERVICE LINE
- PROPOSED SEWER MANHOLE
- PROPOSED SEWER CLEAN OUT
- PROPOSED SDS LATERAL
- PROPOSED SDS SOLID LINE
- ST PROPOSED STORM WATER LINE
- RL PROPOSED ROOF LEADER LINE
- PROPOSED ROOF LEADER
- W PROPOSED WATER LINE
- WS PROPOSED WATER SERVICE LINE
- PROPOSED WELL
- PROPOSED HYDRANT
- PROPOSED WATER SHUT OFF VALVE
- PROPOSED WATER VALVE

OVERALL MASTER PLAN
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LRC Environmental Services, Inc.
LRC Proj. No. 21-2809
● Landscape Architecture ● Civil Engineering ● Environmental Services ● Land Surveying ● Land Planning

HUDSON LAND DESIGN
SEAL
HUDSON LAND DESIGN PROFESSIONAL ENGINEERING P.C.
174 MAIN ST., BEACON, NEW YORK 12508
13 CHAMBERS ST., NEWBURGH, NEW YORK 12550
PH: 845–440–6926
F: 845–440–6637

OVERALL MASTER PLAN

MIRBEAU BEACON

7 CRAIG HOUSE LANE
CITY OF BEACON
DUTCHESS COUNTY, NEW YORK
TAX ID: 6054–13–001258

JOB #:	2021:051
DATE:	3/29/2022
SCALE:	1" = 100'
TITLE:	SP–1
SHEET:	3 OF 28

UNAUTHORIZED ALTERATIONS OR ADDITIONS TO THIS DRAWING IS A VIOLATION OF SECTION 7209.2 OF THE NEW YORK EDUCATION LAW



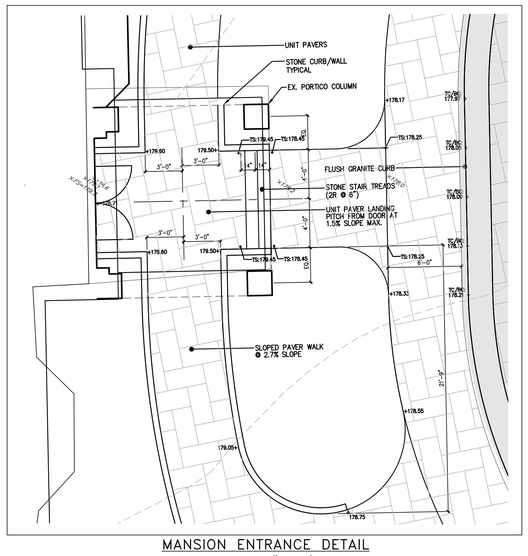
LEGEND:

- EXISTING PROPERTY LINE
- ADJOINING PROPERTY LINE
- EXISTING EASEMENT LINE
- EXISTING STREAM
- EXISTING WETLAND BOUNDARY
- 100' WETLAND BUFFER
- 100 YEAR FLOOD PLANE
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- EXISTING TREE LINE
- EXISTING OVER HEAD WIRE
- EXISTING UTILITY POLE
- EXISTING SEWER SERVICE LINE
- EXISTING SEWER LINE
- EXISTING SEWER MANHOLE
- EXISTING SEWER CLEAN OUT
- EXISTING WATER LINE
- EXISTING WATER SERVICE LINE
- EXISTING WELL
- EXISTING HYDRANT
- EXISTING WATER VALVE
- EXISTING STORM WATER LINE
- EXISTING CATCH BASIN

- PROPOSED PROPERTY LINE
- PROPOSED SET BACK LINE
- PROPOSED MAJOR CONTOUR
- PROPOSED MINOR CONTOUR
- PROPOSED EASEMENT
- PROPOSED TREE LINE
- PROPOSED SEWER LINE
- PROPOSED SEWER SERVICE LINE
- PROPOSED SEWER MANHOLE
- PROPOSED SEWER CLEAN OUT
- PROPOSED SDS LATERAL
- PROPOSED SDS SOLID LINE
- PROPOSED STORM WATER LINE
- PROPOSED ROOF LEADER LINE
- PROPOSED ROOF LEADER
- PROPOSED WATER LINE
- PROPOSED WATER SERVICE LINE
- PROPOSED WELL
- PROPOSED HYDRANT
- PROPOSED WATER SHUT OFF VALVE
- PROPOSED WATER VALVE

SIGHT DISTANCE NOTES:

1. THE AVAILABLE SIGHT DISTANCE ON MIRBEAU LANE AT THE PROPOSED PARKING SPACES FOR COTTAGE #1, #2 AND #3 MEETS OR EXCEEDS 130 FEET AT EACH PARKING SPACE. THE PROPOSED SPEED LIMIT FOR MIRBEAU LANE IS 15 MPH WHICH REQUIRES A STOPPING SIGHT DISTANCE OF 80 FEET. THE AVAILABLE STOPPING SIGHT DISTANCE OF A MINIMUM OF 130 FEET SATISFIES SPEED LIMITS GREATER THAN 20 MPH. THEREFORE THE SIGHT DISTANCE IS ADEQUATE.



MANSION ENTRANCE DETAIL
SCALE: 1" = 5'

SITE PLAN – NORTH
SCALE: 1" = 40'

GRAPHIC SCALE
40 0 20 40 80 160
(IN FEET)
1 inch = 40 ft.

N/F

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.

Dig. Safely. New York Call 811 before you dig

DRAWN BY: CMB				CHECKED BY: MAB			
REVISIONS:				REVISIONS:			
NO.	DATE	DESCRIPTION	BY	NO.	DATE	DESCRIPTION	BY
1	5/25/22	PER PLANNING BOARD COMMENTS	CMB				
2	6/28/22	PER PLANNING BOARD COMMENTS	CMB				
3	7/26/22	PER PLANNING BOARD COMMENTS	CMB				
4	8/30/22	PER PLANNING BOARD COMMENTS	CMB				

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LRC GROUP
85 Civic Center Plaza, Suite 204
Poughkeepsie NY 12601
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160 West Street, Suite E
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● Civil Engineering
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STATE OF NEW YORK MICHAEL A. BOGDANOS 084486 LICENSED PROFESSIONAL ENGINEER
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174 MAIN ST., BEACON, NEW YORK 12508
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SITE PLAN – NORTH

MIRBEAU BEACON

7 CRAIG HOUSE LANE
CITY OF BEACON
DUTCHESS COUNTY, NEW YORK
TAX ID: 6054-13-001258

JOB #:	2021:051
DATE:	3/29/2022
SCALE:	1" = 40'
TITLE:	SP-2
SHEET:	4 OF 28

UNAUTHORIZED ALTERATIONS OR ADDITIONS TO THIS DRAWING IS A VIOLATION OF SECTION 7209.2 OF THE NEW YORK EDUCATION LAW



LEGEND:

- EXISTING PROPERTY LINE
- ADJOINING PROPERTY LINE
- EXISTING EASEMENT LINE
- EXISTING STREAM
- EXISTING WETLAND BOUNDARY
- 100' WETLAND BUFFER
- 100 YEAR FLOOD PLANE
- 250 EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- EXISTING TREE LINE
- OHW EXISTING OVER HEAD WIRE
- EXISTING UTILITY POLE
- SS SS EXISTING SEWER SERVICE LINE
- S EXISTING SEWER LINE
- EXISTING SEWER MANHOLE
- EXISTING SEWER CLEAN OUT
- W EXISTING WATER LINE
- WS WS EXISTING WATER SERVICE LINE
- EXISTING WELL
- EXISTING HYDRANT
- EXISTING WATER VALVE
- EXISTING STORM WATER LINE
- CB 50 EXISTING CATCH BASIN

- PROPOSED PROPERTY LINE
- PROPOSED SET BACK LINE
- 250 PROPOSED MAJOR CONTOUR
- 252 PROPOSED MINOR CONTOUR
- PROPOSED EASEMENT
- PROPOSED TREE LINE
- S PROPOSED SEWER LINE
- SS SS PROPOSED SEWER SERVICE LINE
- PROPOSED SEWER MANHOLE
- PROPOSED SEWER CLEAN OUT
- PROPOSED SDS LATERAL
- PROPOSED SDS SOLID LINE
- ST PROPOSED STORM WATER LINE
- RL PROPOSED ROOF LEADER LINE
- PROPOSED ROOF LEADER
- W PROPOSED WATER LINE
- WS WS PROPOSED WATER SERVICE LINE
- PROPOSED WELL
- PROPOSED HYDRANT
- PROPOSED WATER SHUT OFF VALVE
- PROPOSED WATER VALVE

SIGHT DISTANCE NOTES:

1. THE AVAILABLE SIGHT DISTANCE ON MIRBEAU LANE AT THE PROPOSED PARKING SPACES FOR COTTAGE #4 AND #5 MEETS OR EXCEEDS 130 FEET AT EACH PARKING SPACE. THE PROPOSED SPEED LIMIT FOR MIRBEAU LANE IS 15 MPH WHICH REQUIRES A STOPPING SIGHT DISTANCE OF 80 FEET. THE AVAILABLE STOPPING SIGHT DISTANCE OF A MINIMUM OF 130 FEET SATISFIES SPEED LIMITS GREATER THAN 20 MPH. THEREFORE THE SIGHT DISTANCE IS ADEQUATE.
2. CLEARING WILL BE REQUIRED TO ACHIEVE SIGHT DISTANCE AT THE EXISTING MIRBEAU LANE ENTRANCE AT GRANDVIEW AVENUE. THE CLEARING AREA IS SHOWN ON THIS PLAN.

SITE PLAN – SOUTH

SCALE: 1" = 40'

GRAPHIC SCALE

40 0 20 40 80 160

(IN FEET)
1 inch = 40 ft.

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.

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_____ SECRETARY

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DRAWN BY: CMB				CHECKED BY: MAB			
REVISIONS:				REVISIONS:			
NO.	DATE	DESCRIPTION	BY	NO.	DATE	DESCRIPTION	BY
1	5/25/22	PER PLANNING BOARD COMMENTS	CMB				
2	6/28/22	PER PLANNING BOARD COMMENTS	CMB				
3	7/26/22	PER PLANNING BOARD COMMENTS	CMB				
4	8/30/22	PER PLANNING BOARD COMMENTS	CMB				

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SITE PLAN – SOUTH
MIRBEAU BEACON

7 CRAIG HOUSE LANE
CITY OF BEACON
DUTCHESS COUNTY, NEW YORK
TAX ID: 6054-13-001258

JOB #:	2021:051
DATE:	3/29/2022
SCALE:	1" = 40'
TITLE:	SP-3
SHEET:	5 OF 28

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FISHKILL CREEK
PROPERTY LINE
to FUTURE NEW BRIDGE
Falls Overlook Seating
Rocks
Viewpoint
TIORANDA SCHOOL
PROPOSED FUTURE PHASE: RENOVATED TIORANDA SCHOOL
Game Court Kiosk
GAME COURT & EVENT SURFACE
DOCK-BOAT LAUNCH (Paddle Board, Kayak, Pedal Boat)
GRAND LAWN
DELINEATED WETLAND BOUNDARY (TYP)
PROPOSED CONCRETE SEWER MANHOLE (TYP)
PROPOSED CONNECTION TO EXISTING MANHOLE
PROPOSED 8" SDR 35 SEWER MAIN EXTENSION
AVENUE
SOUTH
GRANDVIEW
POND
SOUTH POND
PRE-CONTACT ZONE (TYP)
PRE-CONTACT ZONE 50' BUFFER (TYP)
PROPOSED FUTURE PHASE TIORANDA RECREATION FACILITIES AREA
PROPOSED STOP SIGN (TYP)
PROPOSED FUTURE PHASE RENOVATED GATE HOUSE
SITE #5
SITE #7
Manhole Rim=18.8' Inaccessible Inverts per As-Built 2013 Plat-Converted Rim=18.8' Inv.A=12.9' Inv.B=13.0'
Manhole Rim=21.1' Inaccessible Inverts per As-Built 2013 Plat-Converted Rim=21.1' Inv.A=14.5' Inv.B=14.6'
Sewer Manhole Rim=25.6' Inaccessible 2022 Inverts per 1989 Plat Inv.A=20.4' Inv.B=20.4' Inverts per As-Built 2013 Plat-Converted Rim=25.6' Inv.A=20.1' Inv.B=20.2'
Sewer Manhole Rim=34.5' Inaccessible 2022 Inverts per 1989 Plat Inv.A=24.9' Inv.B=24.8' Inverts per As-Built 2013 Plat-Converted Rim=34.5' Inv.A=25.0' Inv.B=25.0'
Manhole from previous record Buried 2022
Drop Inlet Rim=98.7' Inv.A=94.9'
Drop Inlet Rim=106.0' Inv.A=97.6' Inv.B=93.4' Inv.B=99.3'
Drop Inlet Rim=102.8'
Manhole Rim=114.1' Inv.A=108.6'
Drop Inlet Rim=114.3' Inv.A=111.5'
15"CPP End Buried in Earth
24"CPP
Gutter Grade
Ex. WM
Ex. Gas Main
OHW
SS
W
S
WS
G
Ex. Gas Line
Ex. Water Line
Ex. Sewer Line
Ex. Overhead Wire
Ex. Storm Sewer
Ex. Underground Electric
Ex. Underground Telephone
Ex. Underground Cable TV
Ex. Underground Gas Line
Ex. Water Line
Ex. Sewer Line

STORM SEWER STRUCTURE TABLE	
STRUCTURE	STRUCTURE DETAILS
CB 1B	RIM = 157.50 SUMP = 153.40 CB1B–CB1A INV OUT = 154.40
CB1	RIM = 150.00 SUMP = 143.55 CB2–CB1 INV IN = 144.65 CB1–DET INV OUT = 144.55
CB1A	RIM = 154.90 SUMP = 150.70 CB1B–CB1A INV IN = 151.80 CB1A–DET INV OUT = 151.70
CB2	RIM = 150.48 SUMP = 144.04 CB2A–CB1 INV IN = 145.14 CB2–CB1 INV OUT = 145.04
CB2A	RIM = 154.40 SUMP = 144.58 CB3–CB2 INV IN = 145.68 CB2A–CB1 INV OUT = 145.58
CB3	RIM = 156.52 SUMP = 145.24 CB7–CB3 INV IN = 153.50 CB4–CB3 INV IN = 146.34 CB3–CB2 INV OUT = 146.24
CB4	RIM = 156.00 SUMP = 146.30 CB5–CB4 INV IN = 147.40 CB4–CB3 INV OUT = 147.30

STORM SEWER STRUCTURE TABLE	
STRUCTURE	STRUCTURE DETAILS
CB5	RIM = 154.00 SUMP = 147.06 CB6–CB5 INV IN = 148.16 CB5–CB4 INV OUT = 148.06
CB6	RIM = 152.00 SUMP = 148.00 CB6–CB5 INV OUT = 149.00
CB7	RIM = 159.61 SUMP = 154.58 CB8–CB7 INV IN = 156.75 CB7–CB3 INV OUT = 155.58
CB8	RIM = 163.83 SUMP = 159.65 CB9–CB8 INV IN = 160.75 CB8–CB7 INV OUT = 160.65
CB9	RIM = 169.63 SUMP = 164.50 CB10–CB9 INV IN = 165.60 CB9–CB8 INV OUT = 165.50
CB10	RIM = 177.50 SUMP = 173.14 CB11–CB10 INV IN = 174.24 CB10A–CB10 INV IN = 174.24 CB15–CB14 INV IN = 174.24 CB10–CB9 INV OUT = 174.14
CB10A	RIM = 177.70 SUMP = 173.45 CB10A–CB10 INV OUT = 174.45

STORM SEWER STRUCTURE TABLE	
STRUCTURE	STRUCTURE DETAILS
CB11	RIM = 178.22 SUMP = 173.99 CB12–CB11 INV IN = 175.09 CB11–CB10 INV OUT = 174.99
CB12	RIM = 183.48 SUMP = 178.22 CB13–CB12 INV IN = 179.32 CB12–CB11 INV OUT = 179.22
CB13	RIM = 183.80 SUMP = 179.39 CB14–CB13 INV IN = 180.49 CB13–CB12 INV OUT = 180.39
CB14	RIM = 183.82 SUMP = 179.70 CB14–CB13 INV OUT = 180.70
CB16	RIM = 180.08 SUMP = 175.84 CB17–CB16 INV IN = 176.94 CB15–CB14 INV OUT = 176.84
CB17	RIM = 180.12 SUMP = 176.10 CB17–CB16 INV OUT = 177.10
FES 1A	RIM = 140.74 SUMP = ??? DET–FES1A INV IN = 138.50

STORM SEWER STRUCTURE TABLE	
STRUCTURE	STRUCTURE DETAILS
CB18	RIM = 164.12 SUMP = 157.00 CB19–CB18 INV IN = 158.50 CB18–FES2 INV OUT = 158.00
CB19	RIM = 174.20 SUMP = 166.90 CB20–CB19 INV IN = 171.25 CB19A–CB19 INV IN = 168.02 CB19–CB18 INV OUT = 167.90
CB19A	RIM = 171.80 SUMP = 167.70 CB19A–CB19 INV OUT = 168.70
CB20	RIM = 177.83 SUMP = 173.56 CB21–CB20 INV IN = 174.66 CB20–CB19 INV OUT = 174.56
CB21	RIM = 180.89 SUMP = 176.14 CB21–CB20 INV OUT = 177.14
FES2	RIM = 137.44 SUMP = ??? CB18–FES2 INV IN = 136.00

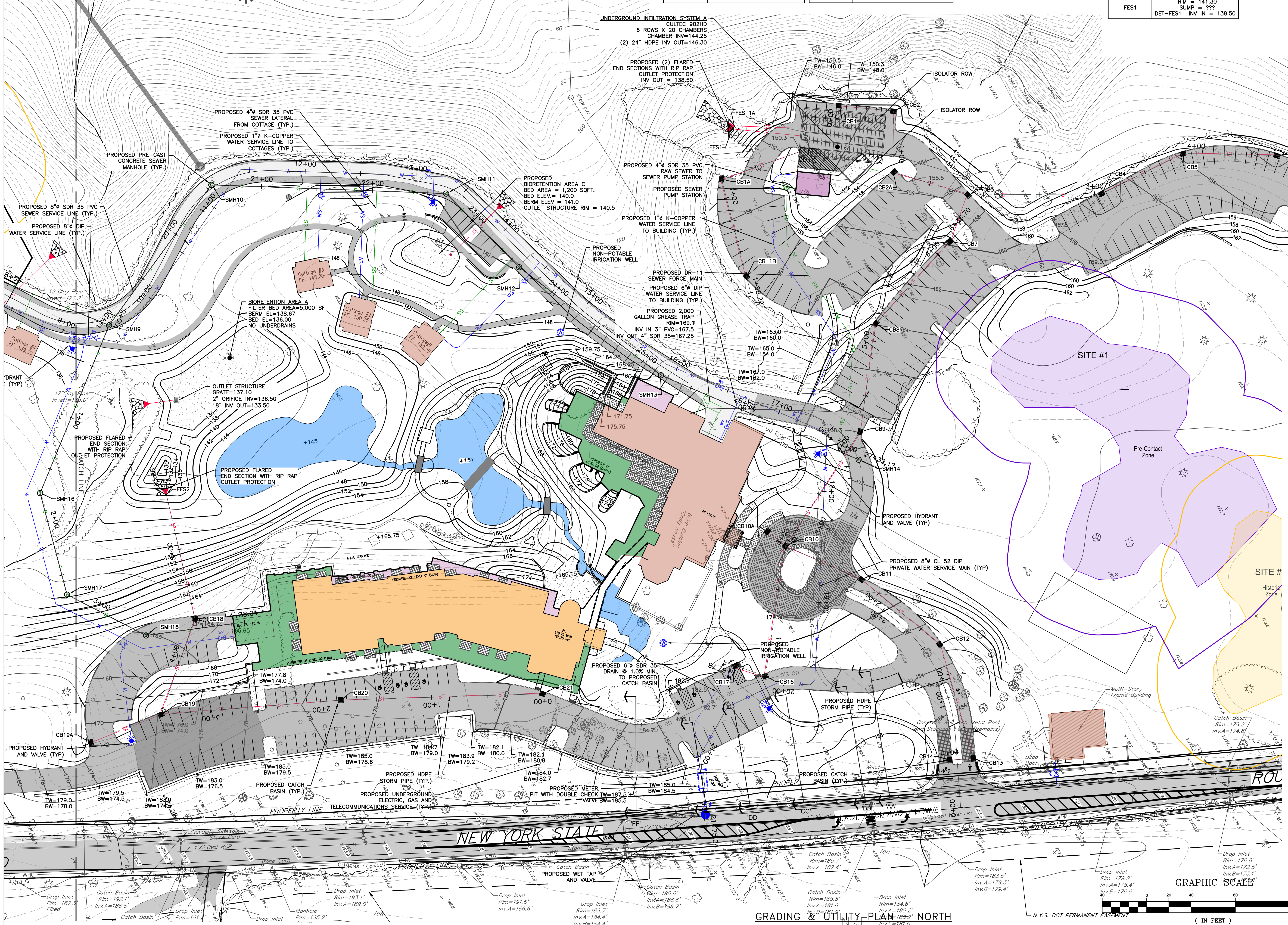
STORM SEWER STRUCTURE TABLE	
STRUCTURE	STRUCTURE DETAILS
FES1	RIM = 141.30 SUMP = ??? DET–FES1 INV IN = 138.50

SANITARY SEWER STRUCTURE TABLE	
STRUCTURE	STRUCTURE DETAILS
SMH9	RIM = 134.51 SMH10–SMH9 INV IN = 128.23 SMH16–SMH9 INV IN = 128.23 SMH9–SMH8 INV OUT = 128.13
SMH10	RIM = 134.82 SMH11–SMH10 INV IN = 129.90 SMH10–SMH9 INV OUT = 129.80
SMH11	RIM = 138.24 SMH12–SMH11 INV IN = 133.10 SMH11–SMH10 INV OUT = 133.00
SMH12	RIM = 140.64 SMH13–SMH12 INV IN = 135.70 SMH12–SMH11 INV OUT = 135.60
SMH13	RIM = 161.59 SMH14–SMH13 INV IN = 156.69 SMH13–SMH12 INV OUT = 154.60
SMH14	RIM = 170.95 SMH14–SMH13 INV OUT = 165.50
SMH16	RIM = 146.00 SMH17–SMH16 INV IN = 138.50 SMH16–SMH9 INV OUT = 137.90
SMH17	RIM = 151.55 SMH18–SMH17 INV IN = 146.55 SMH17–SMH16 INV OUT = 145.00
SMH18	RIM = 166.08 SPA–SMH18 INV IN = 161.10 SMH18–SMH17 INV OUT = 161.00

LEGEND:

- EXISTING PROPERTY LINE
- ADJOINING PROPERTY LINE
- EXISTING EASEMENT LINE
- EXISTING STREAM
- EXISTING WETLAND BOUNDARY
- 100' WETLAND BUFFER
- 100 YEAR FLOOD PLANE
- 250 — EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- EXISTING TREE LINE
- OHW — EXISTING OVER HEAD WIRE
- EXISTING UTILITY POLE
- SS — EXISTING SEWER SERVICE LINE
- S — EXISTING SEWER LINE
- EXISTING SEWER MANHOLE
- CO — EXISTING SEWER CLEAN OUT
- W — EXISTING WATER LINE
- WS — EXISTING WATER SERVICE LINE
- EXISTING WELL
- EXISTING HYDRANT
- WV — EXISTING WATER VALVE
- EXISTING STORM WATER LINE
- CB 50 — EXISTING CATCH BASIN
- PROPOSED PROPERTY LINE
- PROPOSED SET BACK LINE
- 250 — PROPOSED MAJOR CONTOUR
- 252 — PROPOSED MINOR CONTOUR
- PROPOSED EASEMENT
- PROPOSED TREE LINE
- S — PROPOSED SEWER LINE
- SS — PROPOSED SEWER SERVICE LINE
- PROPOSED SEWER MANHOLE
- CO — PROPOSED SEWER CLEAN OUT
- PROPOSED SDS LATERAL
- PROPOSED SDS SOLID LINE
- ST — PROPOSED STORM WATER LINE
- RL — PROPOSED ROOF LEADER LINE
- PROPOSED ROOF LEADER
- W — PROPOSED WATER LINE
- WS — PROPOSED WATER SERVICE LINE
- PROPOSED WELL
- PROPOSED HYDRANT
- PROPOSED WATER SHUT OFF VALVE
- WV — PROPOSED WATER VALVE

SANITARY SEWER PIPE TABLE			
PIPE NAME	LENGTH	SIZE AND MATERIAL	SLOPE
SMH9–SMH8	133 LF	8 inch PVC	0.60%
SMH10–SMH9	157 LF	8 inch PVC	1.00%
SMH11–SMH10	212 LF	8 inch PVC	1.46%
SMH12–SMH11	94 LF	8 inch PVC	2.67%
SMH13–SMH12	161 LF	8 inch PVC	11.77%
SMH14–SMH13	194 LF	8 inch PVC	4.55%
SMH16–SMH9	164 LF	8 inch PVC	5.91%
SMH17–SMH16	95 LF	8 inch PVC	6.86%
SMH18–SMH17	80 LF	8 inch PVC	18.05%
SPA–SMH18	80 LF	8 inch PVC	1.00%



GRADING & UTILITY PLAN – NORTH
SCALE: 1" = 40'

GRAPHIC SCALE
(IN FEET)
1 inch = 40 ft.

STORM SEWER PIPE TABLE			
PIPE NAME	LENGTH	SIZE AND MATERIAL	SLOPE
CB1–DET	5 LF	15" ø CORR HDPE	1.00%
CB1A–DET	75 LF	15" ø CORR HDPE	6.92%
CB1B–CB1A	90 LF	15" ø CORR HDPE	2.88%
CB2–CB1	49 LF	15" ø CORR HDPE	0.80%
CB2A–CB1	55 LF	15" ø CORR HDPE	0.80%
CB3–CB2	70 LF	15" ø CORR HDPE	0.80%
CB4–CB3	120 LF	15" ø CORR HDPE	0.80%
CB5–CB4	82 LF	15" ø CORR HDPE	0.80%
CB6–CB5	85 LF	15" ø CORR HDPE	0.99%
CB7–CB3	45 LF	15" ø CORR HDPE	4.61%
CB8–CB7	99 LF	15" ø CORR HDPE	3.92%
CB9–CB8	99 LF	15" ø CORR HDPE	4.82%
CB10–CB9	123 LF	15" ø CORR HDPE	6.95%
CB10A–CB10	21 LF	15" ø CORR HDPE	1.00%
CB11–CB10	75 LF	15" ø CORR HDPE	1.00%
CB12–CB11	92 LF	15" ø CORR HDPE	4.50%
CB13–CB12	107 LF	15" ø CORR HDPE	1.00%
CB14–CB13	21 LF	15" ø CORR HDPE	1.00%
CB15–CB14	119 LF	15" ø CORR HDPE	2.19%
CB17–CB16	28 LF	15" ø CORR HDPE	0.56%

STORM SEWER PIPE TABLE			
PIPE NAME	LENGTH	SIZE AND MATERIAL	SLOPE
DET–FES1	62 LF	24" ø CORR HDPE	12.67%
DET–FES1A	61 LF	24" ø CORR HDPE	12.69%

STORM SEWER PIPE TABLE			
PIPE NAME	LENGTH	SIZE AND MATERIAL	SLOPE
CB18–FES2	115 LF	15" ø CORR HDPE	19.18%
CB19–CB18	92 LF	15" ø CORR HDPE	10.23%
CB19A–CB19	68 LF	15" ø CORR HDPE	1.00%
CB20–CB19	163 LF	15" ø CORR HDPE	2.04%
CB21–CB20	182 LF	15" ø CORR HDPE	1.36%

INSPECTION SCHEDULE & LONG TERM MAINTENANCE OF STORMWATER STRUCTURES

CATCH BASINS PIPING AND FLARED END SECTIONS:

ALL CATCH BASINS, PIPING AND FLARED END SECTIONS SHALL BE INSPECTED EVERY SPRING AND FALL. LOOK FOR OBSTRUCTIONS, VEGETATION, DEBRIS, LITTER, SEDIMENT, ETC. BLOCKING THE STRUCTURES OR PIPES. UTILIZE VACUUM TRUCK IF NECESSARY. OBSERVE THE FLOW OF WATER AFTER A RAINFALL EVENT. ANY EVIDENCE OF PONDING IN THE STRUCTURE INDICATES A POTENTIAL BLOCKAGE. WHEN SEDIMENT ACCUMULATION WITHIN THE CATCH BASIN SUMP REACHES 1/2 OF THE SUMP DEPTH, IT SHALL BE REMOVED.

RIP RAP OUTLET PROTECTION AND EMERGENCY OVERFLOW WEIR:

RIP RAP OUTLET PROTECTION AND THE EMERGENCY OVERFLOW WEIR SHALL BE INSPECTED QUARTERLY FOR SEDIMENT BUILD-UP, VEGETATION, DEBRIS, LITTER, AND OBSTRUCTIONS. IF SEDIMENT BUILDS UP ENOUGH TO FILL IN THE VOID SPACE BETWEEN THE STONES OR GRASS PAVERS, THEN THE RIP RAP OR PAVERS SHALL BE CLEANED OR REPLACED.

BIORETENTION AREA:

THE BIORETENTION AREA SHALL BE INSPECTED MONTHLY FOR SEDIMENT AND DEBRIS ACCUMULATION. ANY ACCUMULATED SEDIMENT OR DEBRIS SHOULD BE REMOVED AS NECESSARY. AFTER STORM EVENTS, THE BIORETENTION AREA'S DEWATERING DURATION SHOULD ALSO BE MONITORED. THE BIORETENTION AREA'S FLOOR SHALL BE MOWED WHEN THE GRASS REACHES A HEIGHT OF 18"(ONLY IF LAWN GRASS IS PRESENT). CUT ORNAMENTAL GRASSES ANNUALLY IN THE LATE FALL. SEDIMENT SHALL BE CLEANED OUT OF THE BASIN ANNUALLY. IN THE SPRING AND FALL, INSPECT INFLOW AND OUTFLOW POINTS FOR EROSION OR CLOGGING. INSPECT TREES, SHRUBS AND OTHER VEGETATION TO EVALUATE THEIR HEALTH AND REPLACE ANY DEAD OR DISEASED VEGETATION. INSPECT SURROUNDING DRAINAGE AREA FOR EROSION OR SIGNS OF SEDIMENT DELIVERY TO THE BIORETENTION AREA. REMOVE ANY INVASIVE PLANT SPECIES. REMOVE CLOGS FROM THE STORMWATER SYSTEM INFLOW AND OUTFLOW COMPONENTS. CHECK FOR SIGNS OF VEGETATION OVERGROWTH, OBSERVE DEWATERING CAPABILITY, CHECK FERTILIZER, AND TEST SOILS FOR PH ANNUALLY. HARVEST OVERGROWN VEGETATION AND REMOVE FROM THE BIORETENTION AREA. IF IT TAKES LONGER THAN 24 HOURS TO DEWATER THE BIORETENTION AREA, THE VALVE ON THE UNDERDRAIN SHALL BE OPENED SLIGHTLY TO PROVIDE FULL DEWATERING IN 24 HOURS. IF THE PH IS BELOW 5.2, LIME SHOULD BE APPLIED. IF THE PH IS ABOVE 7.0 TO 8.0, IRON SULFATE PLUS SULFUR CAN BE APPLIED TO REDUCE THE PH. REPLACE MULCH OVER ENTIRE AREA EVERY TWO TO THREE YEARS. IF DEWATERING IS A PROBLEM, CORE AERATION OF CULTIVATING UN-VEGETATED AREAS MAY BE REQUIRED TO ENSURE ADEQUATE FILTRATION.

UNDERGROUND DETENTION/INFILTRATION SYSTEM:

INFILTRATION BASINS SHALL BE INSPECTED MONTHLY FOR SEDIMENT AND DEBRIS ACCUMULATION DURING THE FIRST YEAR OF OPERATION. AFTER 50 YEARS OF SERVICE LIFE THE SYSTEM SHOULD BE EVALUATED, IF THE SYSTEM IS NO LONGER FUNCTIONING IN ACCORDANCE WITH THE ORIGINAL DESIGN, THE SYSTEM SHALL BE RESTORED OR REPLACED. THERE ARE FOUR INSPECTION PORTS AT THE CORNERS OF THE SYSTEM TO PROVIDE FOR VISUAL INSPECTION, AND A MEANS OF CLEANING SYSTEM WITH A VACUUM TRUCK. IN THE SPRING AND FALL, INSPECT THE INLET AND OUTLET FOR CLOGGING AND DEBRIS. REMOVE OBSTRUCTIONS, DEBRIS, ETC.. INSPECT THE INTERIOR OF THE STORMWATER MANAGEMENT CHAMBERS THROUGH INSPECTION PORT FOR DEBRIS EVERY FIVE YEARS. CLEAN DEBRIS FROM CHAMBERS AND FEED CONNECTORS.

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.

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.

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

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GRADING & UTILITY PLAN – NORTH

MIRBEAU BEACON

7 CRAIG HOUSE LANE
CITY OF BEACON
DUTCHESS COUNTY, NEW YORK
TAX ID: 6054-13-001258

JOB #:	2021:051
DATE:	3/29/2022
SCALE:	1" = 40'
TITLE:	GU-1
SHEET:	7 OF 28

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GRADING & UTILITY PLAN – SOUTH
SCALE: 1" = 40'

SANITARY SEWER STRUCTURE TABLE	
STRUCTURE	STRUCTURE DETAILS
SMH3	RIM = 121.00 SMH4–SMH3 INV IN = 112.40 SMH3–SMH2 INV OUT = 110.00
SMH4	RIM = 128.00 SMH5–SMH4 INV IN = 120.72 SMH4–SMH3 INV OUT = 120.00
SMH5	RIM = 132.00 SMH6–SMH5 INV IN = 123.27 SMH5–SMH4 INV OUT = 123.17
SMH6	RIM = 134.00 SMH7–SMH6 INV IN = 124.40 SMH6–SMH5 INV OUT = 124.30
SMH7	RIM = 139.13 SMH8–SMH7 INV IN = 125.95 SMH7–SMH6 INV OUT = 125.85
SMH8	RIM = 136.01 SMH9–SMH8 INV IN = 127.33 SMH8–SMH7 INV OUT = 127.23
SMH9	RIM = 134.51 SMH10–SMH9 INV IN = 128.23 SMH16–SMH9 INV IN = 128.23 SMH9–SMH8 INV OUT = 128.13

SANITARY SEWER PIPE TABLE			
PIPE NAME	LENGTH	SIZE AND MATERIAL	SLOPE
SMH3–SMH2	232 LF	8 inch PVC	6.69%
SMH4–SMH3	153 LF	8 inch PVC	4.95%
SMH5–SMH4	245 LF	8 inch PVC	1.00%
SMH6–SMH5	171 LF	8 inch PVC	0.60%
SMH7–SMH6	242 LF	8 inch PVC	0.60%
SMH8–SMH7	214 LF	8 inch PVC	0.60%
SMH9–SMH8	133 LF	8 inch PVC	0.60%
SMH10–SMH9	157 LF	8 inch PVC	1.00%

LEGEND:

- EXISTING PROPERTY LINE
- ADJOINING PROPERTY LINE
- EXISTING EASEMENT LINE
- EXISTING STREAM
- EXISTING WETLAND BOUNDARY
- 100' WETLAND BUFFER
- 100 YEAR FLOOD PLANE
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- EXISTING TREE LINE
- EXISTING OVER HEAD WIRE
- EXISTING UTILITY POLE
- EXISTING SEWER SERVICE LINE
- EXISTING SEWER LINE
- EXISTING SEWER MANHOLE
- EXISTING SEWER CLEAN OUT
- EXISTING WATER LINE
- EXISTING WATER SERVICE LINE
- EXISTING WELL
- EXISTING HYDRANT
- EXISTING WATER VALVE
- EXISTING STORM WATER LINE
- EXISTING CATCH BASIN
- PROPOSED PROPERTY LINE
- PROPOSED SET BACK LINE
- PROPOSED MAJOR CONTOUR
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- PROPOSED EASEMENT
- PROPOSED TREE LINE
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- PROPOSED SEWER MANHOLE
- PROPOSED SEWER CLEAN OUT
- PROPOSED SDS LATERAL
- PROPOSED SDS SOLID LINE
- PROPOSED STORM WATER LINE
- PROPOSED ROOF LEADER LINE
- PROPOSED ROOF LEADER
- PROPOSED WATER LINE
- PROPOSED WATER SERVICE LINE
- PROPOSED WELL
- PROPOSED HYDRANT
- PROPOSED WATER SHUT OFF VALVE
- PROPOSED WATER VALVE

GRAPHIC SCALE
40 0 20 40 80 160
(IN FEET)
1 inch = 40 ft.

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GRADING & UTILITY PLAN – SOUTH

MIRBEAU BEACON

7 CRAIG HOUSE LANE
CITY OF BEACON
DUTCHESS COUNTY, NEW YORK
TAX ID: 6054-13-001258

JOB #:	2021:051
DATE:	3/29/2022
SCALE:	1" = 40'
TITLE:	GU-2
SHEET:	8 OF 28

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SANITARY SEWER STRUCTURE TABLE	
STRUCTURE	STRUCTURE DETAILS
EX. SMH	RIM = 46.26 SMH1–EX. SMH INV IN = 39.00
SMH 1	RIM = 68.87 SMH2–SMH1 INV IN = 63.60 SMH1–EX. SMH INV OUT = 63.50
SMH2	RIM = 105.57 SMH3–SMH2 INV IN = 94.50 SMH2–SMH1 INV OUT = 94.50
SMH3	RIM = 121.00 SMH4–SMH3 INV IN = 112.40 SMH3–SMH2 INV OUT = 110.00

SANITARY SEWER PIPE TABLE			
PIPE NAME	LENGTH	SIZE AND MATERIAL	SLOPE
SMH1–EX. SMH	184 LF	8 inch PVC	13.34%
SMH2–SMH1	315 LF	8 inch PVC	9.80%
SMH3–SMH2	232 LF	8 inch PVC	6.69%

LEGEND:

- EXISTING PROPERTY LINE
- ADJOINING PROPERTY LINE
- EXISTING EASEMENT LINE
- EXISTING STREAM
- EXISTING WETLAND BOUNDARY
- 100' WETLAND BUFFER
- 100 YEAR FLOOD PLANE
- 250 EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- OHW EXISTING TREE LINE
- EXISTING OVER HEAD WIRE
- EXISTING UTILITY POLE
- SS EXISTING SEWER SERVICE LINE
- S EXISTING SEWER LINE
- EXISTING SEWER MANHOLE
- EXISTING SEWER CLEAN OUT
- W EXISTING WATER LINE
- WS EXISTING WATER SERVICE LINE
- EXISTING WELL
- EXISTING HYDRANT
- EXISTING WATER VALVE
- EXISTING STORM WATER LINE
- CB_50 EXISTING CATCH BASIN

- PROPOSED PROPERTY LINE
- PROPOSED SET BACK LINE
- 250 PROPOSED MAJOR CONTOUR
- 252 PROPOSED MINOR CONTOUR
- PROPOSED EASEMENT
- PROPOSED TREE LINE
- S PROPOSED SEWER LINE
- SS PROPOSED SEWER SERVICE LINE
- PROPOSED SEWER MANHOLE
- PROPOSED SEWER CLEAN OUT
- PROPOSED SDS LATERAL
- PROPOSED SDS SOLID LINE
- ST PROPOSED STORM WATER LINE
- RL PROPOSED ROOF LEADER LINE
- PROPOSED ROOF LEADER
- W PROPOSED WATER LINE
- WS PROPOSED WATER SERVICE LINE
- PROPOSED WELL
- PROPOSED HYDRANT
- WV PROPOSED WATER SHUT OFF VALVE
- PROPOSED WATER VALVE

GRADING & UTILITY PLAN – SOUTH WEST

SCALE: 1" = 40'

GRAPHIC SCALE

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(IN FEET)
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GRADING & UTILITY PLAN – SOUTHWEST

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7 CRAIG HOUSE LANE
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DUTCHESS COUNTY, NEW YORK
TAX ID: 6054-13-001258

JOB #:	2021:051
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TITLE:	GU-3
SHEET:	9 OF 28

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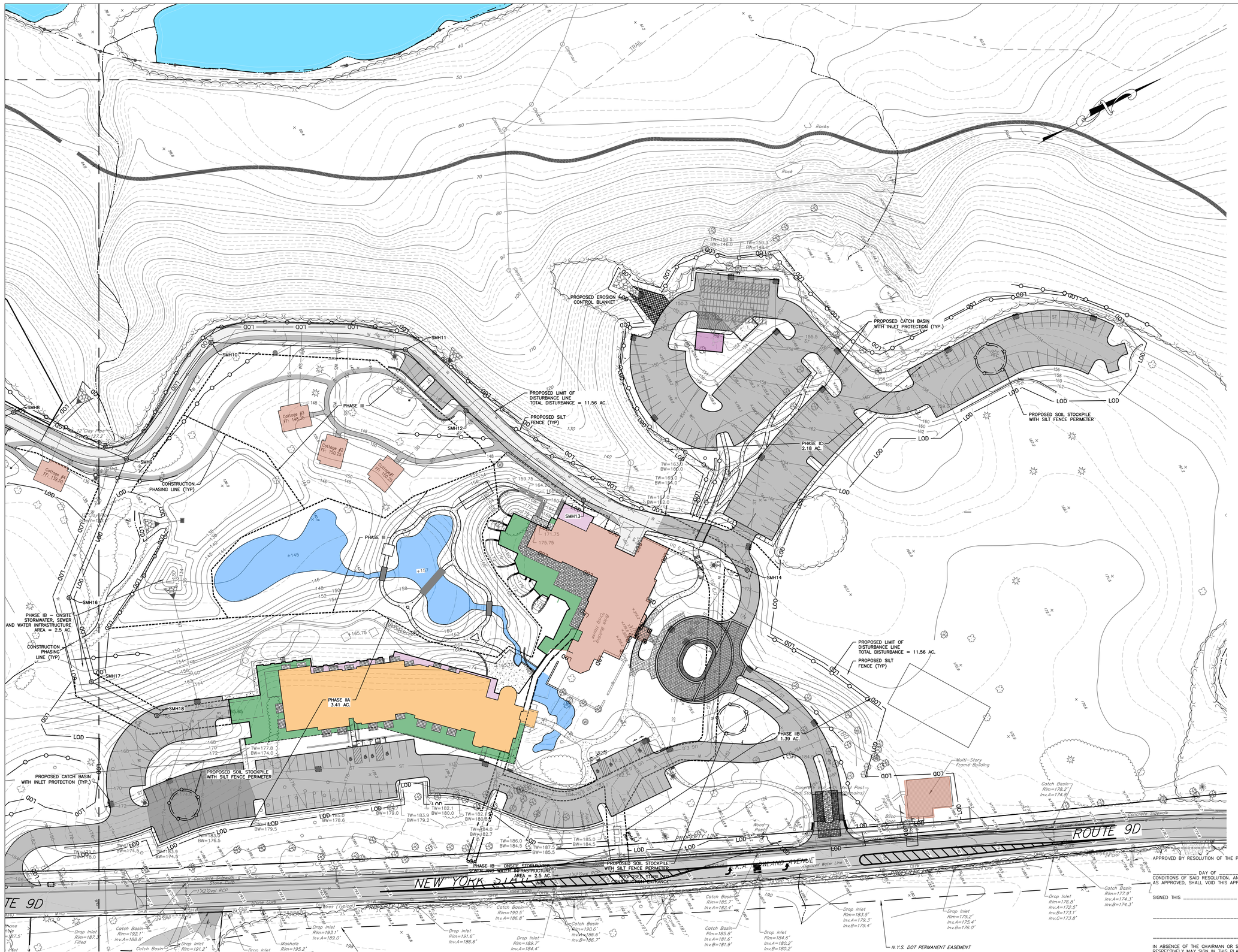

LEGEND:

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- 100' WETLAND BUFFER
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- EXISTING CATCH BASIN

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- PROPOSED WATER SERVICE LINE
- PROPOSED WELL
- PROPOSED HYDRANT
- PROPOSED WATER SHUT OFF VALVE
- PROPOSED WATER VALVE
- PROPOSED SILT FENCE
- PROPOSED LIMIT OF DISTURBANCE
- PROPOSED CONSTRUCTION PHASING LINE
- PROPOSED CATCH BASIN INLET PROTECTION
- PROPOSED CONSTRUCTION ENTRANCE

EROSION AND SEDIMENT CONTROL NOTES:

1. ALL EROSION CONTROL MEASURES EMPLOYED DURING THE CONSTRUCTION PROCESS SHALL BE INSPECTED BY THE CONTRACTOR IN ACCORDANCE WITH THE MAINTENANCE SCHEDULE. ALL EROSION CONTROL STRUCTURES SHALL BE REPAIRED AND MAINTAINED AS NECESSARY BY THE CONTRACTOR.
2. ALL STORMWATER MANAGEMENT STRUCTURES (E.G. CATCH BASINS) SHALL BE REGULARLY INSPECTED FOR SEDIMENT ACCUMULATIONS. CATCH BASINS SHALL BE CLEANED WHEN SEDIMENT DEPTH REACHES A MAXIMUM OF ONE-HALF THE AVAILABLE SUMP DEPTH.
3. ALL EROSION CONTROL INSTALLATION AND MAINTENANCE MEASURES SHALL MEET THE REQUIREMENTS OF THE NEW YORK STANDARDS AND SPECIFICATIONS FOR EROSION AND SEDIMENT CONTROL.
4. ANY PILE OF POTENTIALLY EROSIVE MATERIAL TEMPORARILY STOCKPILED ON THE SITE DURING THE CONSTRUCTION PROCESS SHALL BE LOCATED IN AN AREA AWAY FROM STORM DRAINAGE AND SHALL BE PROPERLY PROTECTED FROM EROSION BY A SURROUNDING SILT FENCE.
5. PERMANENT SEEDED AREAS FOR EROSION CONTROL SHALL BE IN ACCORDANCE WITH DETAIL AND SPECIFICATIONS ON THE DETAILS SHEET.
6. AREAS UNDERGOING CLEARING OR GRADING AND WHERE WORK IS DELAYED OR COMPLETED AND WILL NOT BE REDISTURBED FOR A PERIOD OF 21 DAYS OR MORE SHALL BE STABILIZED WITH TEMPORARY OR PERMANENT VEGETATIVE COVER WITHIN 14 DAYS.
7. ON-SITE DUST CONTROL SHALL BE ACCOMPLISHED BY STANDARD METHODS OF LIGHTLY WATERING ALL EXPOSED SOIL AND RAPIDLY STABILIZING THE REGRADED AREAS WITH TOPSOIL, LOAM AND/OR SEEDING.
8. THE TOWN ENGINEER AND PROJECT ENGINEER SHALL BE NOTIFIED NO LESS THAN 48 HOURS PRIOR TO THE START OF ANY SITE WORK, AND BY SUCH NOTIFICATION, SHALL BE PROVIDED WITH THE NAME AND TELEPHONE NUMBER OF THE GENERAL CONTRACTOR RESPONSIBLE FOR SUCH WORK.
9. THE TOWN AND/OR ITS REPRESENTATIVES MAY INSPECT EROSION AND SEDIMENT CONTROL PRACTICES ON THE SITE DURING CONSTRUCTION AND RECOMMEND THAT THE CONTRACTOR INSTALL ADDITIONAL EROSION CONTROL MEASURES IF DEEMED NECESSARY TO PROTECT ANY UNDISTURBED AREAS OF THE SITE. ANY SUCH REQUESTS SHALL BE MADE DIRECTLY TO THE CONTRACTOR AND QUALIFIED PROFESSIONAL AND FOLLOWED UP WITH A WRITTEN NOTIFICATION TO THE DEVELOPER. IN ADDITION, THE PROJECT ENGINEER SHALL BE CONSULTED ON ANY SPECIAL ADDITIONS OR DELETIONS OF EROSION CONTROL MEASURES WARRANTED BY CHANGING FIELD CONDITIONS. THE NOTICE OF INTENT (NOI) MAY NEED TO BE UPDATED AS A RESULT OF THE CHANGES.
10. THE CONTRACTOR/OWNER SHALL MAINTAIN A RECORD OF ALL EROSION AND SEDIMENT CONTROL INSPECTION REPORTS AT THE SITE IN A LOG BOOK. THE SITE LOG BOOK SHALL BE MAINTAINED ON SITE AND BE MADE AVAILABLE TO THE PERMITTING AUTHORITY. THE OWNER/CONTRACTOR SHALL, ON A MONTHLY BASIS, POST AT THE SITE A SUMMARY OF THE SITE INSPECTION ACTIVITIES IN A PUBLICLY ACCESSIBLE LOCATION.
11. THE OWNER SHALL FILE A NOI WITH THE NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION (NYSDEC) PRIOR TO COMMENCING CONSTRUCTION ACTIVITIES AND A NOTICE OF TERMINATION (NOT) WITH THE NYSDEC FOLLOWING CONSTRUCTION ACTIVITIES.
12. IF GROUNDWATER IS ENCOUNTERED DURING CONSTRUCTION ACTIVITIES, THE CONTRACTOR SHALL CONSTRUCT A DEWATERING PIT IN ACCORDANCE WITH NEW YORK STANDARDS AND SPECIFICATIONS FOR EROSION AND SEDIMENT CONTROL TO FILTER WATER FOR PUMPING TO A SUITABLE LOCATION.
13. WHEN ALL DISTURBED AREAS ARE STABLE, ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHALL BE REMOVED PER THE APPROVAL OF THE TOWN ENGINEER AND QUALIFIED PROFESSIONAL.

EROSION & SEDIMENT CONTROL PLAN – NORTH

SCALE: 1" = 40'

GRAPHIC SCALE

40 0 20 40 80 160

(IN FEET)
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F: 845-440-6637

EROSION & SEDIMENT CONTROL PLAN – NORTH

MIRBEAU BEACON

7 CRAIG HOUSE LANE
CITY OF BEACON
DUTCHESS COUNTY, NEW YORK
TAX ID: 6054-13-001258

JOB #:	2021:051
DATE:	3/29/2022
SCALE:	1" = 40'
TITLE:	ESC-1
SHEET:	10 OF 28

UNAUTHORIZED ALTERATIONS OR ADDITIONS TO THIS DRAWING IS A VIOLATION OF SECTION 7209.2 OF THE NEW YORK EDUCATION LAW



LEGEND:

- EXISTING PROPERTY LINE
- ADJOINING PROPERTY LINE
- EXISTING EASEMENT LINE
- EXISTING STREAM
- EXISTING WETLAND BOUNDARY
- 100' WETLAND BUFFER
- 100 YEAR FLOOD PLANE
- 250 EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- EXISTING TREE LINE
- OHW EXISTING OVER HEAD WIRE
- EXISTING UTILITY POLE
- SS SS EXISTING SEWER SERVICE LINE
- S EXISTING SEWER LINE
- EXISTING SEWER MANHOLE
- EXISTING SEWER CLEAN OUT
- W EXISTING WATER LINE
- WS WS EXISTING WATER SERVICE LINE
- EXISTING WELL
- EXISTING HYDRANT
- EXISTING WATER VALVE
- EXISTING STORM WATER LINE
- CB 50 EXISTING CATCH BASIN

- PROPOSED PROPERTY LINE
- PROPOSED SET BACK LINE
- 250 PROPOSED MAJOR CONTOUR
- 252 PROPOSED MINOR CONTOUR
- PROPOSED EASEMENT
- PROPOSED TREE LINE
- S PROPOSED SEWER LINE
- SS SS PROPOSED SEWER SERVICE LINE
- PROPOSED SEWER MANHOLE
- PROPOSED SEWER CLEAN OUT
- PROPOSED SDS LATERAL
- PROPOSED SDS SOLID LINE
- ST PROPOSED STORM WATER LINE
- RL PROPOSED ROOF LEADER LINE
- PROPOSED ROOF LEADER
- W PROPOSED WATER LINE
- WS WS PROPOSED WATER SERVICE LINE
- PROPOSED WELL
- PROPOSED HYDRANT
- PROPOSED WATER SHUT OFF VALVE
- PROPOSED WATER VALVE
- PROPOSED SILT FENCE
- LOD PROPOSED LIMIT OF DISTURBANCE
- PROPOSED CONSTRUCTION PHASING LINE
- PROPOSED CATCH BASIN INLET PROTECTION
- PROPOSED CONSTRUCTION ENTRANCE

EROSION & SEDIMENT CONTROL PLAN – SOUTH
SCALE: 1" = 40'
GRAPHIC SCALE

40 0 20 40 80 160
(IN FEET)
1 inch = 40 ft.

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.

Dig Safely. New York Call 811 before you dig

DRAWN BY: CMB				CHECKED BY: MAB			
REVISIONS:				REVISIONS:			
NO.	DATE	DESCRIPTION	BY	NO.	DATE	DESCRIPTION	BY
1	5/25/22	PER PLANNING BOARD COMMENTS	CMB				
2	6/28/22	PER PLANNING BOARD COMMENTS	CMB				
3	7/26/22	PER PLANNING BOARD COMMENTS	CMB				
4	8/30/22	PER PLANNING BOARD COMMENTS	CMB				

ARROWSTREET
ARCHITECTURE & DESIGN
10 POST OFFICE SQUARE
SUITE 700N
BOSTON MA 02109
617.623.5555
arrowstreet.com

Mirbeau INN & SPA

LANDSCAPE ARCHITECTS:
LRC GROUP
85 Civic Center Plaza, Suite 204
Poughkeepsie NY 12601
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Cromwell, CT 06416
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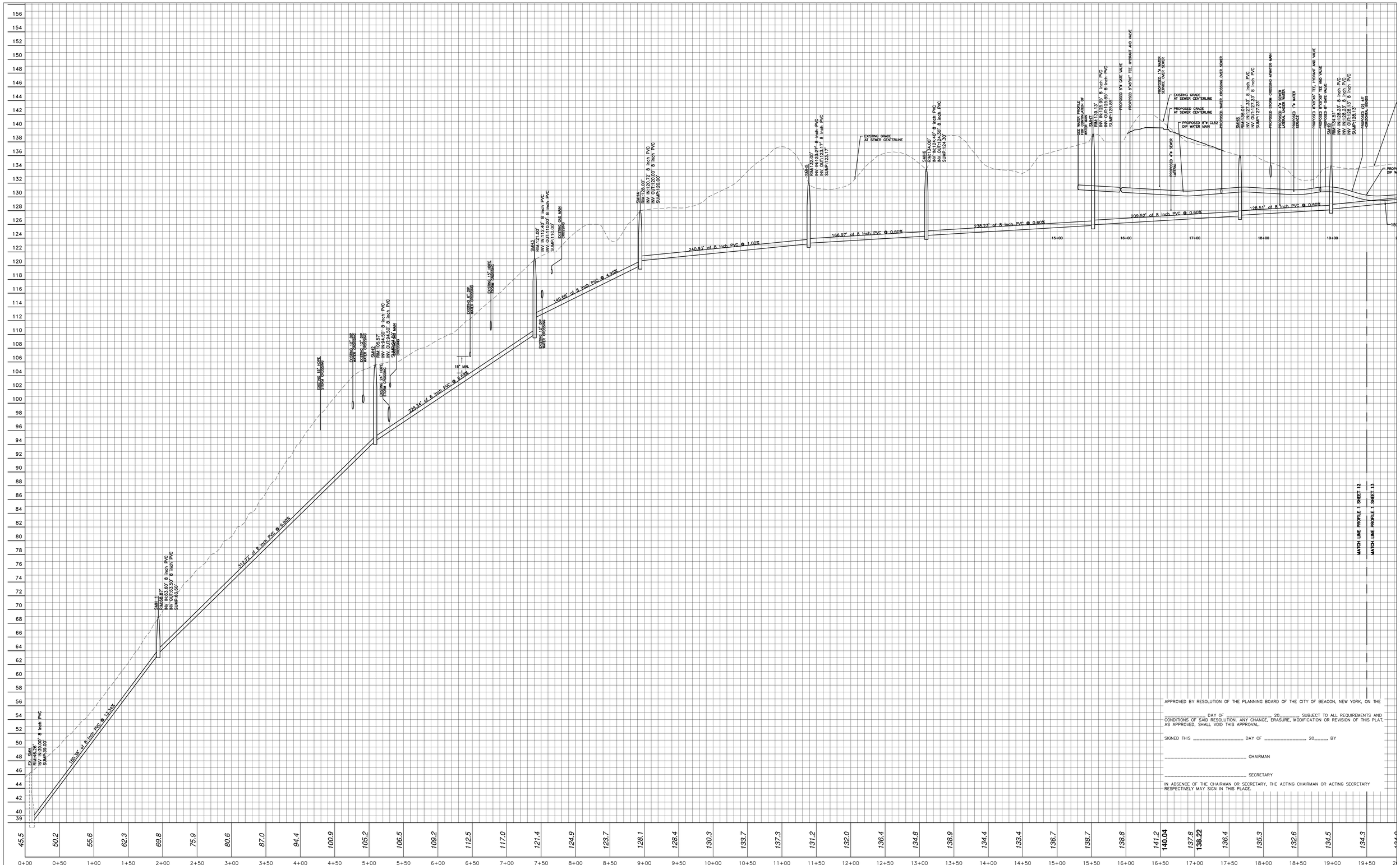
EROSION & SEDIMENT CONTROL PLAN – SOUTH

MIRBEAU BEACON

7 CRAIG HOUSE LANE
CITY OF BEACON
DUTCHESS COUNTY, NEW YORK
TAX ID: 6054-13-001258

JOB #:	2021:051
DATE:	3/29/2022
SCALE:	1" = 40'
TITLE:	ESC-2
SHEET:	11 OF 28

UNAUTHORIZED ALTERATIONS OR ADDITIONS TO THIS DRAWING IS A VIOLATION OF SECTION 7209.2 OF THE NEW YORK EDUCATION LAW



SEWER PROFILE 1 EX SMH TO SMH 10

SCALE: 1" = 50' H
1" = 5' V

DISTANCE ALONG BASELINE (FT)

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

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DRAWN BY: CMB				CHECKED BY: MAB			
REVISIONS:				REVISIONS:			
NO.	DATE	DESCRIPTION	BY	NO.	DATE	DESCRIPTION	BY
1	5/25/22	ADDED SHEET	CMB				
2	6/28/22	PER PLANNING BOARD COMMENTS	CMB				
3	7/26/22	PER PLANNING BOARD COMMENTS	CMB				
4	8/30/22	PER PLANNING BOARD COMMENTS	CMB				

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- Land Planning

HUDSON LAND DESIGN

STATE OF NEW YORK
MICHAEL A. BOSCHEN
084486
LICENSED PROFESSIONAL ENGINEER
SEAL

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174 MAIN ST., BEACON, NEW YORK 12508
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PH: 845-440-6926
F: 845-440-6637

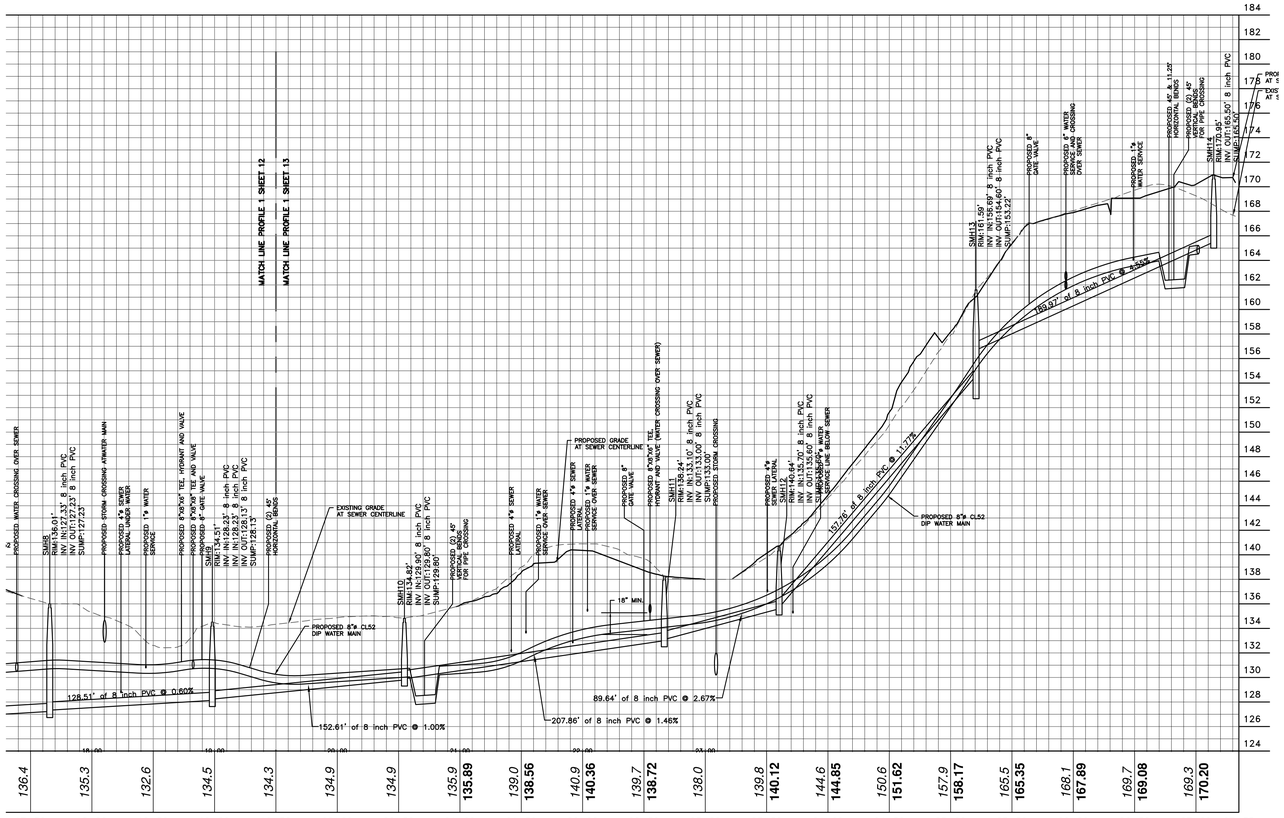
PROFILES 1

MIRBEAU BEACON

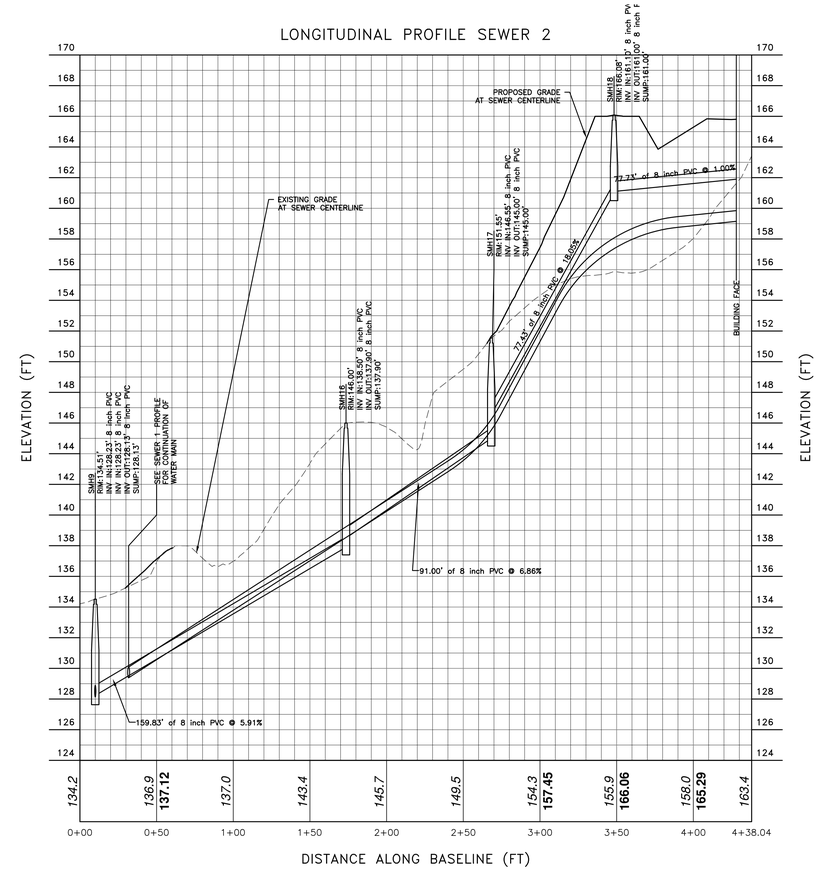
7 CRAIG HOUSE LANE
CITY OF BEACON
DUTCHESS COUNTY, NEW YORK
TAX ID: 6054-13-001258

JOB #:	2021:051
DATE:	3/29/2022
SCALE:	AS SHOWN
TITLE:	PR-1
SHEET:	12 OF 28

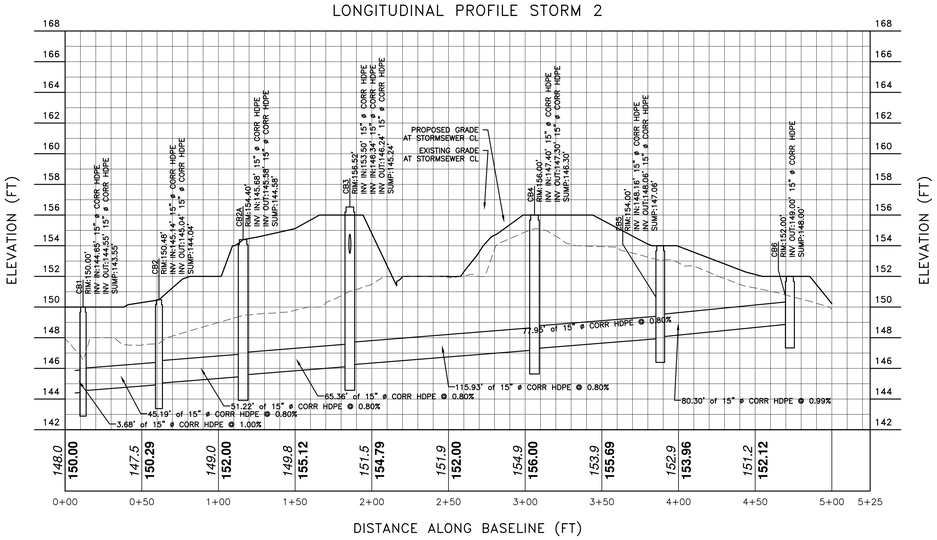
UNAUTHORIZED ALTERATIONS OR ADDITIONS TO THIS DRAWING IS A VIOLATION OF SECTION 7209.2 OF THE NEW YORK EDUCATION LAW



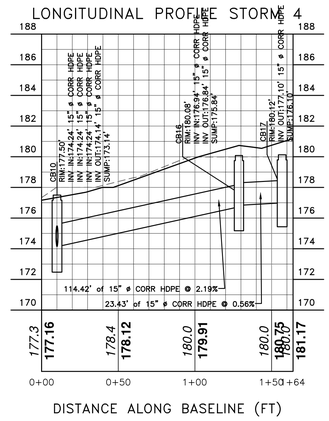
SEWER 1 PROFILE SMH 10 TO SMH 15
SCALE: 1" = 50' H
1" = 5' V



SEWER 2 PROFILE
SCALE: 1" = 40' H
1" = 4' V



STORM PROFILE CB1 TO CB6
SCALE: 1" = 40' H
1" = 4' V



STORM PROFILE CB10 TO CB17
SCALE: 1" = 40' H
1" = 4' V

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_____ SECRETARY

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REVISIONS:				REVISIONS:			
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HUDSON LAND DESIGN

STATE OF NEW YORK MICHAEL A. BOKENKAMP 084486 LICENSED PROFESSIONAL ENGINEER
SEAL

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F: 845-440-6637

PROFILES 2

MIRBEAU BEACON

7 CRAIG HOUSE LANE
CITY OF BEACON
DUTCHESS COUNTY, NEW YORK
TAX ID: 6054-13-001258

JOB #:	2021:051
DATE:	3/29/2022
SCALE:	AS SHOWN
TITLE:	PR-2
SHEET:	13 OF 28

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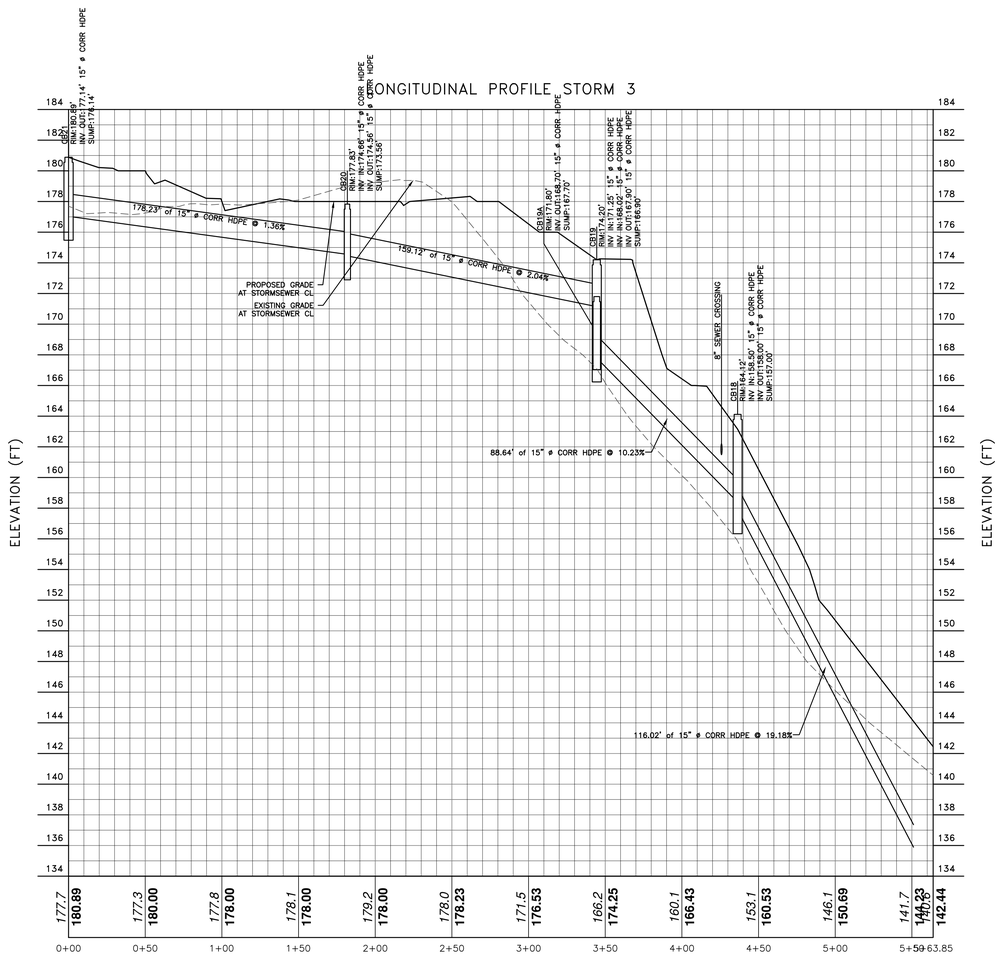
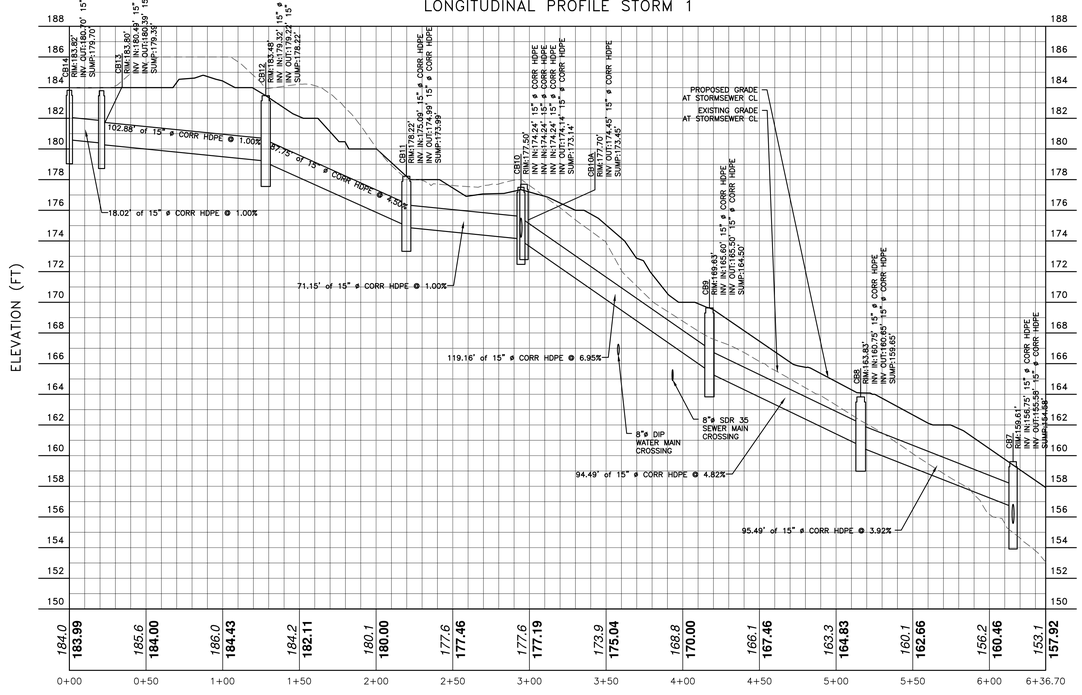
LONGITUDINAL PROFILE STORM 3



STORM PROFILE CB18 TO CB20

SCALE: 1" = 40' H
1" = 4' V

LONGITUDINAL PROFILE STORM 1



STORM PROFILE CB7 TO CB14

SCALE: 1" = 40' H
1" = 4' V

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REVISIONS:

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4	8/30/22	PER PLANNING BOARD COMMENTS	CMB

REVISIONS:

NO.	DATE	DESCRIPTION	BY

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HUDSON LAND DESIGN

STATE OF NEW YORK — MICHAEL A. BENSON — 084459 — LICENSED PROFESSIONAL ENGINEER
SEAL

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PROFILES 3

MIRBEAU BEACON

7 CRAIG HOUSE LANE
CITY OF BEACON
DUTCHESS COUNTY, NEW YORK
TAX ID: 6054-13-001258

JOB #:	2021:051
DATE:	3/29/2022
SCALE:	AS SHOWN
TITLE:	PR-3
SHEET:	14 OF 28

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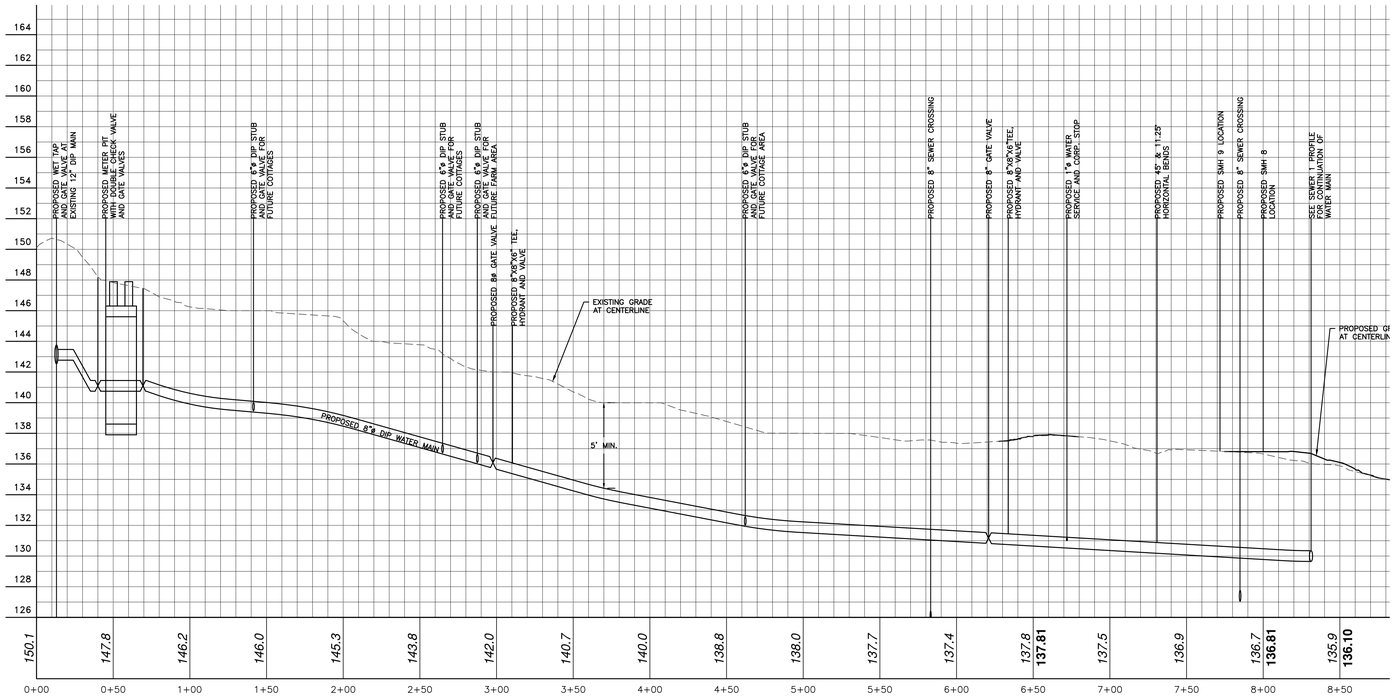
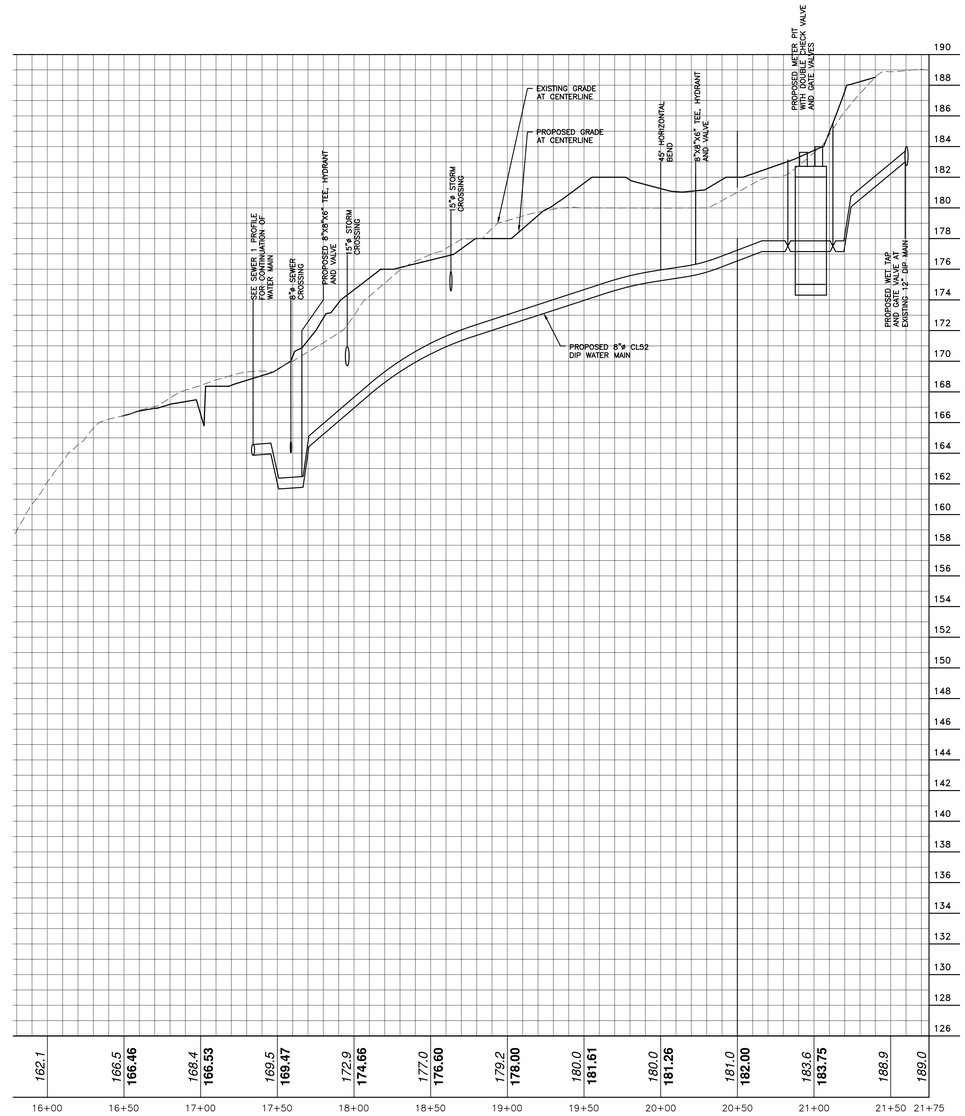


WATER PROFILE STA 0+00 TO STA 8+50
SCALE: 1" = 40' H
1" = 4' V



WATER PROFILE STA 16+00 TO STA 21+75
SCALE: 1" = 40' H
1" = 4' V

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.

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REVISIONS:				REVISIONS:			
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4	8/30/22	PER PLANNING BOARD COMMENTS	CMB				

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HUDSON LAND DESIGN

STATE OF NEW YORK
MICHAEL A. BOGDANOS
049485
LICENSED PROFESSIONAL ENGINEER
SEAL

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PROFESSIONAL ENGINEERING P.C.
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PROFILES 4

MIRBEAU BEACON

7 CRAIG HOUSE LANE
CITY OF BEACON
DUTCHESS COUNTY, NEW YORK
TAX ID: 6054-13-001258

JOB #:	2021:051
DATE:	3/29/2022
SCALE:	AS SHOWN
TITLE:	PR-4
SHEET:	15 OF 28

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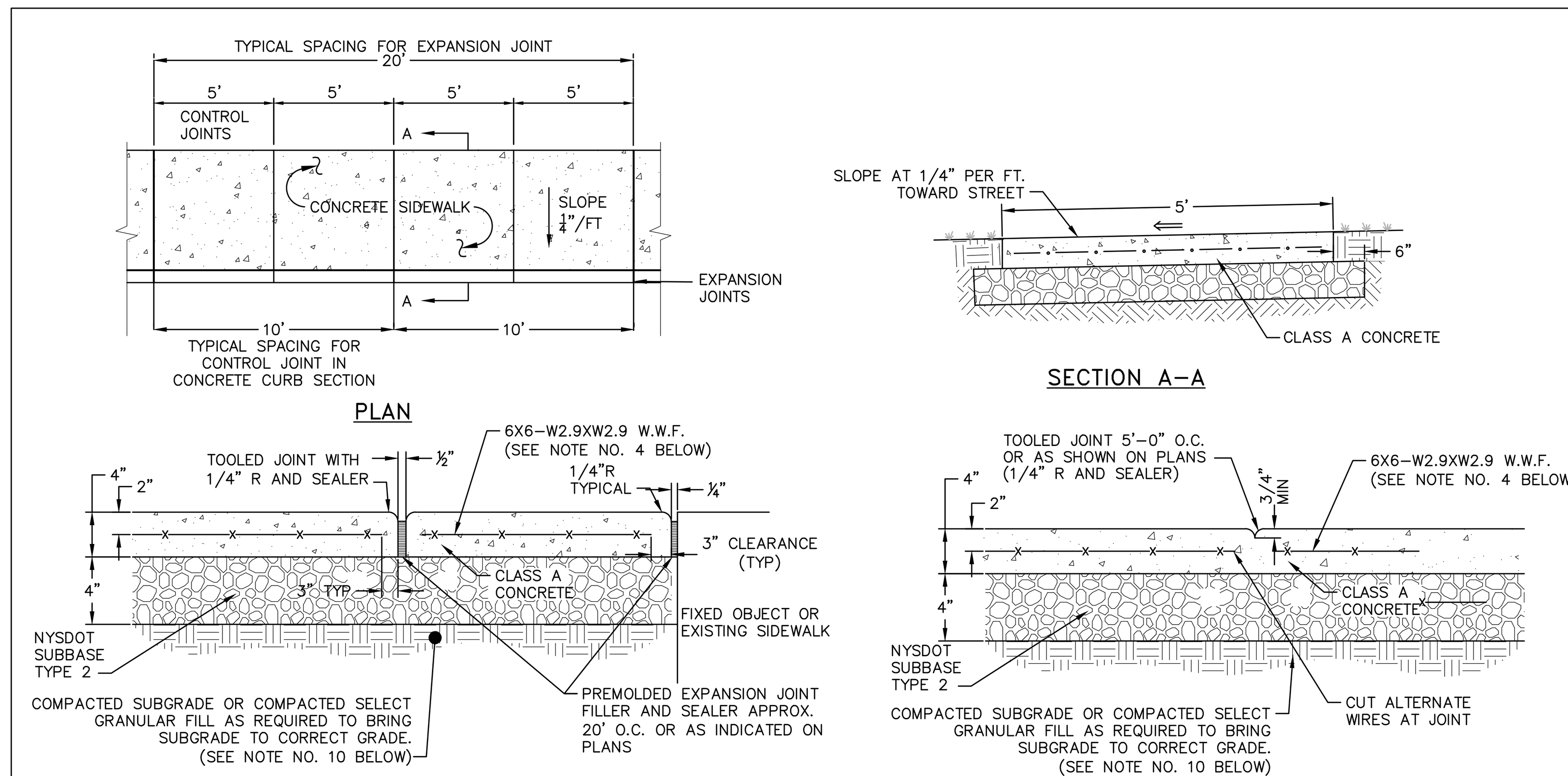
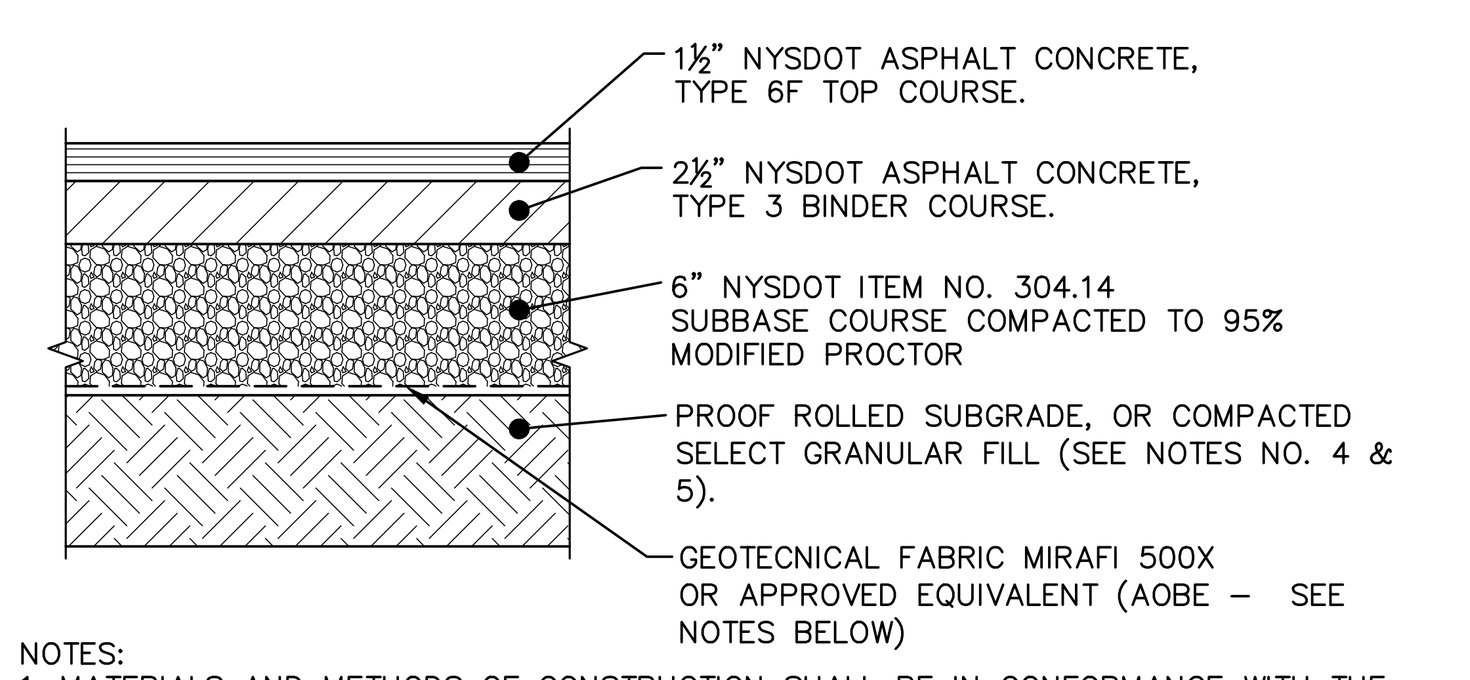


NOTES:

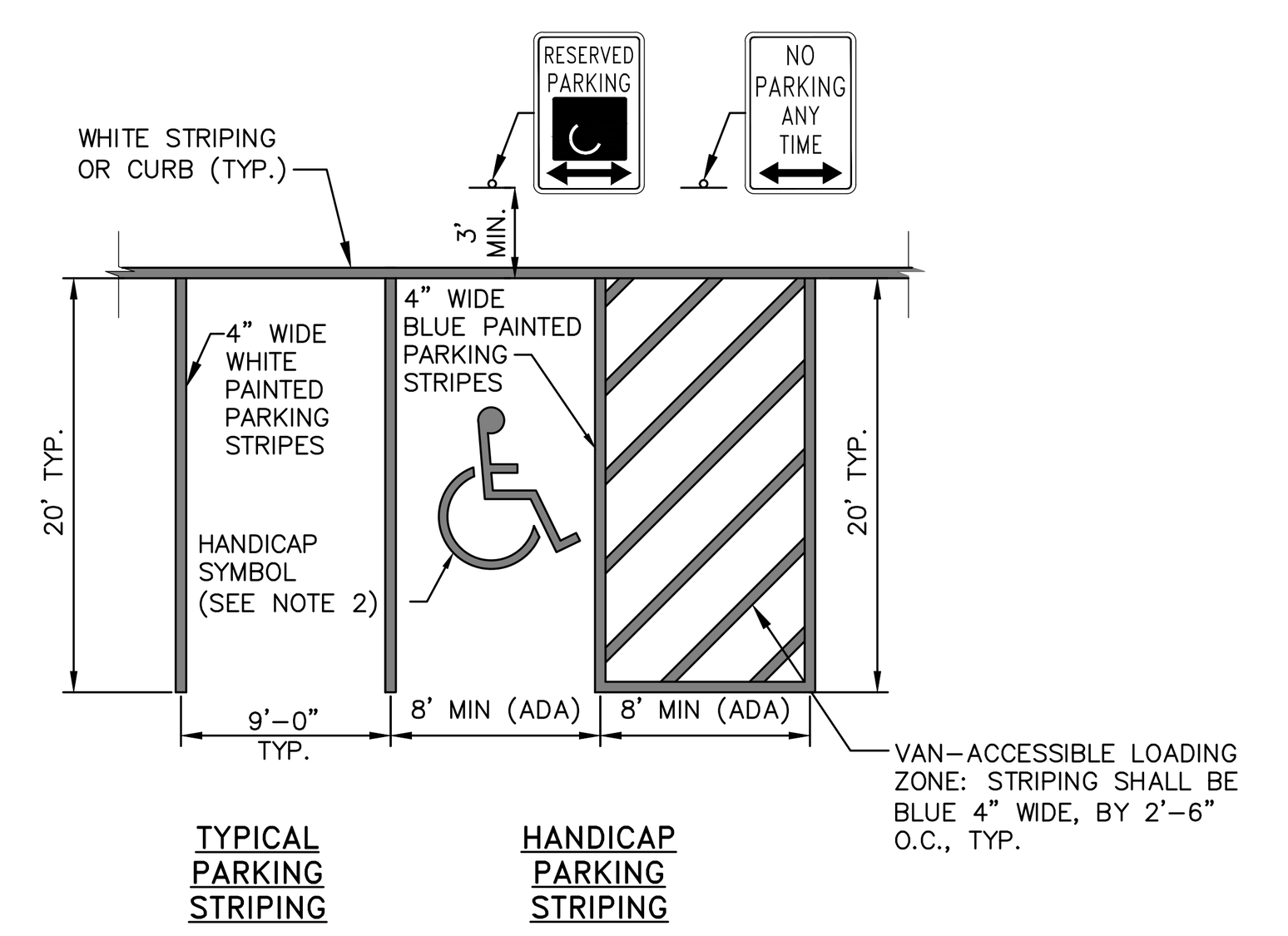
1. 10' SPACING OF CONTROL JOINTS SHALL BE USED FOR CAST IN PLACE CONCRETE CURBS.
2. MATERIAL AND METHODS OF CONSTRUCTION SHALL BE IN CONFORMANCE WITH THE NEW YORK STATE DEPARTMENT OF TRANSPORTATION (NYSDOT) STANDARD SPECIFICATIONS FOR CONSTRUCTION AND MATERIALS, DATED JANUARY 2, 2002, AND ALL ADDENDA THERETO; THE ONLY EXCEPTION BEING THAT THE WORK OF THIS CONTRACT SHALL BE MEASURED IN ENGLISH UNITS.
3. ALL CONCRETE SHALL BE 3,500 PSI CLASS A CONCRETE. CONCRETE MATERIALS, PLACEMENT, AND CONSTRUCTION SHALL CONFORM WITH SECTION 500 OF THE ABOVE REFERENCED NYSDOT STANDARD SPECIFICATIONS.
4. REINFORCING STEEL FOR CONCRETE SHALL CONFORM WITH SECTION 556 – REINFORCING STEEL FOR CONCRETE STRUCTURES OF THE ABOVE REFERENCED NYSDOT STANDARD SPECIFICATIONS AND AS SPECIFICALLY CALLED OUT IN THE DRAWINGS.
5. ALL EXPOSED SURFACED SHALL HAVE A BROOM TEXTURED FINISH.
6. EXPANSION JOINTS SHALL BE LOCATED A MAXIMUM OF 20' ON CENTER, OR AS INDICATED ON PLANS.
7. JOINTS SHALL NOT BE SAW CUT.
8. EXPOSED CONCRETE SURFACES SHALL BE TREATED WITH "SUREBOND"/"SAFEBOND"SB–7000 INTENSIFIER BRIGHT PROTECTOR AND SIDEWALK SEALER, OR EQUAL. RATE AND METHOD OF APPLICATION SHALL BE IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS.
9. SUBBASE MATERIAL SHALL CONFORM WITH SECTION 304 OF THE ABOVE REFERENCED NYSDOT STANDARD.
10. WHERE IT IS NECESSARY TO PLACE FILL FOR PURPOSE OF BRINGING THE SUBGRADE ELEVATION UP TO A SPECIFIED GRADE, THE FILL MATERIAL PLACED SHALL BE IN CONFORMATION WITH SECTION 203–EXCAVATION AND EMBANKMENT OF THE ABOVE REFERENCED NYSDOT STANDARD SPECIFICATIONS.
11. ALL WORK SHALL CONFORM WITH SECTION 608–SIDEWALK, DRIVEWAYS, AND BICYCLE PATHS OF THE ABOVE REFERENCED NYSDOT STANDARD SPECIFICATIONS.

CONCRETE SIDEWALK DETAIL
NOT TO SCALE



NOTES:
1. MATERIALS AND METHODS OF CONSTRUCTION SHALL BE IN CONFORMANCE WITH THE NEW YORK STATE DEPARTMENT OF TRANSPORTATION (NYSDOT) STANDARD SPECIFICATIONS FOR CONSTRUCTION AND MATERIALS, DATED JANUARY 2, 2002.
2. SUBGRADE SHALL NOT INCLUDE FROZEN MATERIALS, DEBRIS, ORGANIC MATERIALS, LARGE STONES OR OTHER UNSUITABLE MATERIALS.
3. TACK COAT WHEN SPECIFIED OR CALLED OUT IN THESE DRAWINGS OR REQUIRED BY THE REFERENCED SPECIFICATIONS SHALL CONFORM WITH SECTION 407–TACK COAT OF THE ABOVE REFERENCED NYSDOT STANDARD SPECIFICATIONS.
4. WHERE IT IS NECESSARY TO PLACE FILL FOR PURPOSES OF BRINGING THE SUBGRADE ELEVATION UP TO A SPECIFIED GRADE, THE FILL MATERIAL PLACED SHALL BE IN CONFORMANCE WITH SECTION 203–EXCAVATION AND EMBANKMENT OF THE ABOVE REFERENCED NYSDOT STANDARD SPECIFICATIONS.
5. IT IS EXPECTED THAT THE EXISTING SITE SUB–SOILS ARE SAND AND GRAVEL IN NATURE (CALIFORNIA BEARING RATIO RANGE BETWEEN 40 AND 80) . IF UNSUITABLE SOILS ARE ENCOUNTERED DURING CONSTRUCTION, THE CONTRACTOR SHALL CONTACT THE ENGINEER FOR POSSIBLE MODIFICATIONS TO THE PAVEMENT DETAIL.

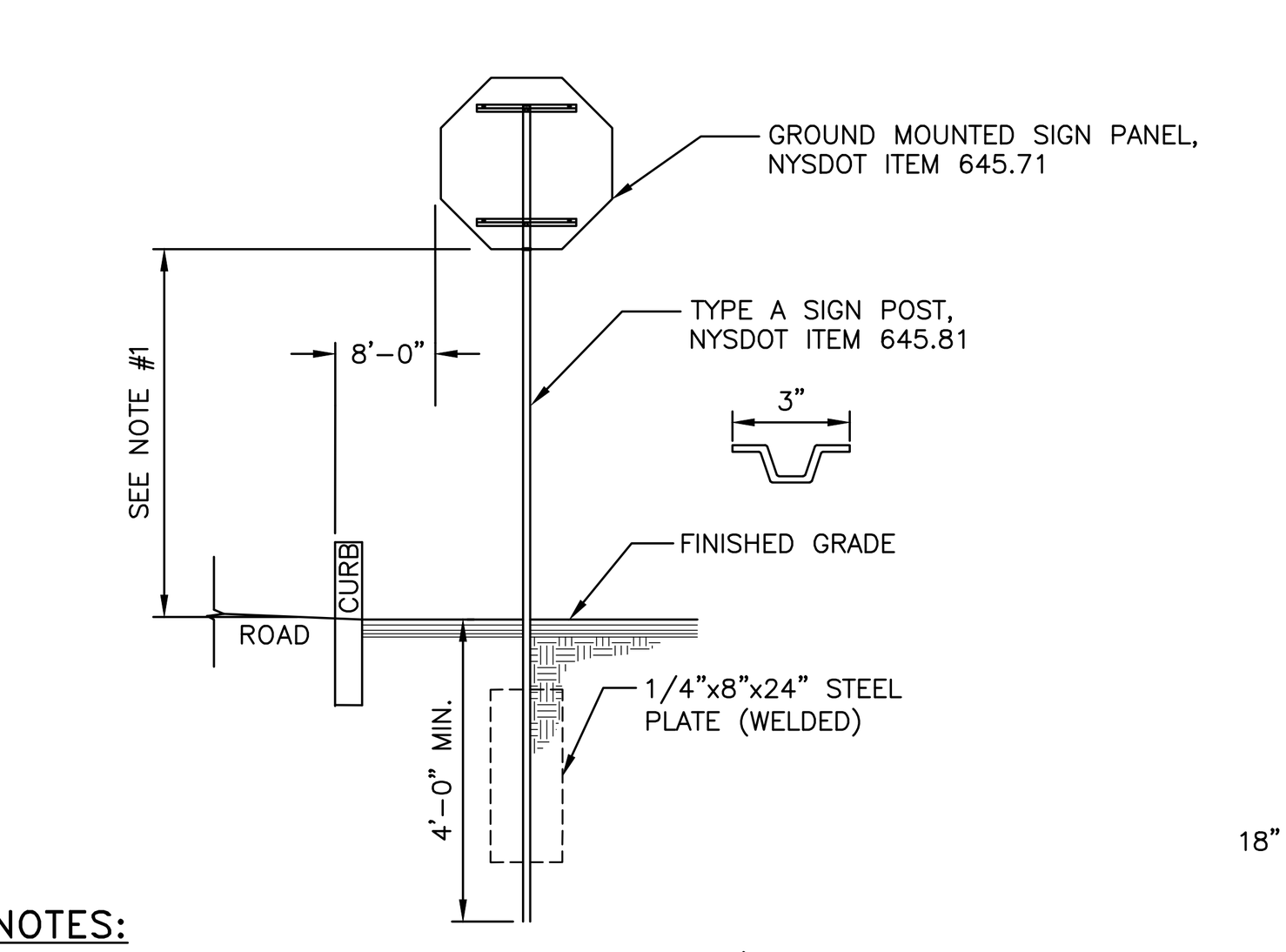
PAVEMENT SECTION DETAIL
NOT TO SCALE



NOTES:
1. ALL DIMENSIONS SUBJECT TO CURRENT MUNICIPALITY ZONING AND SITE REGULATIONS.
2. PAINTED HANDICAP SYMBOL TO BE IN ACCORDANCE WITH NYSDOT AND ADA STANDARDS.
3. IF PARKING ABUTS A SIDEWALK, THEN THE REGULATORY SIGNS SHALL BE PLACED BEHIND THE SIDEWALK.

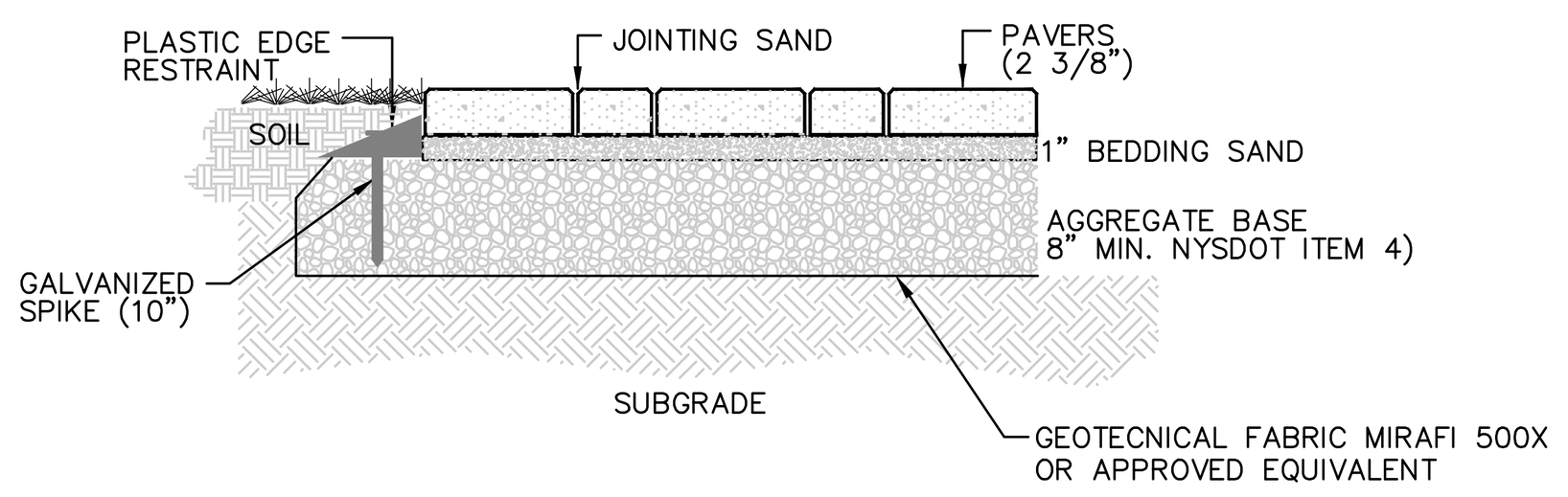
PARKING AND STRIPING DETAIL
NOT TO SCALE

TEXT	APPROXIMTE SIZE OF SIGN	MUTCD NO.	COLOR		TYPE OF MOUNTING
			BACKGROUND	LEGEND	
STOP	30"x30"	R1–1	RED	WHITE	POST MOUNT

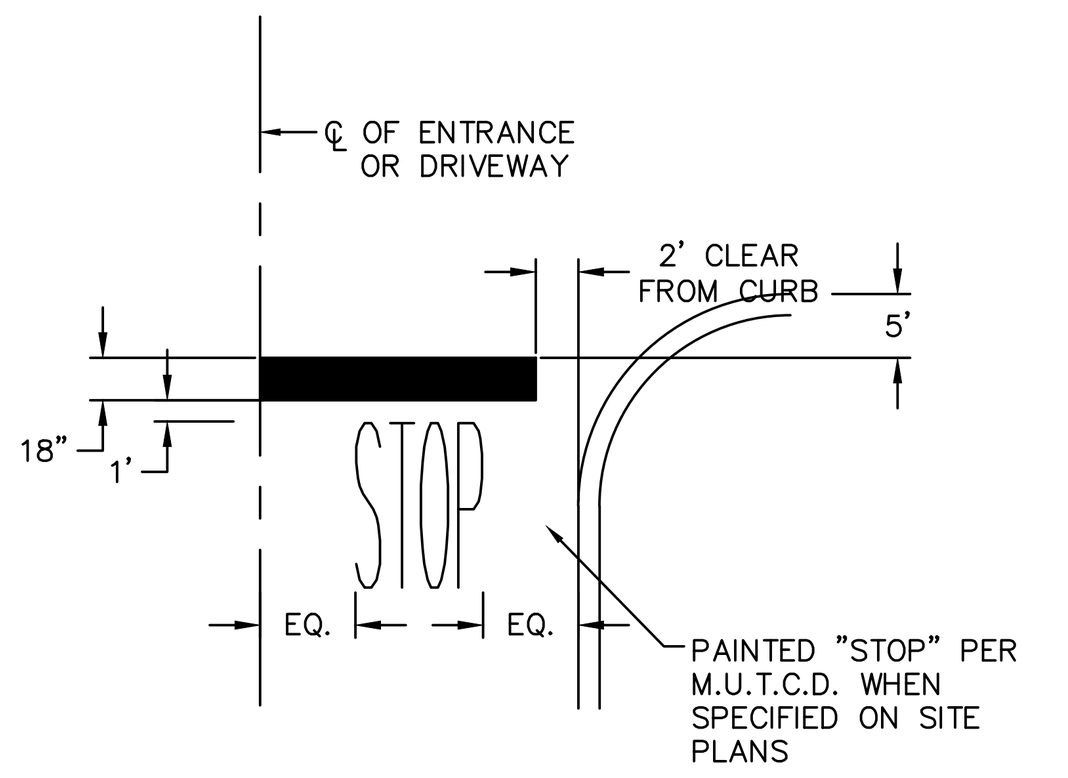


NOTES:
1. SIGN MOUNTING HEIGHT SHALL BE A MINIMUM OF 7'. MINIMUM MOUNTING HEIGHT MAY BE ADJUSTED ONLY IN ACCORDANCE WITH PROVISIONS OUTLINED IN "NYCRR, CHAPTER V–UNIFORM TRAFFIC CONTROL DEVICES."
2. SIGN POST SHALL BE IN ACCORDANCE W/ NYSDOT STANDARD SPECS SECTION 730.
3. SIGN BRACING PER NYSDOT STANDARD SHEETS.
4. SIGN POSTS WITHIN THE COUNTY RIGHT–OF–WAY SHALL BE BREAKAWAY TYPE MEETING THE REQUIREMENTS OF THE NYSDOT.

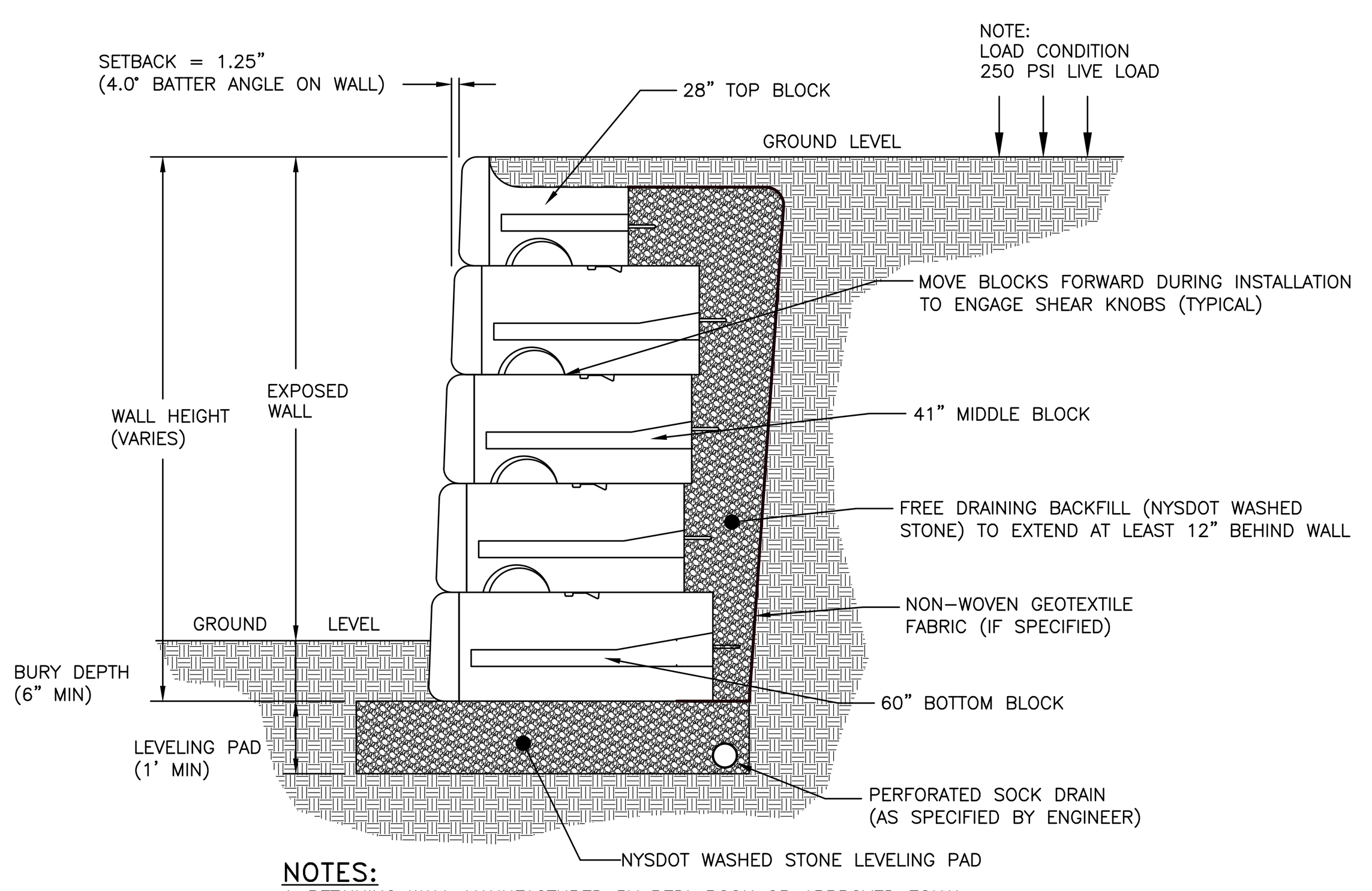
SINGLE POST SIGN DETAIL
NOT TO SCALE



CONCRETE PAVER DETAIL
NOT TO SCALE

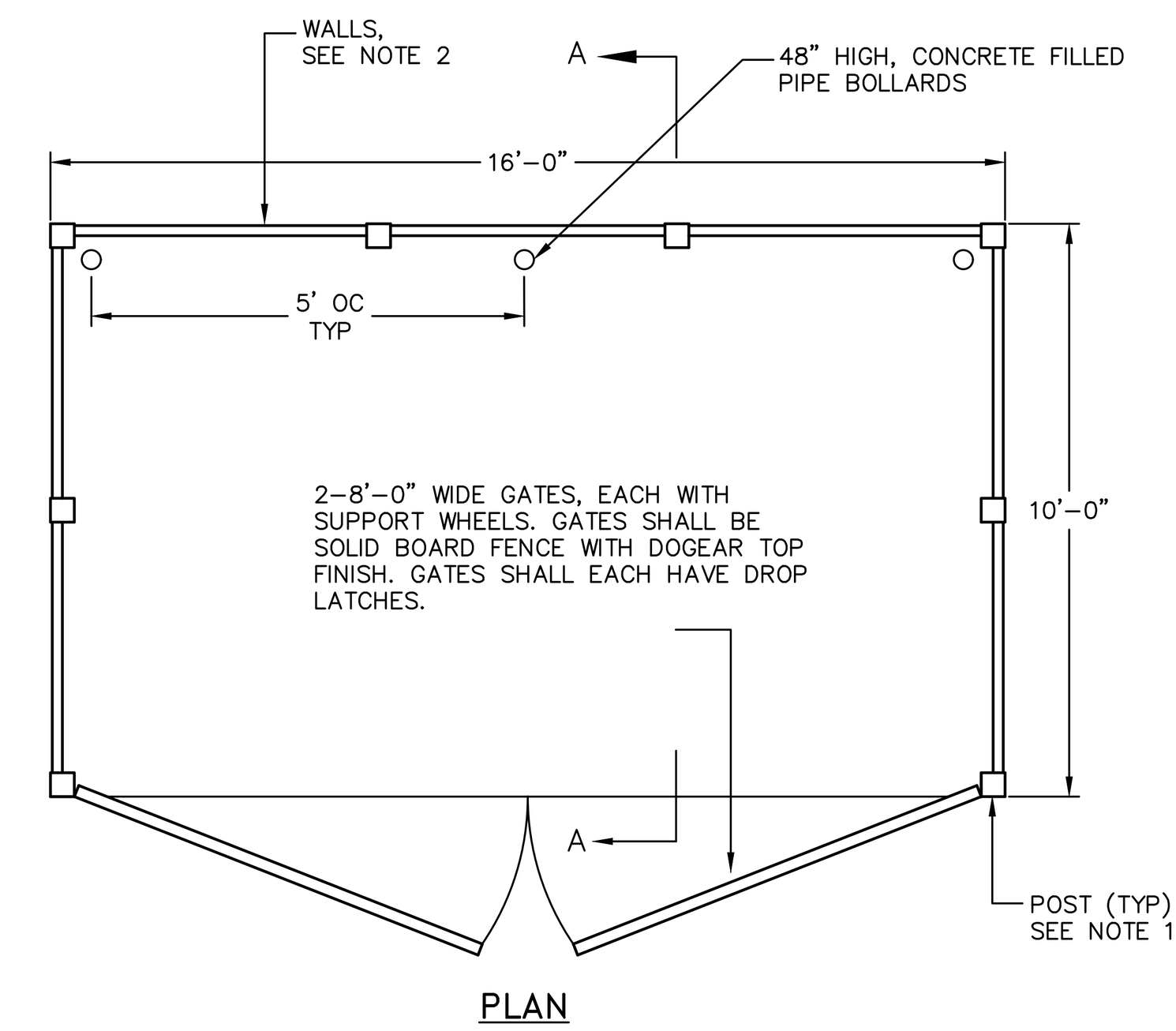


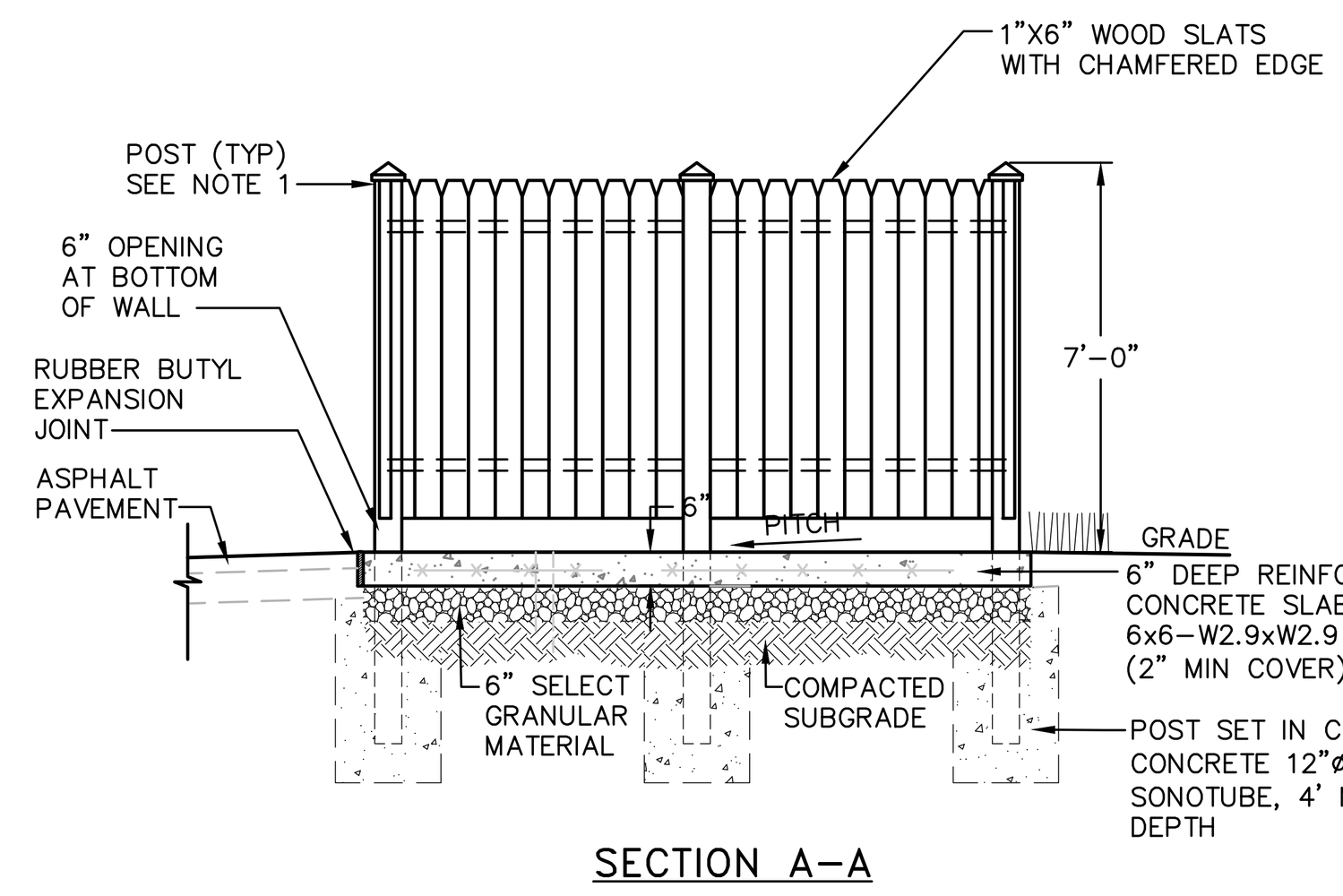
STOP BAR DETAIL
NOT TO SCALE



NOTES:
1. RETAINING WALL MANUFACTURED BY REDI–RCOK OR APPROVED EQUAL.
2. REDI–ROCK WALLS ARE PROPOSED AT THE PARKING AREA NEAR BUILDINGS 1 AND 2, BEHIND BUILDING 5 & 6 AND AT THE WEST SIDE OF THE SITE ENTRANCE DRIVEWAY OFF BRANCH STREET. THE RETAINING WALL AT BUILDING 4 IS A CAST–IN–PLACE CONCRETE WALL DESIGNED BY OTHERS.
3. THE RETAINING WALL SHALL BE DESIGNED BY A NEW YORK STATE LICENSED ENGINEER AND PLANS SHALL BE SUBMITTED TO THE BEACON BUILDING DEPARTMENT PRIOR TO CONSTRUCTION.
4. SEE MANUFACTURER'S DETAILS AND INSTALLATION GUIDELINES FOR FURTHER REQUIREMENTS.

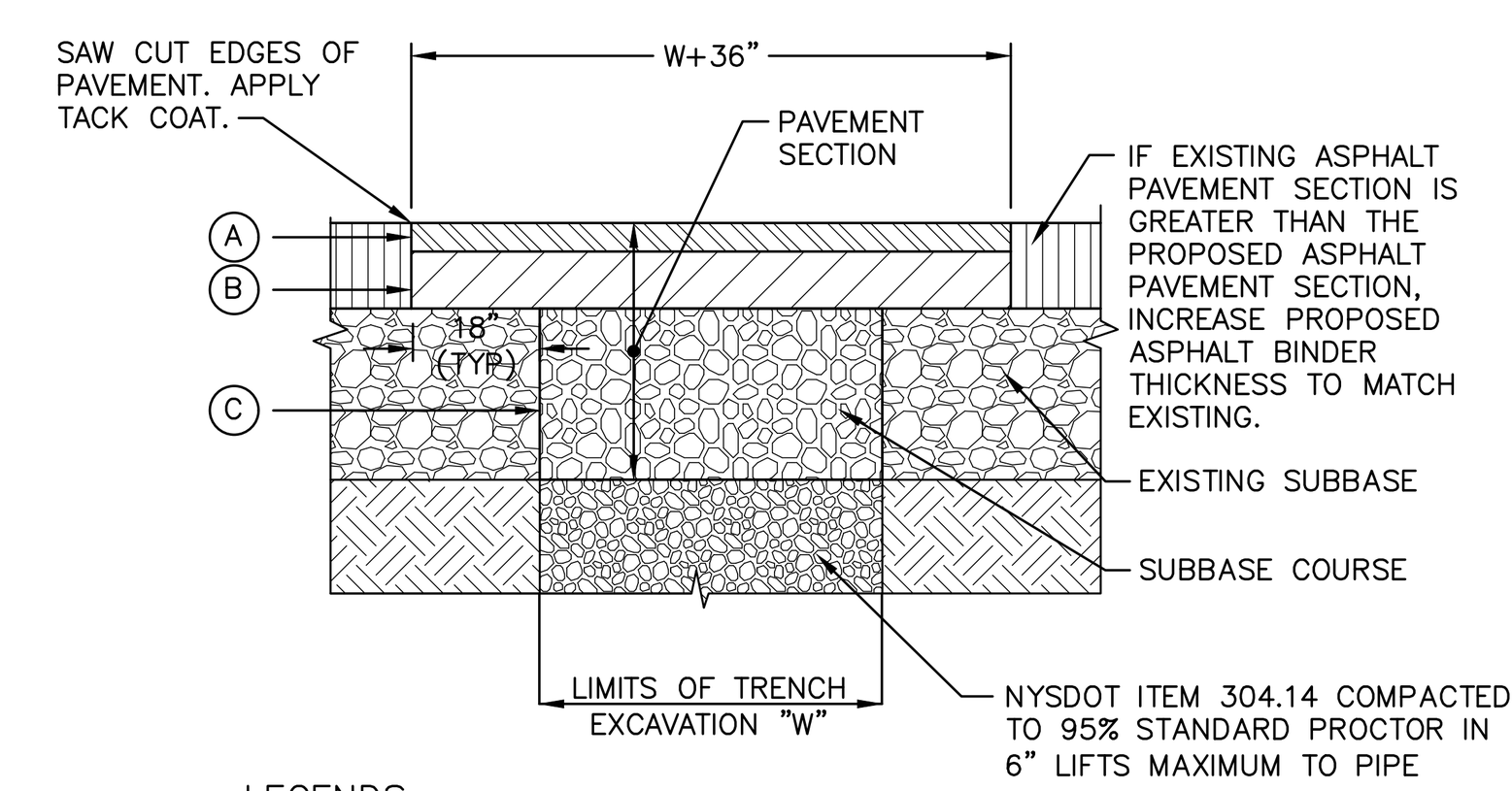
TYPICAL REDI–ROCK GRAVITY WALL WITH 41" BLOCKS
NOT TO SCALE





NOTES
1. POSTS SHALL HAVE A DECORATIVE CAP, CONSISTENT WITH THE ARTS & CRAFTS STYLE, AS APPROVED BY OWNER. POST SPACING SHALL BE AS REQUIRED BY WALL CONSTRUCTION.
2. WALLS OF DUMPSTER ENCLOSURE SHALL BE A SOLID WOOD PRIVACY FENCING NATURAL STAIL OR PAINT TO COMPLEMENT BUILDING.

TRASH ENCLOSURE DETAILS
NOT TO SCALE



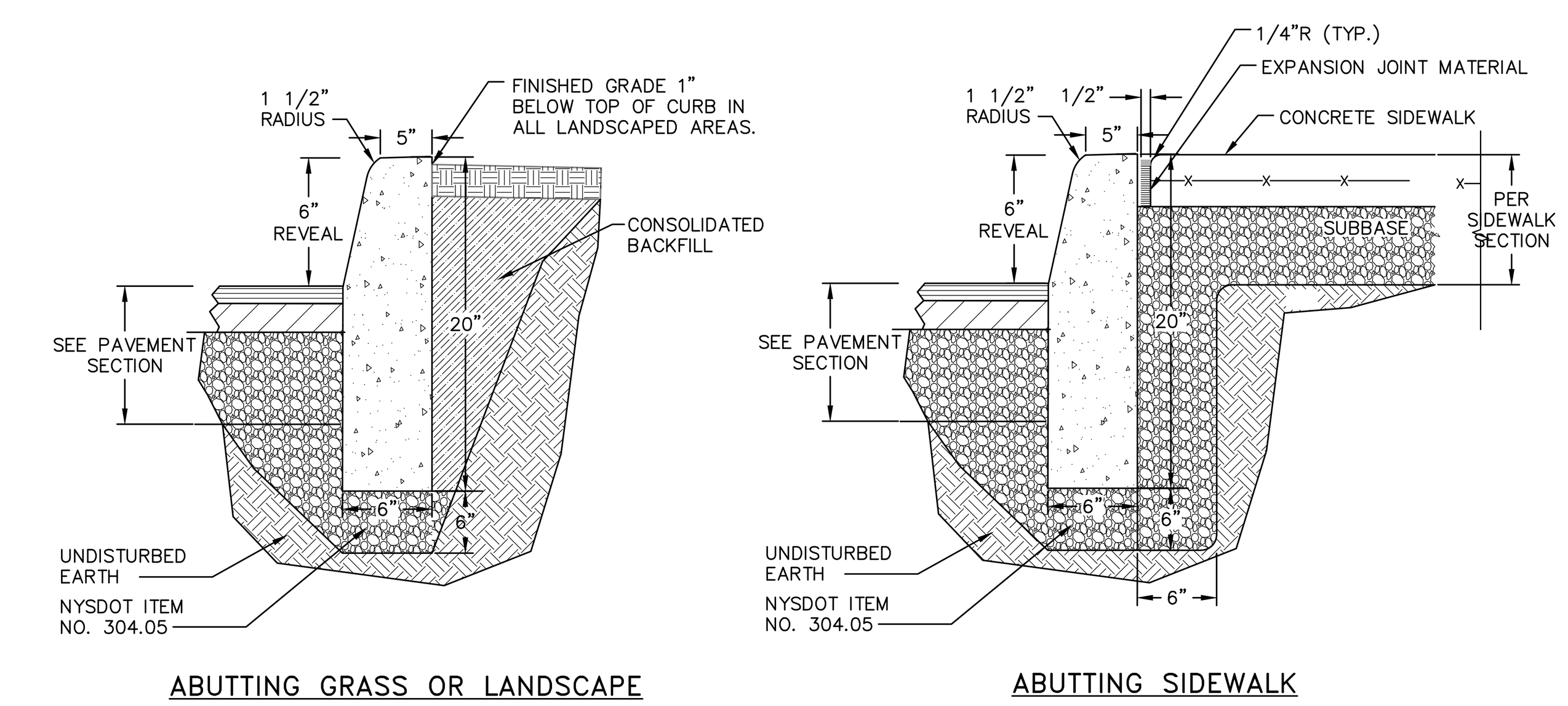
LEGENDS

SOUTH AVENUE RESTORATION COURSES:
- (A) 1–1/2" ASPHALT CONCRETE TOP COURSE– NYSDOT TYPE 6F
- (B) 2–1/2" ASPHALT CONCRETE BINDER COURSE– NYSDOT TYPE 3
- (C) 8" ASPHALTIC SUBBASE COURSE– NYSDOT ITEM 304.14 (4" LIFTS)

WOLCOTT AVENUE RESTORATION COURSES:
- (A) 1–1/2" ASPHALT CONCRETE TOP COURSE– NYSDOT TYPE 6F
- (B) 2–1/2" ASPHALT CONCRETE BINDER COURSE– NYSDOT TYPE 3
- (C) 8" GRANULAR SUBBASE COURSE– NYSDOT ITEM 304.14 (4" LIFTS)

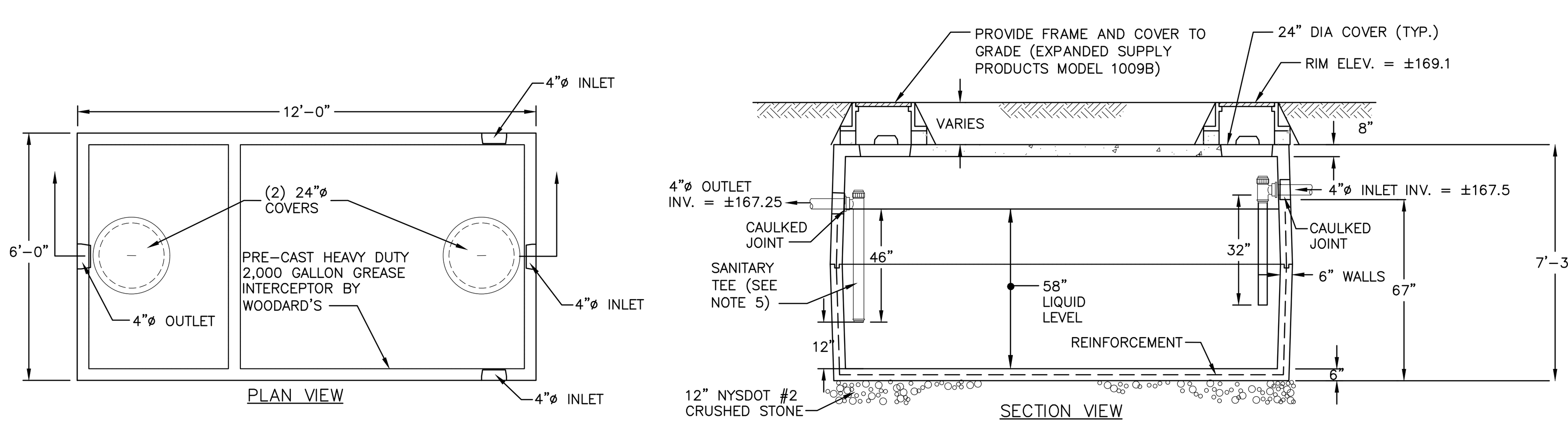
NOTES:
1. SAW CUT MIN. 18" BEYOND EXCAVATION WITH SMOOTH EDGES. 18" JOINT BETWEEN EXISTING AND NEW TOP COURSE TO BE MILLED. JOINT TO BE SEALED WITH POLYMER MODIFIED SEALER.
2. FURNISH, PLACE, AND COMPACT SUBBASE IN TWO 4" LIFTS.
3. TACK COAT IN ACCORDANCE WITH NYSDOT STANDARD SPEC.
4. FURNISH AND PLACE ASPHALT CONCRETE PAVEMENT AS SPECIFIED.

PAVEMENT RESTORATION DETAIL
NOT TO SCALE



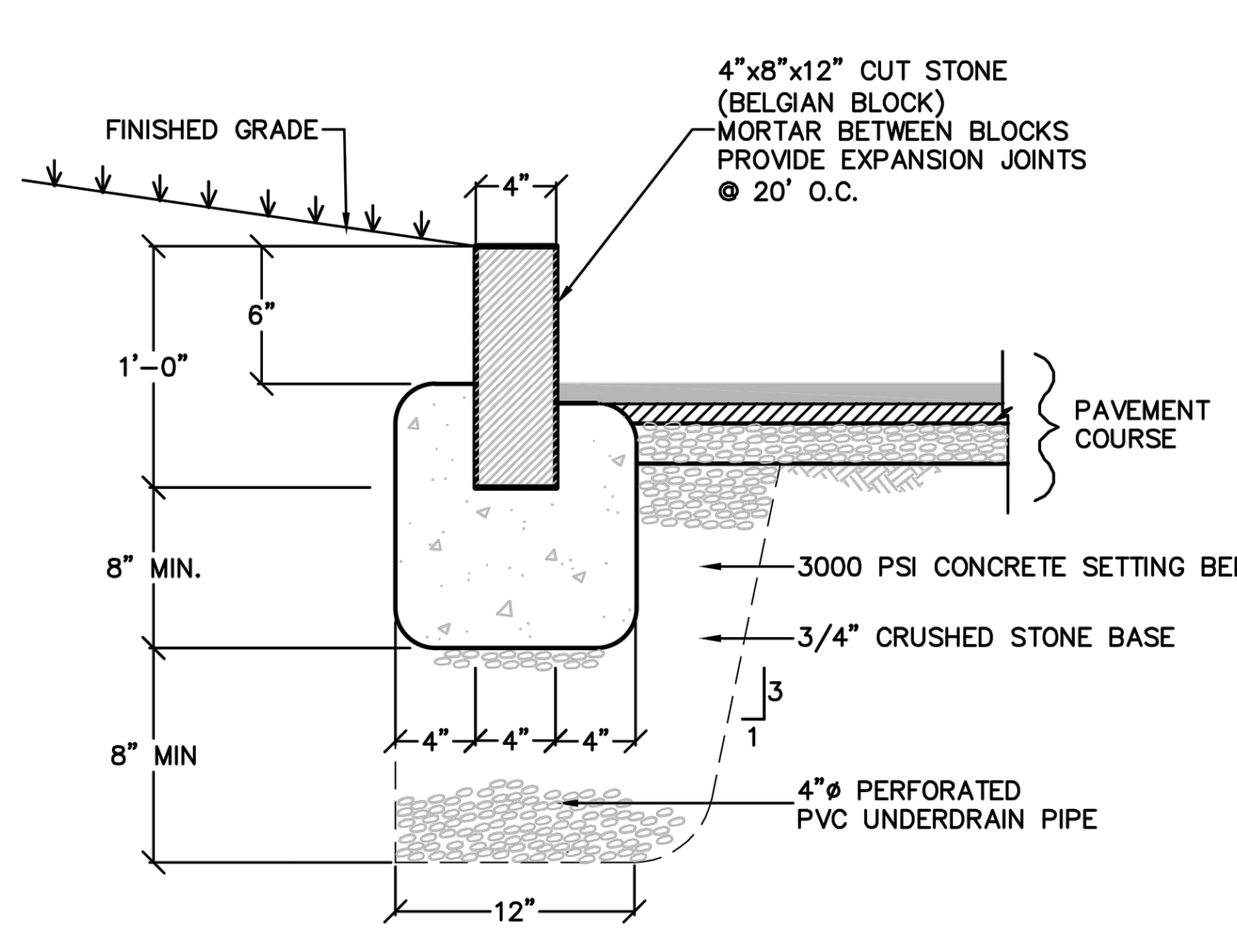
NOTES:
1. CONCRETE CURB SHALL BE 4,000 PSI CAST–IN–PLACE, AND IN ACCORDANCE WITH NYSDOT STANDARD SPECIFICATION SECTION 609.
2. EXPANSION JOINTS OF 1/2" CELLULOSE OR SIMILAR MATERIAL SHALL BE PLACED AT 10 FOOT INTERVALS.
3. FOR MOUNTABLE CURBS ABUTTING SIDEWALK OR OTHER HARDSCAPE, REFER TO "ABUTTING SIDEWALK" DETAIL.

CAST–IN–PLACE CONCRETE CURB DETAIL
NOT TO SCALE



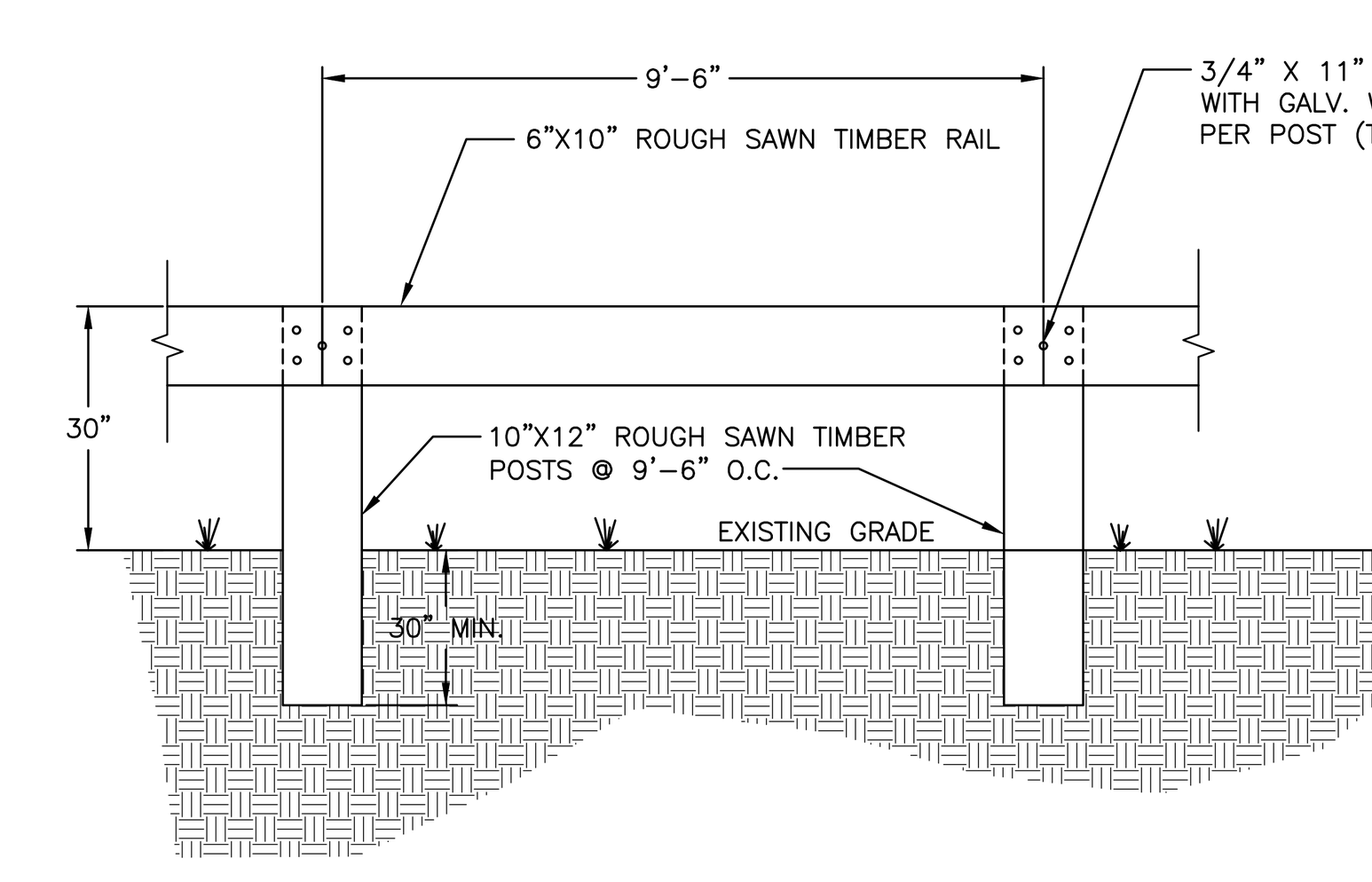
NOTES:
1. TANK SHALL BE RATED FOR H20 VEHICLE LOADING.
2. A WATER TIGHTNESS TEST SHALL BE COMPLETED BY THE CONTRACTOR, WITNESSED BY THE ENGINEER AND REGULATORY AGENCY, AND SHALL INCLUDE FILLING THE TANK AND MEASURING WATER LEVEL OVER A 24–HOUR PERIOD OR OTHER ACCEPTABLE METHOD.
3. ALL JOINTS SHALL BE WATER TIGHT.
4. CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 4000 PSI AT 28 DAYS.
5. SANITARY TEES ON OUTLET SIDE SHALL BE EXTENDED TO THE BOTTOM 1/3 OF THE TANK, BUT NO CLOSER THAN 12" TO THE TANK BOTTOM.
6. A RECORD OF MAINTENANCE OF THE GREASE INTERCEPTOR SHALL BE KEPT AND SHALL BE MADE AVAILABLE TO THE MUNICIPALITY AND/OR ITS CONSULTANTS.

PRECAST CONCRETE 2,000 GALLON GREASE INTERCEPTOR DETAIL (H20 LOAD RATED)
NOT TO SCALE



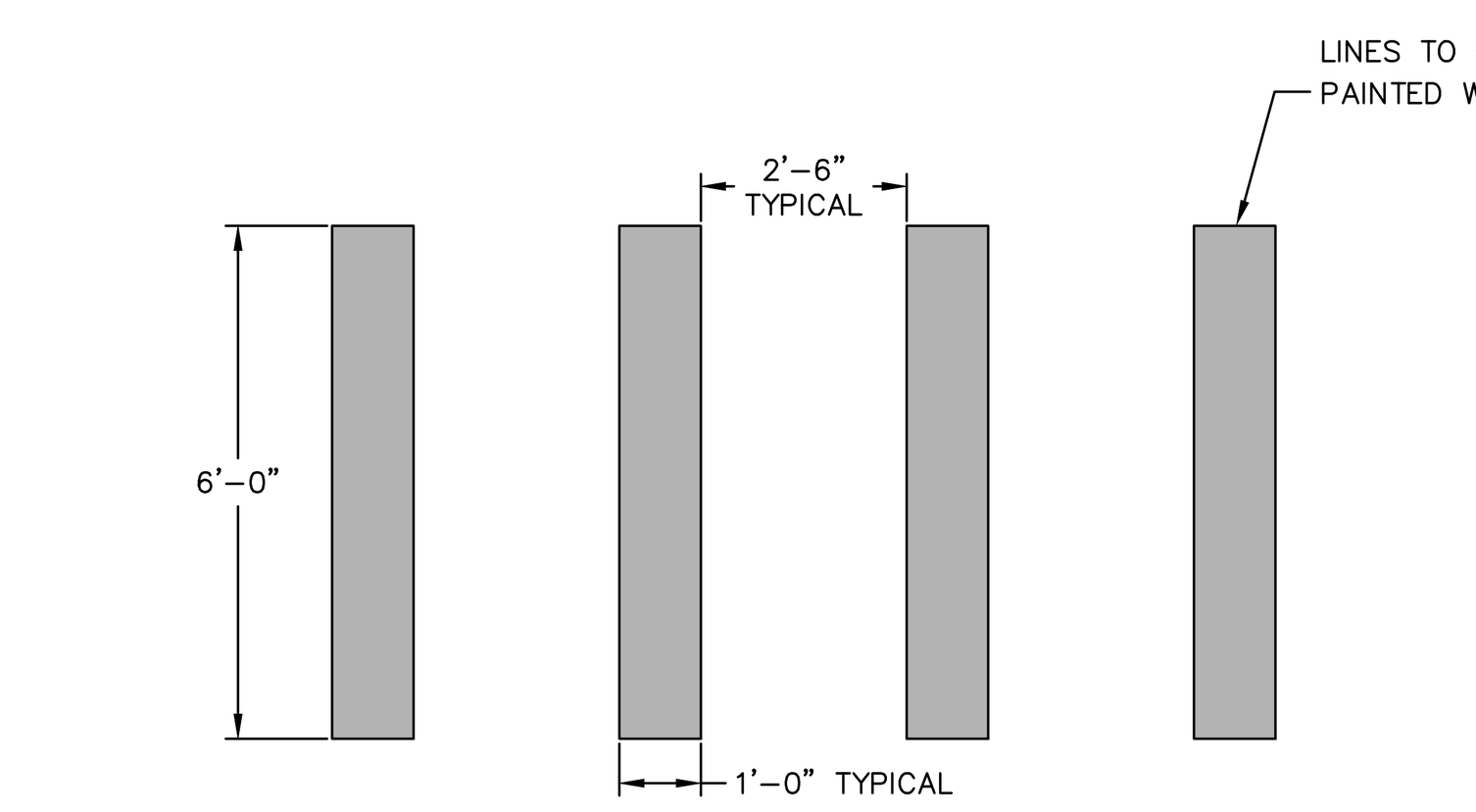
NOTES:
1. EXPANSION JOINTS OF 3/16" CELLULOSE OR SIMILAR MATERIAL SHALL BE PLACED AT TEN FOOT INTERVALS, TO FULL DEPTH OF CURB.
2. UNDERDRAIN MAY BE ELIMINATED IN PARKING LOTS AND OTHER NON–PUBLIC FACILITIES.

BELGIAN BLOCK CURB DETAIL
N.T.S.



NOTES:
1. STEEL–BACKED TIMBER GUIDERAIL SHALL BE IN ACCORDANCE WITH FHWA STANDARD SHEET 617–20. REFER STANDARD SHEET FOR ADDITIONAL DETAILS.

STEEL–BACKED TIMBER GUIDERAIL DETAIL
NOT TO SCALE



PAINTED CROSSWALK DETAIL
NOT TO SCALE

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.

DRAWN BY: CMB				CHECKED BY: MAB			
REVISIONS:				REVISIONS:			
NO.	DATE	DESCRIPTION	BY	NO.	DATE	DESCRIPTION	BY
1	5/25/22	PER PLANNING BOARD COMMENTS	CMB				
2	6/28/22	PER PLANNING BOARD COMMENTS	CMB				
3	7/26/22	PER PLANNING BOARD COMMENTS	CMB				
4	8/30/22	PER PLANNING BOARD COMMENTS	CMB				

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F: 845–440–6637

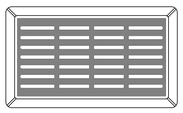
CONSTRUCTION DETAILS

MIRBEAU BEACON

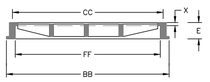
7 CRAIG HOUSE LANE
CITY OF BEACON
DUTCHESS COUNTY, NEW YORK
TAX ID: 6054–13–001258

JOB #:	2021:051
DATE:	3/29/2022
SCALE:	AS SHOWN
TITLE:	CD–1
SHEET:	16 OF 28

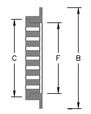
UNAUTHORIZED ALTERATIONS OR ADDITIONS TO THIS DRAWING IS A VIOLATION OF SECTION 7209.2 OF THE NEW YORK EDUCATION LAW



PLAN VIEW



SECTION VIEW 1



SECTION VIEW 2

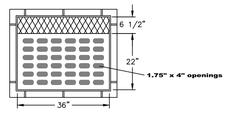
DIMENSION TABLE:

B	C	E	F	X	BB	CC	FF
30"	24"	4"	22"	1"	41"	36"	34"

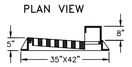
NOTES:

1. HEAVY DUTY RECTANGULAR STORMWATER INLET GRATE TO BE CAMPBELL FOUNDRY MODEL 3433, OR APPROVED EQUAL.
2. CATCH BASINS TO RECEIVE FLAT INLETS ARE: TBD

CAST IRON STORMWATER FLAT INLET GRATE DETAIL
NOT TO SCALE



PLAN VIEW

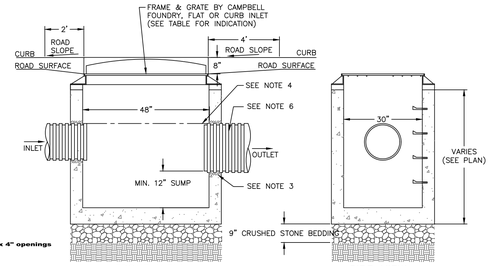


SECTION VIEW

NOTES:

1. HEAVY DUTY RECTANGULAR STORMWATER INLET GRATE TO BE CAMPBELL FOUNDRY MODEL 2541, OR APPROVED EQUAL.
2. ALL CATCH BASINS TO RECEIVE CURB INLETS UNLESS OTHERWISE NOTED.

CAST IRON STORMWATER
CURB INLET GRATE DETAIL
NOT TO SCALE

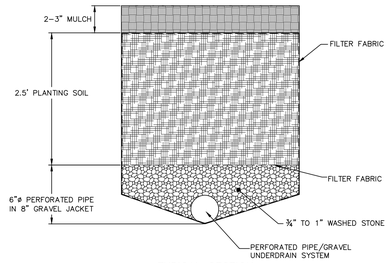


FRONT VIEW SIDE VIEW

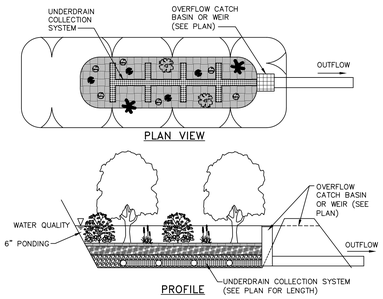
NOTES:

1. PRECAST CONCRETE CATCH BASIN WITH CONCRETE STRENGTH OF 4,000 PSI @ 28 DAYS.
2. THE ENDS OF ALL PIPES SHALL BE CUT OFF FLUSH WITH THE INSIDE SURFACE OF THE CATCH BASIN AND PARGED AROUND.
3. PIPES SHALL BE PARGED AROUND INTERIOR AND EXTERIOR PRIOR TO BACKFILLING OF STRUCTURE. CONNECTIONS MADE WITHIN 10 FEET OF A WATER MAIN (OR SERVICE LINE) OR A SEWER MAIN (OR SERVICE LATERAL), SHALL BE MADE WATERTIGHT.
4. PROVIDE A MINIMUM 0.1' DROP BETWEEN INLET AND OUTLET INVERTS (MATCH CROWNS FOR PIPES WITH DIFFERENT SIZE) UNLESS OTHERWISE NOTED ON THE PLAN.
5. CATCH BASINS WITH AN INTERIOR DEPTH OF 4' AND GREATER SHALL BE FURNISHED WITH STEEL REINFORCED POLYPROPYLENE PLASTIC STEPS AT 12" INTERVALS.
6. HDPE PIPE SHALL BE PROVIDED WITH WATERTIGHT CONNECTIONS. ADS MODEL N12 WT IB OR APPROVED EQUAL.

CATCH BASIN DETAIL
NOT TO SCALE



TYPICAL SECTION

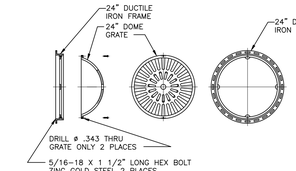


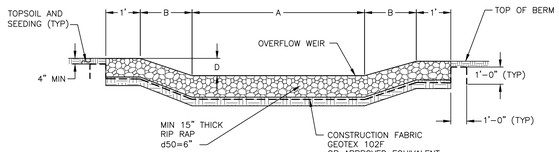
PLAN VIEW PROFILE

NOTES:

1. NO RUNOFF IS TO ENTER THE BIORETENTION AREA UNTIL ALL CONTRIBUTING DRAINAGE AREAS HAVE BEEN STABILIZED.
2. LANDSCAPING TO BE PROVIDED BY THE PROJECT LANDSCAPE ARCHITECT AND AS FOLLOWS:
   - NATIVE PLANT SPECIES SHOULD BE SPECIFIED BASED ON SPECIFIED ZONE OF HYDRIC TOLERANCE
   - SELECTIONS OF TREES WITH AN UNDERSTORY OF SHRUBS AND HERBACEOUS MATERIALS SHOULD BE PROVIDED.
   - WOODY VEGETATION SHOULD NOT BE SPECIFIED AT INFLOW LOCATIONS.
   - TREES SHOULD BE PLANTED PRIMARILY ALONG THE PERIMETER OF THE FACILITY.
   - A TREE DENSITY OF 1 TREE PER 100 SQUARE FEET IS RECOMMENDED, AND SHRUBS/HERBACEOUS VEGETATION SHOULD GENERALLY BE PLANTED AT HIGHER DENSITIES (FIVE FEET ON CENTER AND 2.5 FEET ON CENTER, RESPECTIVELY).
3. SEE PLAN FOR PRETREATMENT.

TYPICAL BIORETENTION DETAIL
NOT TO SCALE

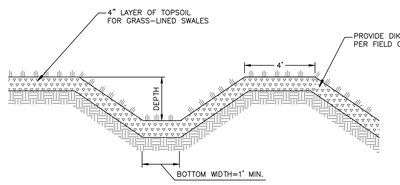




NOTES:

1. RIP RAP OUTLET PROTECTION SHALL BE 15" OF LIGHT STONE FILLING. STONE FILLING SIZE d50=6", RIVER ROCK MAY BE SUBSTITUTED FOR ANGULAR STONE.

EMERGENCY OVERFLOW WEIR DETAIL
NOT TO SCALE

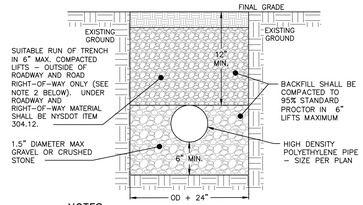


SECTION VIEW

NOTES:

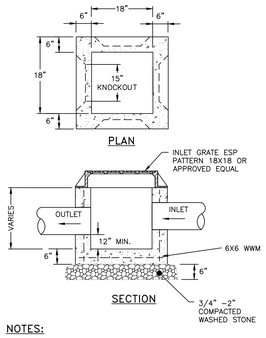
1. MINIMUM 1' DEPTH AND 1' WIDTH FOR ALL SWALES.
2. SWALE SHALL BE SEEDED WITH FAST GERMINATING RYE 15 TO 25 POUNDS PER 1,000 SQUARE FEET AND MULCHED.

TEMPORARY GRASS LINED SWALE/DIKE DETAIL
NOT TO SCALE



NOTES:
1. EXCAVATION AND TRENCHING SHALL MEET ALL OSHA REQUIREMENTS.

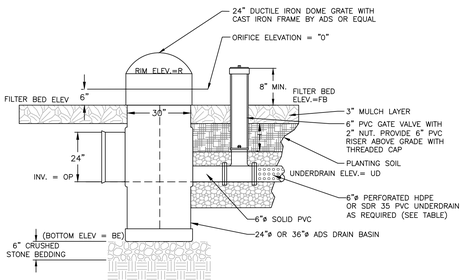
STORM LINE TRENCH DETAIL
NOT TO SCALE



NOTES:

1. YARD INLET BASINS SHALL BE PRE CAST REINFORCED CONCRETE SHALL HAVE A MINIMUM 28–DAY COMPRESSIVE STRENGTH OF 4,000 PSI AND SHALL BE IN CONFORMANCE WITH ASTM 478–68. WALLS AND BASE SHALL BE ONE PIECE CONSTRUCTION. YARD INLET BASIN SHOWN BY EXPANDED SUPPLY PRODUCTS (ESP), 3330 ROUTE 9, COLD SPRING, NY (845) 265–3771.
2. BACKFILL USING SELECT MATERIAL, COMPACTED IN 6" LIFTS.
3. SUMP SHALL BE 12".
4. FRAMES AND GRATES SHALL BE SET IN A FULL BED OF MORTAR.

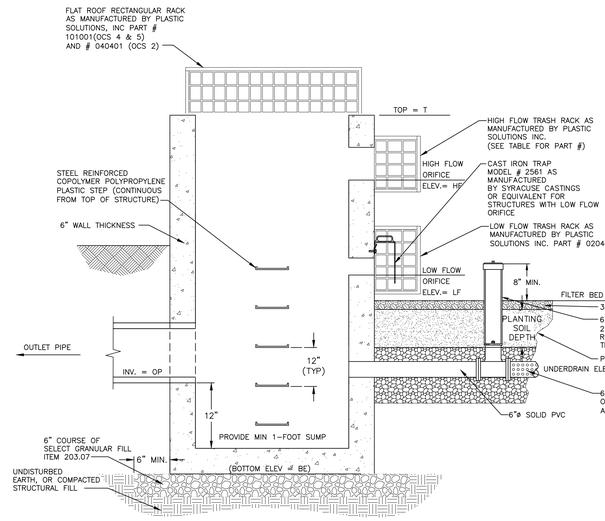
PRE–CAST CONCRETE YARD INLET DETAIL
NOT TO SCALE



NOTES:
* UNDERDRAIN PIPE TO BE PROVIDED FOR DEWATERING PURPOSES ONLY. GATE VALVE TO REMAIN CLOSED.

OUTLET CONTROL STRUCTURE DATA

BIO ID	STRUCTURE DIMENSIONS	UNDERDRAIN PIPE REQ'D	"UD" (FT)	R (FT)	"T" (FT)	"FB" (FT)	OUTLET PIPE ø (IN)	"OP" (FT)	"O"	MIN. BERM ELEV. (FT)
B	30"X24" I.D.	YES*	134.75	138.50	2.5	138.0	15	134.75	N/A	139.00
C	30"X24" I.D.	YES*	136.75	140.5	2.5	140.00	15	136.75	N/A	141.00



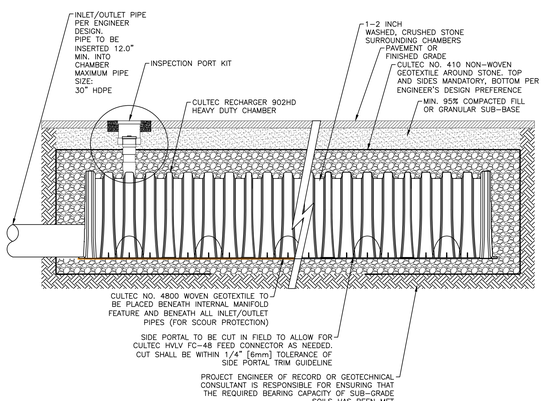
OUTLET CONTROL STRUCTURE DATA

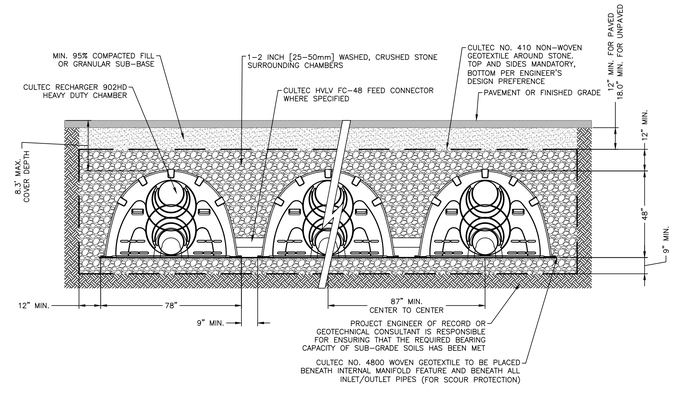
BIORETNTION AREA	STRUCTURE DIMENSIONS	LOW FLOW ORIFICE DIM. (IN)	"UD" (FT)	MIN. UG LENGTH	"LF" (FT)	HIGH FLOW ORIFICE DIM	# OF HIGH FLOW INLETS	"HF" (FT)	"T" (FT)	OUTLET PIPE ø (IN)	"OP" (FT)	HIGH FLOW ORIFICE TRASH RACK PART #
A	42"X42" I.D.	2	N/A	0	136.5	N/A	0	N/A	137.1	18	133.5	N/A

NOTES:

1. ALL TRASH RACKS SHALL HAVE UV PROTECTION MEETING OR EXCEEDING THE REQUIREMENTS OF ASTM D2565–99.
2. TRASH RACKS SHALL BE SECURED PER THE MANUFACTURER'S RECOMMENDATIONS.
3. WHERE HIGH FLOW ORIFICE EXTENDS TO TOP OF STRUCTURE, THE MAXIMUM ALLOWABLE GAP BETWEEN THE TRASH RACKS SHALL BE 4".

BIORETENTION OUTLET CONTROL STRUCTURE DETAIL
NOT TO SCALE





ADS DRAIN BASIN OUTLET
CONTROL STRUCTURE DETAIL
NOT TO SCALE

NOTES:
1. THE CHAMBERS SHALL BE DESIGNED AND TESTED IN ACCORDANCE WITH ASTM F2787 "STANDARD PRACTICE FOR STRUCTURAL DESIGN OF THERMOPLASTIC CORRUGATED WALL STORMWATER COLLECTION CHAMBERS." THE LOAD CONFIGURATION SHALL INCLUDE:
   1.a. INSTANTANEOUS AASHTO DESIGN TRUCK LIVE LOAD AT MINIMUM COVER
   1.b. MAXIMUM PERMANENT (50–YEAR) COVER LOAD
   1.c. 1–WEEK PARKED AASHTO DESIGN TRUCK LOAD
2. THE CHAMBERS SHALL MEET THE REQUIREMENTS OF ASTM F3430–20 "STANDARD SPECIFICATION FOR CELLULAR POLYPROPYLENE (PP) CORRUGATED WALL STORMWATER COLLECTION CHAMBERS"
3. THE INSTALLED CHAMBER SYSTEM SHALL PROVIDE RESISTANCE TO THE LOADS AND LOAD FACTORS AS DEFINED IN THE AASHTO LRFD BRIDGE DESIGN SPECIFICATIONS SECTION 12.12, WHEN INSTALLED ACCORDING TO CULTEC'S RECOMMENDED INSTALLATION INSTRUCTIONS. THE STRUCTURAL DESIGN OF THE CHAMBERS SHALL INCLUDE THE FOLLOWING:
   3.a. THE CREEP MODULUS SHALL BE 50–YEAR AS SPECIFIED IN ASTM F3430
   3.b. THE MINIMUM SAFETY FACTOR FOR LIVE LOADS SHALL BE 1.75
   3.c. THE MINIMUM SAFETY FACTOR FOR DEAD LOADS SHALL BE 1.95

UNDERGROUND DETENTION/INFILTRATION SYSTEM DETAIL
NOT TO SCALE

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.

DRAWN BY: CMB | CHECKED BY: MAB

REVISIONS:

NO.	DATE	DESCRIPTION	BY
1	5/25/22	PER PLANNING BOARD COMMENTS	CMB
2	6/28/22	PER PLANNING BOARD COMMENTS	CMB
3	7/26/22	PER PLANNING BOARD COMMENTS	CMB
4	8/30/22	PER PLANNING BOARD COMMENTS	CMB

REVISIONS:

NO.	DATE	DESCRIPTION	BY

ARROWSTREET
ARCHITECTURE & DESIGN
10 POST OFFICE SQUARE
SUITE 700N
BOSTON MA 02109
617.623.5555
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Mirbeau INN & SPA

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160 West Street, Suite E, Cromwell, CT 06416, Tel: 860.635.2877
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LRC Engineering & Surveying, LLC
LRC Environmental Services, Inc.
LRC Proj. No. 21-2809
● Landscape Architecture
● Civil Engineering
● Environmental Services
● Land Surveying
● Land Planning

HUDSON LAND DESIGN

STATE OF NEW YORK MICHAEL A. BENSON 084455 LICENSED PROFESSIONAL ENGINEER
SEAL

HUDSON LAND DESIGN
PROFESSIONAL ENGINEERING P.C.
174 MAIN ST., BEACON, NEW YORK 12508
13 CHAMBERS ST., NEWBURGH, NEW YORK 12550
PH: 845–440–6926
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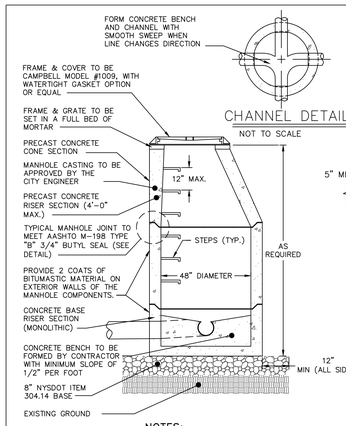
CONSTRUCTION DETAILS

MIRBEAU BEACON

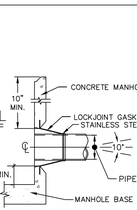
7 CRAIG HOUSE LANE
CITY OF BEACON
DUTCHESS COUNTY, NEW YORK
TAX ID: 6054–13–001258

JOB #:	2021:051
DATE:	3/29/2022
SCALE:	AS SHOWN
TITLE:	CD–2
SHEET:	17 OF 28

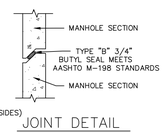
UNAUTHORIZED ALTERATIONS OR ADDITIONS TO THIS DRAWING IS A VIOLATION OF SECTION 7209.2 OF THE NEW YORK EDUCATION LAW



CHANNEL DETAIL
NOT TO SCALE



BOOT DETAIL
NOT TO SCALE

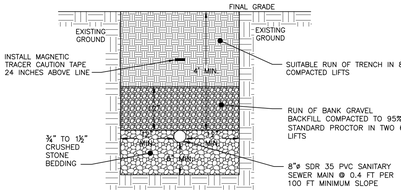


JOINT DETAIL
NOT TO SCALE

NOTES:

1. PIPE CONNECTION TO BE STANDARD "LOCKJOINT" BOOT 5" OFF BASE OF MANHOLE (SEE DETAIL).
2. CONCRETE STRENGTH OF MANHOLE COMPONENTS TO BE 4000 PSI @ 28 DAYS IN ACCORDANCE WITH ASTM C-478-86.
3. STEEL REINFORCEMENT OF MANHOLE COMPONENTS TO MEET ASTM A615-A497 REQUIREMENTS.
4. LOADING OF MANHOLE COMPONENTS TO MEET H-20 REQUIREMENTS.
5. CONCRETE USED IN MANHOLE COMPONENTS TO CONTAIN 6% AIR ENTRAINMENT.
6. 4' MAXIMUM FROM MANHOLE TO PIPE JOINT.

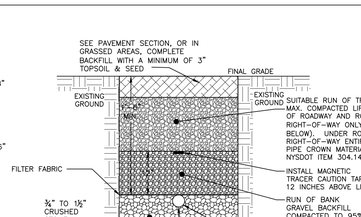
PRE-CAST CONCRETE SANITARY MANHOLE DETAIL
NOT TO SCALE



NOTES:

1. EXCAVATION AND TRENCHING SHALL MEET ALL OSHA REQUIREMENTS.
2. SUITABLE RUN OF TRENCH SHALL NOT INCLUDE FROZEN MATERIALS, DEBRIS, ORGANIC MATERIALS, LARGE STONES OR OTHER UNSUITABLE MATERIALS. IF THE RUN OF TRENCH MATERIAL IS FOUND TO BE UNSUITABLE, A SUITABLE BACKFILL MATERIAL SHALL BE IMPORTED AND USED.
3. SEWER MAIN MATERIAL SHALL BE 8" DIAMETER SDR-26 PVC BELL AND SPIGOT GRAVITY SEWER PIPE, WITH GASTIGHT AND WATERTIGHT JOINTS.

SANITARY SEWER MAIN TRENCH DETAIL
NOT TO SCALE



NOTES:

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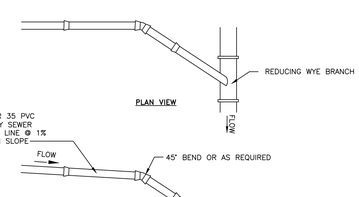
SANITARY SEWER SERVICE LINE TRENCH DETAIL
NOT TO SCALE



NOTES:

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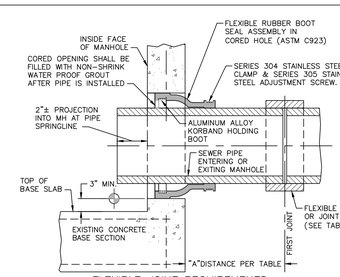
SANITARY SEWER SERVICE CONNECTION DETAIL
NOT TO SCALE



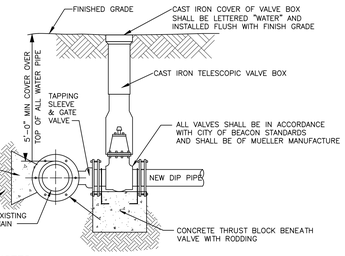
FLEXIBLE JOINT REQUIREMENTS

SEWER PIPE TYPE	FLEXIBLE JOINT TYPE IN & OUT	"A"DISTANCE (FEET)
DUCTILE IRON	STD RUBBER GASKET PIPE JOINT ONLY	10' MAX
PVC	STD RUBBER GASKET PIPE JOINT ONLY	3' MAX

NOTE:

REFERENCE MANHOLE DETAIL(S) FOR REQUIRED INVERT CHANNEL CONFIGURATION.

CORED HOLE AND INSERTED BOOT DETAIL
NOT TO SCALE



NOTES:

1. ALL VALVES SHALL OPEN BY TURNING LEFT (COUNTERCLOCKWISE) AND HAVE A 2-INCH SQUARE-OPERATING NUT PAINTED RED.
2. ALL VALVES SHALL BE M.J. RESILIENT WEDGE TYPE WITH "O" RING PACKING, DESIGNED FOR A WORKING PRESSURE OF 150 PSI AND BE IN FULL CONFORMANCE WITH AWWA C500.
3. TAPPING SLEEVE AND GATE VALVE SHOWN ARE MUELLER H-615, AND T-2630 RESPECTIVELY.

TAPPING SLEEVE DETAIL
NOT TO SCALE

SANITARY SEWER NOTES:

1. THE PROPOSED APARTMENTS ARE TO BE SERVED BY THE CITY OF BEACON MUNICIPAL SEWER SYSTEM. INSTALLATION OF ALL COMPONENTS SHALL BE PERFORMED IN ACCORDANCE WITH THE REQUIREMENTS OF THE CITY CODE, CHAPTER 179.
2. REFER TO THE DUTCHESS COUNTY DEPARTMENT OF HEALTH STANDARD NOTES FOR ADDITIONAL PERTINENT INFORMATION.
3. THE DUTCHESS COUNTY DEPARTMENT OF HEALTH, CITY OF BEACON CHIEF SEWER OPERATOR, AND THE CERTIFYING PROFESSIONAL ENGINEER SHALL BE NOTIFIED PRIOR TO COMMENCEMENT OF THE SEWER MAIN INSTALLATION.
4. SEWER MAIN MATERIAL SHALL BE 8" DIAMETER SDR-35 OR SDR-26 PVC BELL AND SPIGOT GRAVITY SEWER PIPE, WITH GASTIGHT AND WATERTIGHT JOINTS.
5. SEWER MAIN SHALL BE LAID IN STRAIGHT ALIGNMENT. MANHOLES SHALL BE CONSTRUCTED AT ALL CHANGES IN SLOPE, ALIGNMENT OR AT INTERVALS NOT EXCEEDING 400 LINEAR FEET. STRAIGHT ALIGNMENT SHALL BE VERIFIED BY DEFLECTION TESTING.
6. THE SEWER MAIN SHALL BE INSTALLED AND TESTED FOR EXFILTRATION PRIOR TO BEING PERMITTED TO OPERATE. ALL NEW SANITARY SEWER GRAVITY LINES SHALL PASS A LOW PRESSURE AIR TEST IN ACCORDANCE WITH ASTM C-828 AT A PRESSURE OF 3.5 PSI.
7. MANHOLES SHALL BE VACUUM TESTED IN ACCORDANCE WITH ASTM C-1244. IF PRESSURE DROP EXCEEDS THE SPECIFIED AMOUNT, THE NECESSARY REPAIRS OR REPLACEMENTS REQUIRED SHALL BE MADE TO REDUCE THE PRESSURE DROP TO WITHIN THE SPECIFIED LIMIT, AND THE TESTS SHALL BE REPEATED UNTIL THE REQUIREMENT IS MET.
8. SERVICE LATERALS SHALL BE 6" DIAMETER SDR-35 PVC WITH A MINIMUM SLOPE OF 1%, UNLESS OTHERWISE NOTED ON THE PLAN.
9. ALL SANITARY SEWER MAINS AND MANHOLES UP TO, BUT NOT INCLUDING, THE EXISTING CONNECTION MANHOLE ON BRANCH STREET SHALL BE OWNED, OPERATED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.

WATER NOTES:

1. THE PROPOSED APARTMENT BUILDINGS ARE TO BE SERVED BY THE CITY OF BEACON MUNICIPAL WATER SYSTEM. INSTALLATION OF ALL COMPONENTS SHALL BE PERFORMED IN ACCORDANCE WITH THE REQUIREMENTS OF THE CITY CODE, CHAPTER 219.
2. REFER TO THE DUTCHESS COUNTY DEPARTMENT OF HEALTH STANDARD NOTES FOR ADDITIONAL PERTINENT INFORMATION.
3. THE WATER MAIN SHALL BE INSTALLED, PRESSURE TESTED AND LEAKAGE TESTED IN ACCORDANCE WITH THE LATEST EDITION OF AWWA C600 (SEE NOTES BELOW).
4. THE DUTCHESS COUNTY DEPARTMENT OF HEALTH, CITY OF BEACON WATER OPERATOR, AND THE CERTIFYING PROFESSIONAL ENGINEER SHALL BE NOTIFIED PRIOR TO COMMENCEMENT OF THE WATER MAIN INSTALLATION.
5. THE WATER MAIN SHALL BE DISINFECTED IN ACCORDANCE WITH THE LATEST EDITION OF AWWA C651 (SEE NOTES BELOW).
6. WATER MAIN MATERIAL SHALL BE CLASS 52 CEMENT LINED DUCTILE IRON PIPE WITH MECHANICAL JOINTS AND SHALL MEET THE REQUIREMENTS OF AWWA C150 AND ANSI A21.51.
7. MEGALUG RESTRAINING SYSTEMS SHALL BE USED AT ALL FITTINGS, VALVES AND HYDRANTS (SEE SCHEDULE ON SHEET 14).
8. GATE VALVES SHALL BE MUELLER RESILIENT WEDGE, NON-RISING STEM, MECHANICAL JOINT.
9. HYDRANTS SHALL BE A-423 MUELLER CENTURION, WITH A MUELLER GATE VALVE BEFORE THE HYDRANT.
10. SERVICE LINES SHALL BE 6"ø CL 52 DIP, UNLESS OTHERWISE NOTED ON THE PLAN.
11. THE CONTRACTOR SHALL VERIFY THE EXISTING WATER MAIN MATERIAL AND BE PREPARED TO PROVIDE A SPECIAL COUPLING FOR CONNECTION OF THE PROPOSED DUCTILE IRON WATER MAIN.
12. A PRESSURE REDUCING VALVE SHALL BE INSTALLED FOR EACH NEW TOWNHOME, WATTS MODEL 25AUB-Z3 OR EQUAL AS APPROVED BY THE CITY OF BEACON WATER DEPARTMENT.
13. THE CITY OF BEACON SHALL OWN, OPERATE AND MAINTAIN THE WATER MAIN THROUGHOUT THE SITE, INCLUDING ALL APPURTENANCES.
14. THE HOA OR OWNER SHALL ANNUALLY EXERCISE ALL WATER VALVES.

WATER MAIN PRESSURE & LEAKAGE TESTING

GENERAL: ALL PIPING SHALL BE TESTED IN ACCORDANCE WITH THE REQUIREMENTS OF THE LATEST EDITION OF AWWA C600, EXCEPT AS ADDED OR AMENDED BELOW:
1. THE CONTRACTOR SHALL FURNISH ALL LABOR, MATERIALS AND EQUIPMENT NECESSARY FOR ANY AND ALL REQUIRED PIPE TAPS FOR TESTING, AND AS NECESSARY FOR TESTING AS SPECIFIED. EQUIPMENT WILL BE SUCH THAT THE ENGINEER MAY INSTALL HIS OWN PRESSURE GAUGE.
2. A PRESSURE TEST AND LEAKAGE TEST ARE REQUIRED FOR ALL PIPE.
3. TESTING TO BE PERFORMED ONLY AFTER PARTIAL OR COMPLETE BACKFILL AND RESTRAINT BLOCKING (USING HIGH EARLY CEMENT) HAS HAD 36 HOURS TO CURE OR BLOCKING USING STANDARD CEMENT HAS HAD 7 DAYS TO CURE.
4. THE MAIN SHALL BE PARTIALLY BACKFILLED OR BRACED AGAINST MOVEMENT DURING THE TEST. ALL AIR MUST BE BLED OUT OF THE SECTION TO BE TESTED. IF NECESSARY, CONTRACTOR SHALL INSTALL CORPORATION STOPS AT THE HIGH POINTS, FOR BLOW-OFFS. AFTER ALL AIR HAS BEEN EXPELLED, THE CORPORATION COCKS SHALL BE CLOSED AND THE PRESSURE TEST APPLIED. AFTER EXAMINATION OF EXPOSED PARTS OF THE SYSTEM, THE TEST PRESSURE SHALL BE INCREASED TO 1 1/2 TIMES THE NORMAL PRESSURE, BASED UPON THE ELEVATION OF THE LOWEST POINT IN THE LINE OR SECTION UNDER THE TEST, BUT SUCH PRESSURE SHALL NOT BE LESS THAN 150 PSI NOR MORE THAN 200 PSI, AND EXPOSED PARTS AGAIN EXAMINED. THE MINIMUM DURATION OF THE LEAKAGE TEST SHALL BE TWO (2) HOURS.
5. ALLOWABLE SYSTEM LEAKAGE AS SPECIFIED IN THE REFERENCED STANDARDS. IF LEAKAGE IN SYSTEM IS GREATER THAN ALLOWABLE, CONTRACTOR WILL LOCATE AND REPAIR SYSTEM AT HIS EXPENSE AND RETEST, CONTINUE TO TEST AND REPAIR THE SYSTEM UNTIL LEAKAGE IS WITHIN ACCEPTABLE LIMITS.
6. NO DUCTILE IRON PIPE INSTALLATION WILL BE ACCEPTED IF THE LEAKAGE IS GREATER THAN THAT DETERMINED BY THE FOLLOWING FORMULA:

$$L = \frac{SD\sqrt{P}}{148{,}000}$$

WHERE
L = LEAKAGE IN GALLONS PER HOUR
S = LENGTH OF PIPE TESTED, IN FEET
D = NOMINAL DIAMETER OF PIPE IN INCHES
P = AVERAGE TEST PRESSURE DURING LEAKAGE TEST, IN PSI (GAUGE)

WATERMAIN DISINFECTION & TESTING

1. THE CONTRACTOR SHALL NOTIFY THE CITY OF BEACON WATER DEPARTMENT PRIOR TO TESTING AND SHALL ALSO COORDINATE HIS ACTIONS WITH THE CITY ENGINEER SO AS TO AVOID UNDUE DISTURBANCE OF THE WATER SUPPLY TO ANY EXISTING USERS.
2. THE CONTRACTOR SHALL INFORM THE DESIGN ENGINEER'S AND CITY ENGINEER'S OFFICE A MINIMUM OF 24 HOURS PRIOR TO TESTING SUCH THAT WITNESSING CAN TAKE PLACE AND PROPER CERTIFICATIONS CAN BE ISSUED.
3. ALL NEWLY INSTALLED WATER MAINS SHALL BE FLUSHED AT A MINIMUM VELOCITY OF 2.5 FT/SECOND BEFORE AND AFTER DISINFECTION.
4. ALL WATER LINES SHALL BE DISINFECTED USING THE PROCEDURES DESCRIBED IN THE LATEST EDITION OF AWWA C651 SPECIFICATIONS FOR DISINFECTION OF WATER LINES (WITH THE EXCEPTION OF THE TABLET METHOD). WATER ENTERING THE NEW MAIN SHALL RECEIVE A DOSE OF CHLORINE FED AT A CONSTANT RATE SUCH THAT THE WATER WILL HAVE NOT LESS THAN 25 MG/L FREE CHLORINE. CHLORINE APPLICATION SHALL NOT CEASE UNTIL THE ENTIRE MAIN IS FILLED WITH HEAVILY CHLORINATED WATER.
5. DISINFECTED WATER SHALL REMAIN IN THE NEWLY INSTALLED WATER LINE FOR A MINIMUM OF 24 HOURS. AFTER THIS RETENTION PERIOD, THE HEAVILY CHLORINATED WATER SHALL BE FLUSHED FROM THE MAIN UNTIL CHLORINE MEASUREMENTS SHOW A CONCENTRATION IN THE WATER LEAVING THE MAIN HAS NO HIGHER THAN THAT GENERALLY PREVAILING IN THE SYSTEM. AT SUCH TIME, BACTERIOLOGICAL SAMPLING FOR SUBMITTAL TO STATE HEALTH LABORATORIES SHALL BE PERFORMED BY THE CONTRACTOR.
6. WATER SAMPLES SHALL BE TESTED FOR TOTAL COLIFORM, TPC (HETEROTROPHIC PLATE COUNT), TURBIDITY & COLOR.
7. CONTRACTOR WILL CONTINUE FLUSHING AND DISINFECTION OPERATION UNTIL ACCEPTABLE BACTERIOLOGICAL RESULTS ARE OBTAINED. TWO (2) CONSECUTIVE SAMPLES ARE TO BE TAKEN AT TWENTY-FOUR (24) HOUR INTERVALS.
8. THE ENVIRONMENT INTO WHICH THE HEAVILY CHLORINATED WATER IS TO BE DISCHARGED SHALL BE INSPECTED, AND IF THERE IS ANY LIKELIHOOD THAT THE CHLORINATED DISCHARGE WILL CAUSE DAMAGE, THEN A REDUCING AGENT SHALL BE APPLIED TO THE WATER TO BE WASTED TO THOROUGHLY NEUTRALIZE THE CHLORINE RESIDUAL IN THE WATER. PERMITS MAY BE REQUIRED. THE CITY ENGINEER SHALL BE NOTIFIED PRIOR TO DISPOSAL OF HIGHLY CHLORINATED WATER.

NOTES:

1. EXCAVATION AND TRENCHING SHALL MEET ALL OSHA REQUIREMENTS.
2. SUITABLE RUN OF TRENCH SHALL NOT INCLUDE FROZEN MATERIALS, DEBRIS, ORGANIC MATERIALS, ENLOGATED PARTICLES, LARGE STONES OR OTHER UNSUITABLE MATERIALS. IF THE RUN OF TRENCH MATERIAL IS FOUND TO BE UNSUITABLE, A SUITABLE BACKFILL MATERIAL SHALL BE IMPORTED AND USED.
3. IN AREAS WHERE 5' COVER REQUIREMENT CANNOT BE MET, THE CONTRACTOR SHALL PROVIDE PIPE INSULATION TO PREVENT FREEZING.

WATER SERVICE LINE TRENCH DETAIL
NOT TO SCALE

NOTES:

1. THE GATE VALVE SHALL BE LOCATED THIRTY SIX (36) INCHES FROM THE HYDRANT CENTER LINE.
2. ½" STEEL TIE RODS TO BE PROVIDED BETWEEN THE GATE VALVE AND THE HYDRANT.
3. ALL HYDRANTS SHALL BE PAINTED RED IN ACCORDANCE WITH NFPA AND CITY OF BEACON SPECIFICATIONS.

HYDRANT DETAIL
NOT TO SCALE

WATER MAIN TRENCH DETAIL
NOT TO SCALE

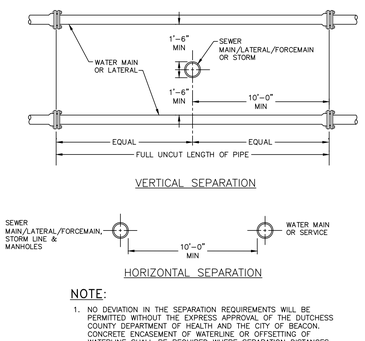
NOTES:

1. CONCRETE COLLAR TO BE PROVIDED IN AREAS THAT ARE NOT PAVED. THE COLLAR SHALL BE 6" FROM THE COVER AND SHALL EXTEND 6" BELOW FINAL GRADE.

GATE VALVE DETAIL
NOT TO SCALE

1. WATER METER PIT AND ASSEMBLY AND SHOP DRAWING SHALL BE SUBJECT TO REVIEW AND FINAL APPROVAL BY THE CITY OF BEACON WATER DEPARTMENT.
2. WATER METER SHALL BE PROVIDED WITH A REMOTE READING SYSTEM WITH BRONZE WATERTIGHT ENCLOSURE. WATER PROOF REGISTERS SHALL BE PROVIDED. LOCATION SHALL BE APPROVED BY THE CITY OF BEACON WATER DEPARTMENT PRIOR TO CONSTRUCTION.
3. AN ALUMINUM WARNING PLATE SHALL BE RIVETED OR OTHERWISE PERMANENTLY ATTACHED TO THE MANHOLE COVER. THE PLATE SHALL BE A MINIMUM OF 12"x12" AND SHALL BE ENGRAVED WITH THE FOLLOWING LANGUAGE: "WARNING: CONFINED SPACE – ENTRY PROHIBITED WITHOUT AUTHORIZATION – CALL OWNER FOR APPROVAL TO ACCESS". VENTILATION SHALL CONFORM TO EXISTING LOCAL AND/OR STATE CODES AND AS PER SECTION 6.2.5 OF "RECOMMENDED STANDARDS FOR WATER WORKS – 1997" (TEN STATES STANDARDS).
4. PREPARED SURFACE (I.E., BOTTOM) OF EXCAVATION FOR PLACEMENT OF WATER METER PIT SHALL CONSIST OF A MINIMUM 9" DEPTH OF 3/4" CRUSHED STONE, LEVELED AND LAID OVER STABLE NATIVE SOIL. IF EXCAVATION REVEALS UNSTABLE SOIL MATERIAL, THIS BEDDING REQUIREMENT SHALL BE MODIFIED BY THE PROJECT ENGINEER.
5. WHEN INSTALLING FIRELINE METERS WITH A STRAINER, A MINIMUM OF TWO AND A HALF (2 1/2) PIPE DIAMETERS OF STRAIGHT RUN PIPE OR EQUIVALENT FULL OPEN COMPONENTS IS REQUIRED UPSTREAM AND DOWNSTREAM OF THE METER INLET FLANGE.
6. METER PIT TO BE PROVIDED WITH STEPS.

METER PIT DETAIL
SCALE: 1"=±3'



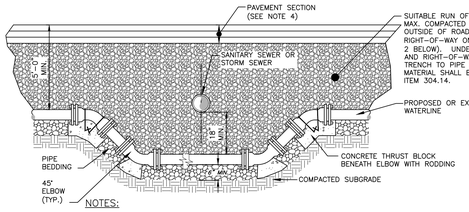
VERTICAL SEPARATION

HORIZONTAL SEPARATION

NOTE:

1. NO DEVIATION IN THE SEPARATION REQUIREMENTS WILL BE PERMITTED WITHOUT THE EXPRESS APPROVAL OF THE DUTCHESS COUNTY DEPARTMENT OF HEALTH AND THE CITY OF BEACON. CONCRETE ENCASEMENT OF WATERLINE OR OFFSETTING OF WATERLINE SHALL BE REQUIRED WHERE SEPARATION DISTANCES CANNOT BE MAINTAINED.

WATER LINE SEPARATION DETAIL
NOT TO SCALE



NOTES:

1. WHEN THE ELEVATION OF THE SANITARY OR STORM SEWER CAN NOT BE VARIED TO MEET THE ABOVE REQUIREMENTS, THE WATER SERVICE LINE OR MAIN SHALL BE RELOCATED TO PROVIDE THIS REQUIRED SEPARATION OR RECONSTRUCTED WITH MECHANICAL JOINT PIPE FOR A DISTANCE OF TEN (10) FEET ON EACH SIDE OF THE SEWER. ONE FULL LENGTH OF WATERMAIN SHALL BE CENTERED OVER THE SEWER SO THAT BOTH JOINTS WILL BE AS FAR AWAY FROM THE SEWER AS POSSIBLE.
2. SUITABLE RUN OF TRENCH SHALL NOT INCLUDE FROZEN MATERIALS, DEBRIS, ORGANIC MATERIALS, ENLOGATED PARTICLES, LARGE STONES OR OTHER UNSUITABLE MATERIALS. IF THE RUN OF TRENCH MATERIAL IS FOUND TO BE UNSUITABLE, A SUITABLE BACKFILL MATERIAL SHALL BE IMPORTED AND USED.
3. THE RELOCATED WATER MAIN/SERVICE LINE SHALL BE DISINFECTED IN ACCORDANCE WITH AWWA, NYSDOH AND DCDOH STANDARDS.
4. PAVEMENT RESTORATION SHALL BE IN ACCORDANCE WITH THE PAVEMENT RESTORATION DETAIL.
5. ALL REPLACED WATERMAIN SHALL BE 12"ø CLASS 52 DUCTILE IRON.

WATER LINE OFFSET DETAIL
NOT TO SCALE

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

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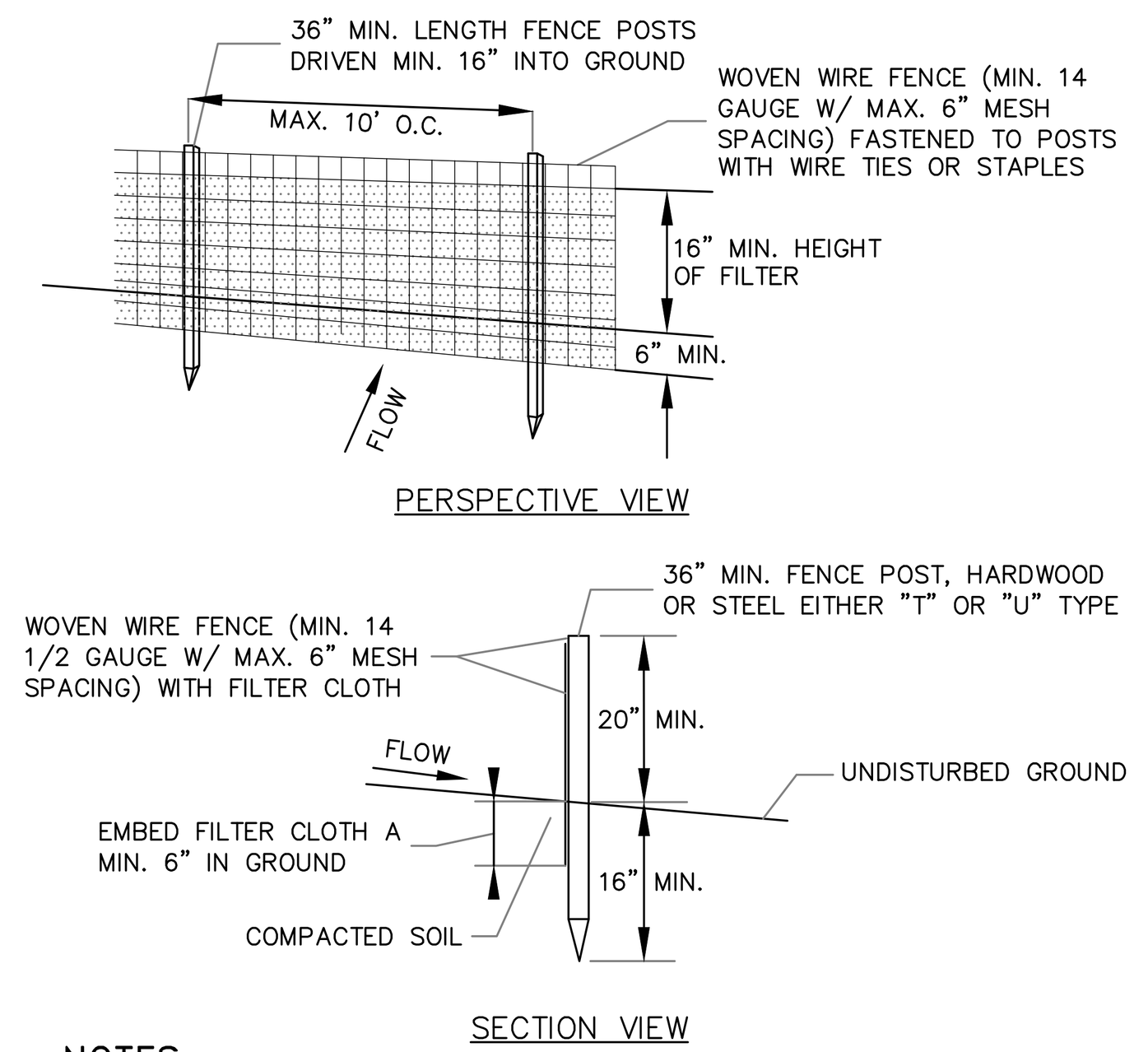


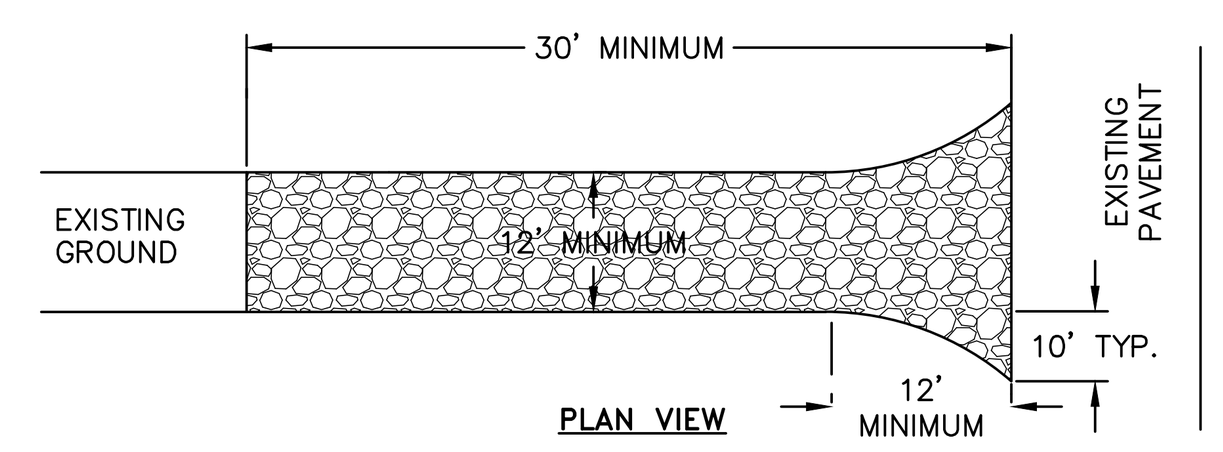
NOTES:
1. FILTER CLOTH TO BE FASTENED SECURELY TO WOVEN WIRE FENCE WITH TIES SPACED EVERY 24" AT TOP AND MID SECTION.

2. WHEN TWO SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER THEY SHALL BE OVER-LAPPED BY SIX INCHES AND FOLDED. FILTER CLOTH SHALL BE EITHER FILTER X, MIRAFI 100X, STABILINKA T140N OR APPROVED EQUAL.

3. PREFABRICATED UNITS SHALL BE GEOFAB, ENVIROFENCE OR APPROVED EQUAL.

4. MAINTENANCE SHALL BE PERFORMED AS NEEDED AND MATERIAL REMOVED WHEN "BULGES" DEVELOP IN THE SILT FENCE.

SILT FENCE DETAIL
NOT TO SCALE



NOTES:
1) STONE SIZE – USE 1-4 INCH STONE, OR RECLAIMED OR RECYCLED CONCRETE EQUIVALENT.

2) LENGTH – NOT LESS THAN 30 FEET FOR A SINGLE RESIDENCE LOT.

3) THICKNESS – NOT LESS THAN SIX (6) INCHES.

4) WIDTH – 12 FOOT MINIMUM, BUT NOT LESS THAN THE FULL WIDTH AT POINTS WHERE INGRESS OR EGRESS OCCURS. 24 FOOT MINIMUM IF SINGLE ENTRANCE TO SITE.

5) GEOTEXTILE – WILL BE PLACED OVER THE ENTIRE AREA PRIOR TO PLACING OF STONE.

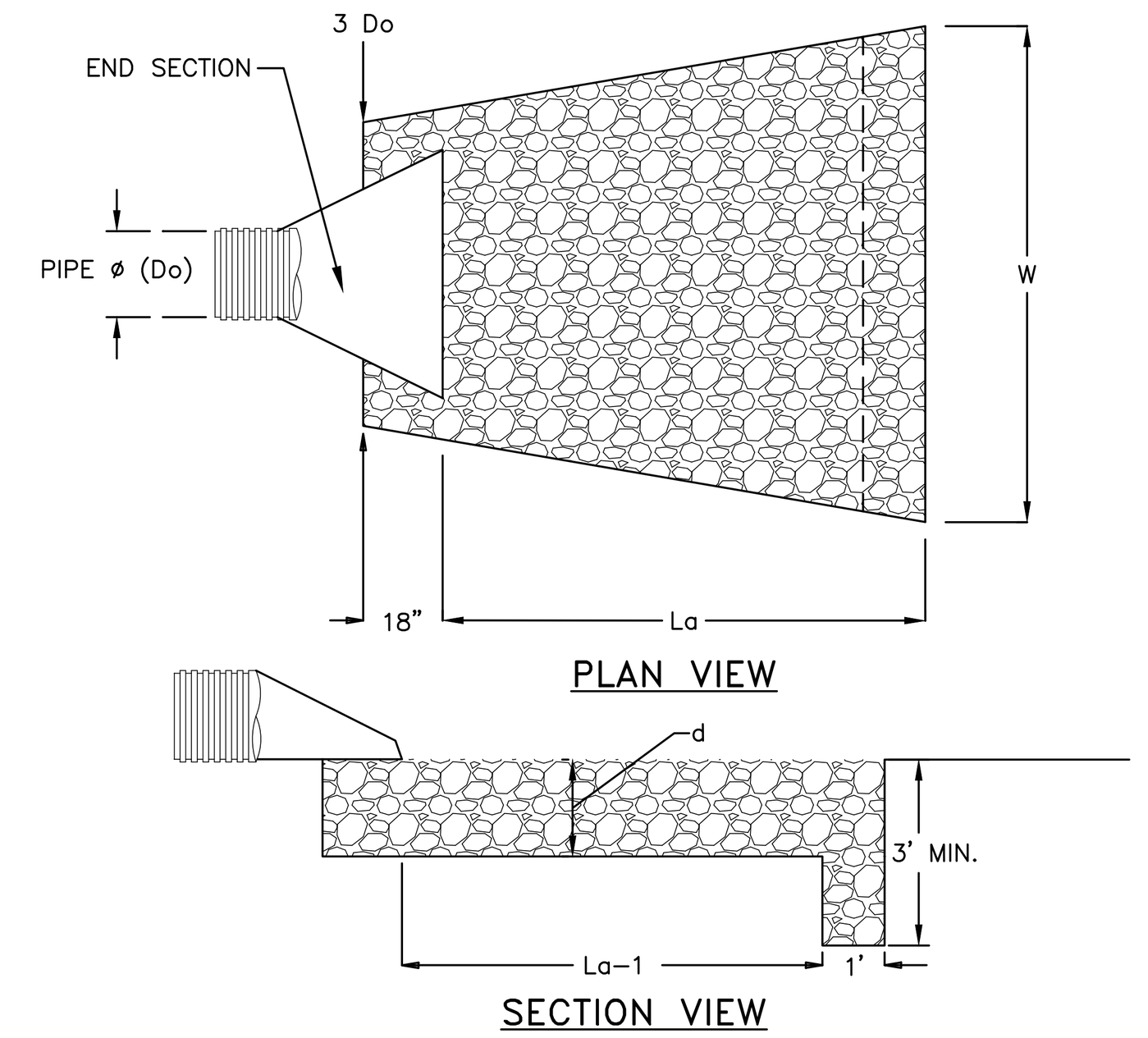
6) SURFACE WATER – ALL SURFACE WATER FLOWING OR DIVERTED TOWARD CONSTRUCTION ENTRANCES SHALL BE PIPED BENEATH THE ENTRANCE. IF PIPING IS IMPRACTICAL, A MOUNTABLE BERM WITH 5:1 SLOPES WILL BE PERMITTED.

7) MAINTENANCE – THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND AND REPAIR AND/OR CLEANOUT OF ANY MEASURE USED TO TRAP SEDIMENT. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACTED ONTO PUBLIC RIGHTS-OF-WAY MUST BE REMOVED IMMEDIATELY.

8) WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN 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.

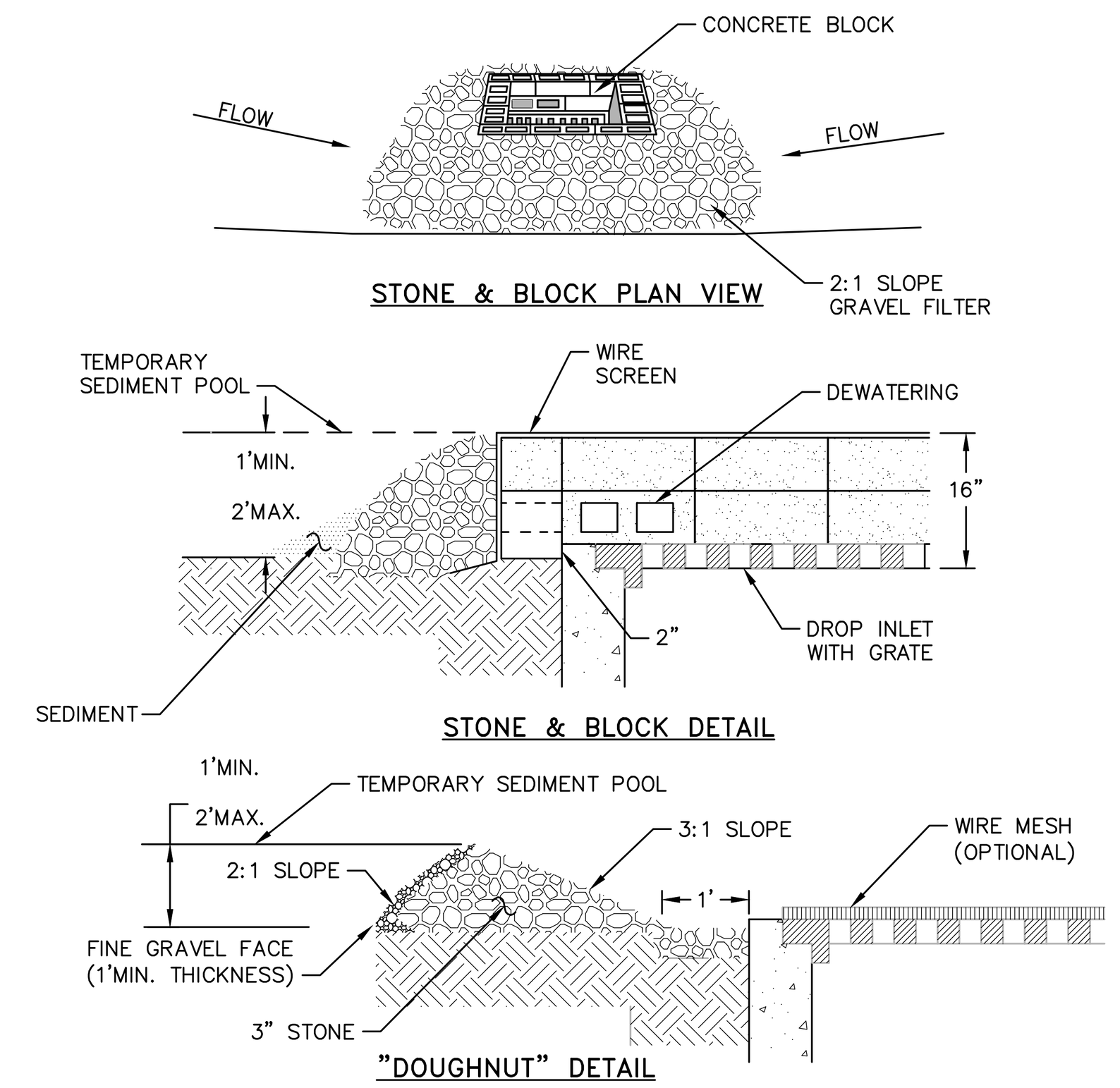
STABILIZED CONSTRUCTION ENTRANCE DETAIL
NOT TO SCALE



NOTES:
1. SIZING INFORMATION TAKEN FROM FIGURE 5B.12 (PAGE 5B.25) AND/OR FIGURE 5B.13 (PAGE 5B.26) OF THE "NEW YORK STANDARDS AND SPECIFICATIONS FOR EROSION AND SEDIMENT CONTROL" 2016 EDITION.
2. RIPRAP SHALL BE COMPOSED OF A WELL-GRADED MIXTURE OF STONE SIZE SO THAT 50% OF THE PIECES SHALL BE LARGER, BY WEIGHT, THAN THE SPECIFIED d50. THE LARGEST STONE SIZE SHALL BE 1.5 TIMES d50.
3. THE MINIMUM THICKNESS OF THE RIPRAP LAYER SHALL BE 1.5 TIMES THE MAXIMUM STONE DIAMETER FOR d50 OF 15 INCHES OR LESS; AND 1.2 TIMES THE MAXIMUM STONE SIZE FOR d50 GREATER THAN 15 INCHES.
4. A LAYER OF FILTER FABRIC (THICKNESS 20-60 MILS, GRAB STRENGTH 90-120 LBS, SHALL CONFORM TO ASTM D-1777 AND ASTM D-1682) SHALL BE PLACED BETWEEN THE RIPRAP AND THE UNDERLYING SOIL SURFACE. FILTER FABRIC SHALL HAVE A MINIMUM 1' OVERLAP AT ALL SEEMS.

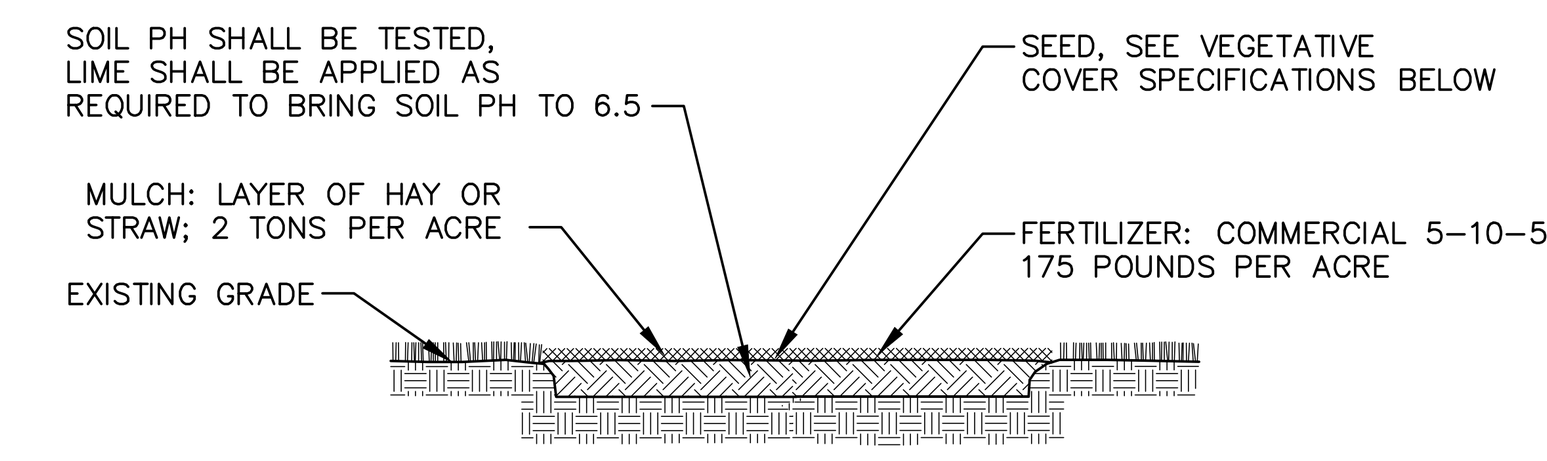
ROCK OUTLET PROTECTION DETAIL
NOT TO SCALE

ROCK OUTLET PROTECTION TABLE
NOT TO SCALE



NOTES:
1. LAY ONE BLOCK ON EACH SIDE OF THE STRUCTURE ON ITS SIDE FOR DEWATERING. FOUNDATION SHALL BE 2 INCHES MINIMUM BELOW REST OF INLET AND BLOCKS SHALL BE PLACED AGAINST INLET FOR SUPPORT.
2. HARDWARE CLOTH OR 1/2" WIRE MESH SHALL BE PLACED OVER BLOCK OPENINGS TO SUPPORT STONE.
3. USE CLEAN STONE OR GRAVEL 1/2-3/4 INCH IN DIAMETER PLACED 2 INCHES BELOW TOP OF THE BLOCK ON A 2:1 SLOPE OR FLATTER.
4. FOR STONE STRUCTURES ONLY, A 1 FOOT THICK LAYER OF THE FILTER STONE WILL BE PLACED AGAINST THE 3 INCH STONE AS SHOWN ON THE DRAWINGS. MAXIMUM DRAINAGE AREA 1 ACRE

CATCH BASIN INLET PROTECTION DETAIL
NOT TO SCALE



NOTES:
1. TOPSOIL, SEED, MULCH, AND FERTILIZE DISTURBED SOIL AREAS THAT WILL BE LEFT EXPOSED FOR 14 DAYS OR MORE.
2. SEED MIXTURE FOR USE ON LAWNS IN SUNNY AREAS:

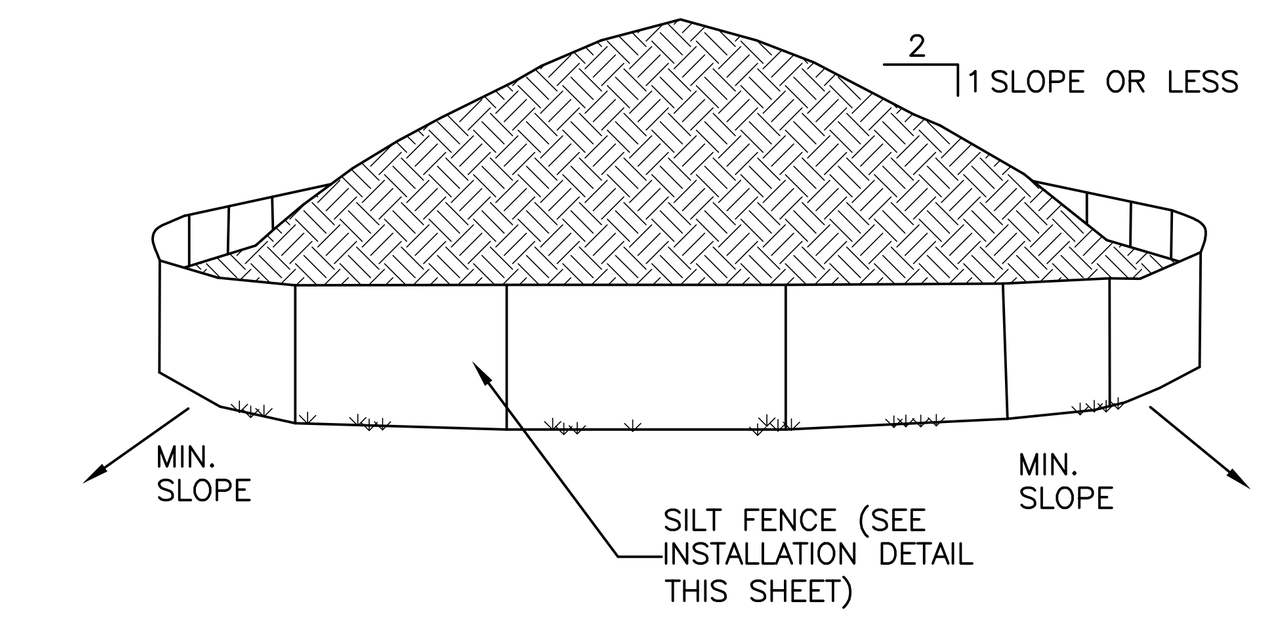
65% KENTUCKY BLUE GRASS BLEND	114 POUNDS PER ACRE
20% PERENNIAL RYEGRASS	35 POUNDS PER ACRE
15% FINE FESCUE	26 POUNDS PER ACRE
	175 POUNDS PER ACRE

3. SEED MIXTURE FOR USE IN SHADY AREAS:

80% BLEND OF SHADE TOLERANT	
KENTUCKY BLUEGRASS	138 POUNDS PER ACRE
20% FINE FESCUE	37 POUNDS PER ACRE
	175 POUNDS PER ACRE

4. SEED BETWEEN APRIL 1ST AND MAY 15TH OR AUGUST 15TH AND OCTOBER 15TH. SEEDING MAY OCCUR BETWEEN MAY 15TH AND AUGUST 15TH IF ADEQUATE IRRIGATION IS PROVIDED.
5. TOPSOIL SHALL HAVE AT LEAST 6% BY WEIGHT OF FINE TEXTURED STABLE ORGANIC MATERIAL, AND NO GREATER THAN 20%. TOPSOIL SHALL HAVE NOT LESS THAN 20% FINE TEXTURED MATERIAL (PASSING THE NO. 200 SIEVE) AND NOT MORE THAN 15% CLAY.

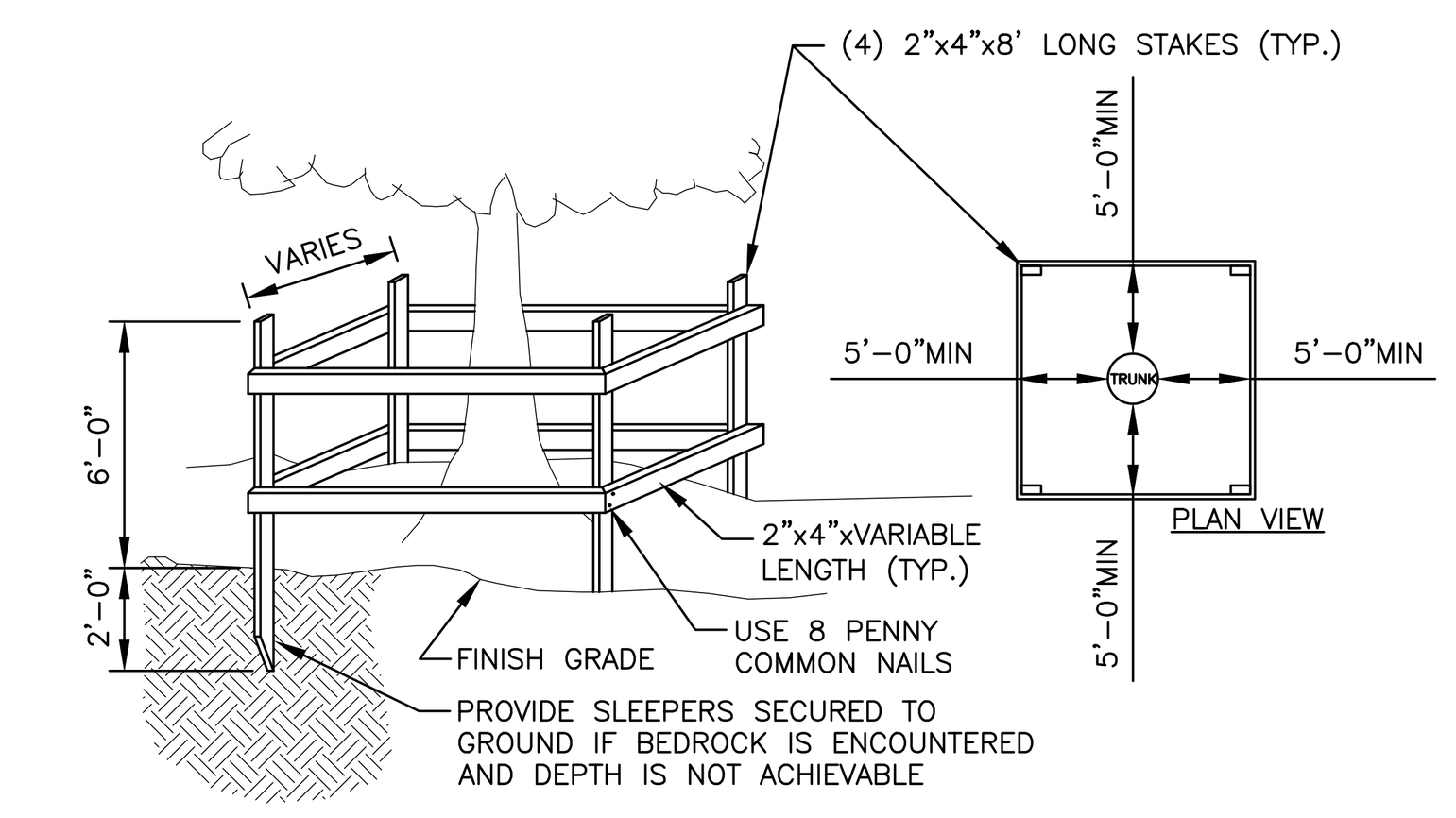
TOPSOIL, SEED AND MULCH DETAIL
NOT TO SCALE



NOTES:

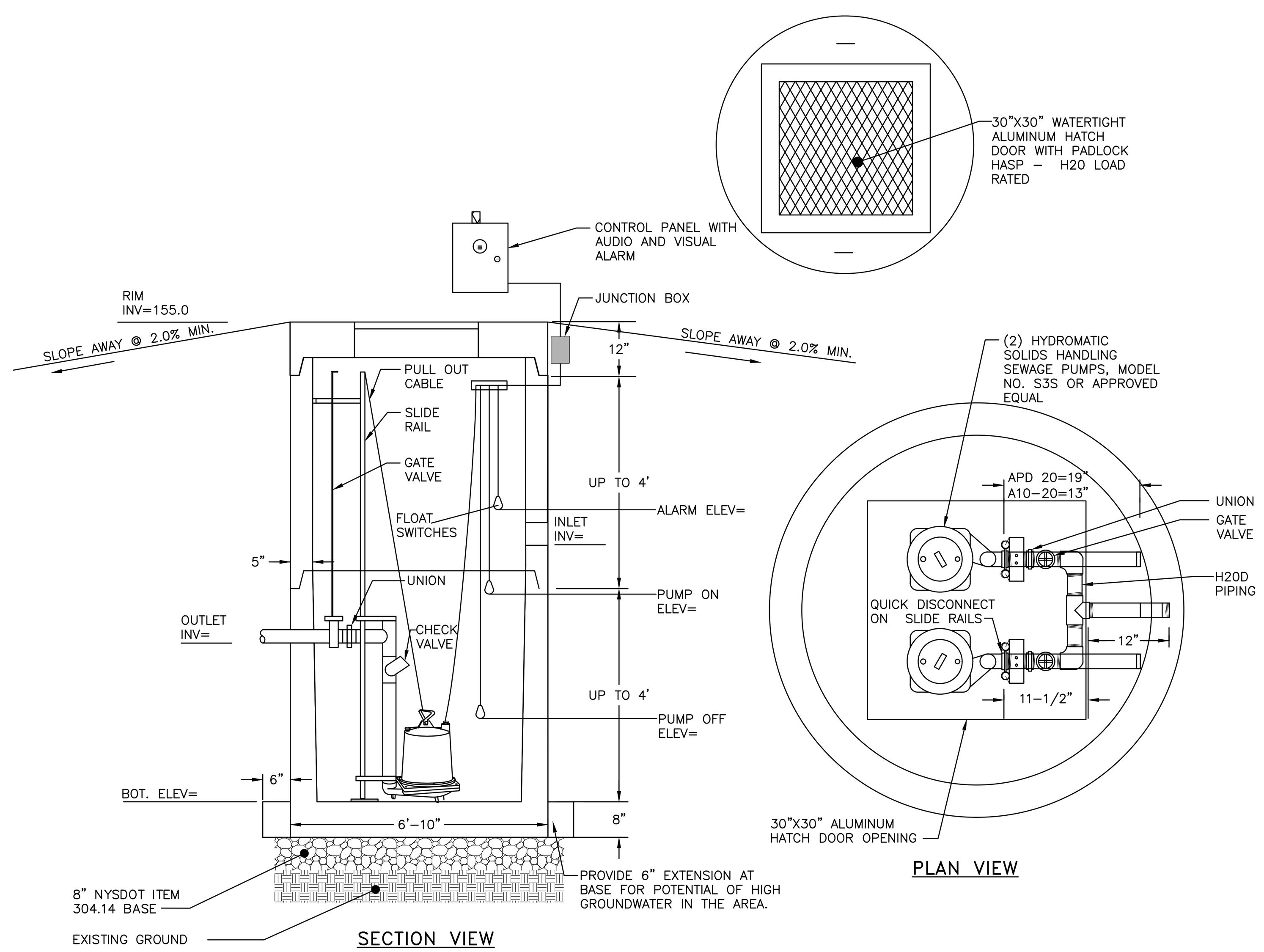
1. AREA CHOSEN FOR STOCKPILING OPERATIONS SHALL BE DRY AND STABLE.
2. EACH PILE SHALL BE SURROUNDED WITH SILT FENCING, THEN STABILIZED WITH VEGETATION OR COVERED.

TEMPORARY SOIL STOCKPILE DETAIL
NOT TO SCALE



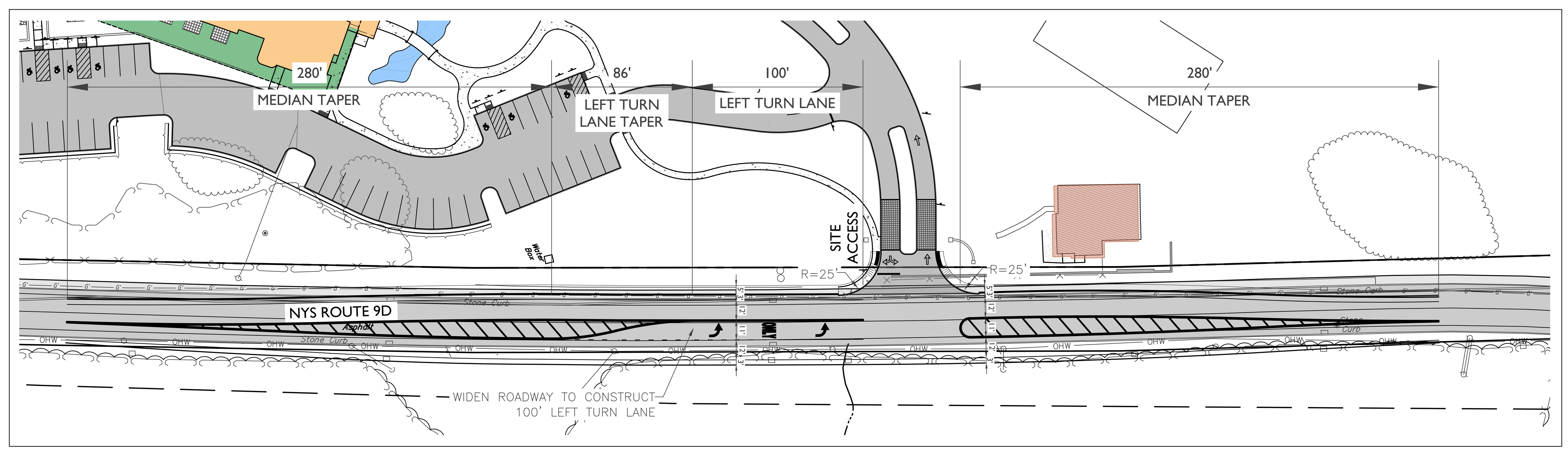
NOTES:
1. TREES TO REMAIN NOTED ON EXISTING CONDITIONS PLAN.
2. NOT ALL TREES TO REMAIN REQUIRE PROTECTION. TREE PROTECTION TO BE UTILIZED ON TREES WHERE CONSTRUCTION TRAFFIC WOULD COMPACT THE ROOT ZONE OF THE TREE.

TEMPORARY TREE PROTECTION DETAIL
NOT TO SCALE



NOTES:
1. EXCAVATION AND TRENCHING SHALL MEET ALL OSHA REQUIREMENTS.
2. SUITABLE RUN OF TRENCH SHALL NOT INCLUDE FROZEN MATERIALS, DEBRIS, ORGANIC MATERIALS, LARGE STONES OR OTHER UNSUITABLE MATERIALS. IF THE RUN OF TRENCH MATERIAL IS FOUND TO BE UNSUITABLE, A SUITABLE BACKFILL MATERIAL SHALL BE IMPORTED AND USED.
3. PRECAST PUMP CHAMBER SHOWN AS MANUFACTURED BY WOODARD'S CONCRETE PRODUCTS. SUBSTITUTIONS SHALL REQUIRE ENGINEER'S APPROVAL.
4. PIPE CONNECTION TO BE STANDARD "LOCKJOINT" BOOT 5" CONNECTIONS.
5. CONCRETE STRENGTH OF WET WELL COMPONENTS TO BE 4000 PSI @ 28 DAYS IN ACCORDANCE WITH ASTM C-478-86.
6. STEEL REINFORCEMENT OF WET WELL COMPONENTS TO MEET ASTM A615-A497 REQUIREMENTS.
7. LOADING OF WET WELL COMPONENTS TO MEET H-20 REQUIREMENTS.
8. CONCRETE USED IN MANHOLE COMPONENTS TO CONTAIN 6% AIR ENTRAINMENT.
9. A NATURAL GAS 25 KW MIN. GENERATOR SHALL BE PROVIDED FOR BACKUP POWER. THE GENERATOR SHALL SIZED TO PROVIDE UNINTERRUPTED POWER FOR CONTINUOUS RUNNING OF BOTH PUMPS AT THE SAME TIME. THE GENERATOR SHALL ALSO BE SIZED APPROPRIATELY FOR PUMP START UP.

SANITARY SEWER PUMP STATION DETAIL
NOT TO SCALE



NYS DOT ENTRANCE DETAIL
1" = 40'

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.

DRAWN BY: CMB				CHECKED BY: MAB			
REVISIONS:				REVISIONS:			
NO.	DATE	DESCRIPTION	BY	NO.	DATE	DESCRIPTION	BY
1	5/25/22	PER PLANNING BOARD COMMENTS	CMB				
2	6/28/22	PER PLANNING BOARD COMMENTS	CMB				
3	7/26/22	PER PLANNING BOARD COMMENTS	CMB				
4	8/30/22	PER PLANNING BOARD COMMENTS	CMB				

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STATE OF NEW YORK · MICHAEL A. BODENDORF · 084466 · LICENSED PROFESSIONAL ENGINEER
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174 MAIN ST., BEACON, NEW YORK 12508
13 CHAMBERS ST., NEWBURGH, NEW YORK 12550
PH: 845-440-6926
F: 845-440-6637

CONSTRUCTION DETAILS
MIRBEAU BEACON
7 CRAIG HOUSE LANE
CITY OF BEACON
DUTCHESS COUNTY, NEW YORK
TAX ID: 6054-13-001258

JOB #:	2021:051
DATE:	3/29/2022
SCALE:	AS SHOWN
TITLE:	CD-4
SHEET:	19 OF 28

UNAUTHORIZED ALTERATIONS OR ADDITIONS TO THIS DRAWING IS A VIOLATION OF SECTION 7209.2 OF THE NEW YORK EDUCATION LAW

LEGEND:

STANDING STUMP (BEECH) — EXISTING TREE TO BE REMOVED

30" SUGAR MAPLE — EXSTING TREE TO REMAIN AND PROTECT

REMOVE
Debris Edge
Asphalt Driveway
Concrete Pad
Concrete Retaining Wall
36" MAPLE POOR FORM & CONDITION
TREE PREVIOUSLY REMOVED (Remains)
30" BASSWOOD V. POOR FORM & CONDITION
30" BEECH (LOPSIDED FORM)
24" MAPLE V. POOR FORM & CONDITION
48" MAPLE V. POOR FORM & CONDITION
MAJOR DOWNED BEECH STUMP – REMOVE
GROUP OF 7 BEECHES AT 24–30" AROUND STUMP OF MOTHER w/ GROUP OF 6–8" DIA. CHERRIES FACING OUT TO MEADOW
TWIN 18" WALNUT
48" White Pine STUMP
48" White Pine (DOWN)
48" WHITE PINE (STUMP ONLY)
30" YELLOW BUCKEYE
60" WHITE PINE
60" LARCH
60" LARCH
60" LARCH
8" DIA. SPRUCE
30" BEECH W/SMALLER BEECHES
30" BEECH W/SMALLER BEECHES
STANDING STUMP (BEECH)
60" TULIP TREE
BEECH STUMP
TWIN 8" BOX ELDER
30" DEAD CEDAR w/ 60" STUMP
12" RED CEDAR
15" TULIP TREE (w/ BROKEN TOP)
15" AILANTHUS (INVASIVE)
TRIPLE 24&30" SPRUCE w/ADD'L. BROKEN MAIN BRANCH
DEAD WHITE PINE
42" Spruce
28" SPRUCE (VERY TIRED)
42" SPRUCE (DEAD & BITTERSWEET COVERED)
42" SILVER MAPLE
6" DOGWOODS (4) (DISFIGURED & NEARLY DEAD)
18" BASSWOOD
42" NORWAY MAPLE
Multi-Story Brick Building
TWIN FIRS 48" & 30"
MS 6–8" JAPANESE MAPLE
15" TULIP TREE
48" SILVER MAPLE
Concrete Wall
Metal Post Fence (Remains)
Blacktop
Roof
TWIN TULIP TREE 8–10" ACROSS
Concrete Sidewalk
Stone Curb
TWIN 10" BLACK WALNUT
BLACK WALNUT CLUSTER 4–6"
PROPERTY LINE
A.K.A. HOWLAND AVENUE
ROUTE 9D
NEW YORK STATE
1'X2'Oval
Wres (Typical)
18"CPP
24"CPP
Drop Inlet Rim=184.6' Inv.A=182.2' Inv.B=182.0' Inv.C=181.0'
Drop Inlet Rim=183.5' Inv.A=179.3' Inv.B=179.4'
Drop Inlet Rim=179.2' Inv.A=175.4' Inv.B=176.0'
Drop Inlet Rim=176.8' Inv.A=172.5' Inv.B=173.1' Inv.C=173.6'
Catch Basin Rim=177.2' Inv.A=174.3' Inv.B=174.3'
Drop Inlet Rim=174.7' Inv.A=170.3' Inv.B=170.6'
Catch Basin Rim=178.2' Inv.A=174.1'
Crown Driveway
Mail Kiosk
N/F N.Y.S.
N.Y.S. DOT PERMANENT EASEMENT
N.Y.S. DOT PERMANENT EASEMENT
PROPERTY LINE
MATCH LINE
Cottage #3 FF 148.26
Cottage #2 FF 136.26
Cottage #1 FF 124.26
Carriage House
Main House
Pool
Pool House
Tennis Court
Gazebo
Rocks
Trail
Overlook
Path
Stone Steps
Stone Wall
Wood Fence
Chain Link Fence
Concrete Curb
Asphalt Driveway
Concrete Sidewalk
Stone Curb
Wood Deck
Concrete Pad
Concrete Retaining Wall
Metal Post Fence (Remains)
Blacktop
Roof
Contours at 10' Intervals
Contours at 2' Intervals
Spot Elevations

NOT THERE
24" TULIP TREE
36" BUCKEYE
42" SWEETGUM
24" SPRUCE (NARROW BUT FULL TO GROUND)
48" TULIP TREE (PRUNE BROKEN SIDE)
8" DECIDUOUS (DEAD; VINE COVERED)
30" BEECH
60"+ BEECH
36" & 42" TWIN BUCKEYE
24" BASSWOOD
10" BL. LOCUST & 10" BUCKEYES
48" BUCKEYE
15" SPRUCE (ROUGH BUT TALL)
8" & 10" RED CEDAR (VERY ROUGH SHAPE)
36" BUCKEYE (LOPSIDED; DISEASED)
TWIN 12" (STANDING STUMPS)
STANDING STUMP & THICK BRUSH
BRUSH MASS – REMOVE
STANDING DEAD
48" SPRUCE (FULL)
REMOVE
8–10" HEMLOCKS (TYP. OF 10)
8–10" HEMLOCKS (TYP. OF 3)
6" FL. DOGWOODS (TYP. OF 3)
42" SWEETGUM
35" SWEETGUM
LARGE YEW
20" SUGAR MAPLE
10" HEMLOCK
6" & 8" HEMLOCK
12" HEMLOCKS
12" SWEETGUM
60" STUMP w/12" BRANCH
SWEETGUM
20" TULIP TREE
8" SWEETGUM
12" MAPLE
LG. YEWS
14" DOGWOOD
60" GINGKO w/ SUGAR MAPLE CLUSTER BELOW
30" SPRUCE (DEAD)
THE STUDENT WEEPING HEMLOCK
TREE PREVIOUSLY REMOVED
TREE PREVIOUSLY REMOVED
42" HORSECHESTNUT W/6" DOGWOOD ADJACENT
36" HORSECHESTNUT
24" TWIN LARCH (1 STANDING STUMP)
8" GOLDEN RAIN TREE
18" AILANTHUS – INVASIVE (GROWING INTO WALL)
30" HONEYLOCUST
4" MULTI-STEM KOUSA DOGWOOD (OVERGROWN)
10" KOUSA DOGWOOD & 10" SUGAR MAPLE (OVERGROWN)
10" KOUSA DOGWOOD (GROWING INTO TREE)
8" SUGAR MAPLE
8" NORWAY MAPLE & 10" AILANTHUS (INVASIVE)
16" MAPLE (STANDING STUMP)
16" MAPLE
TWIN 16" BLACK ELDS (STANDING STUMP)
16" MAPLE RCP
1'X2'Oval RCP
Inverted 1871'
Inverted 178.6'
Inverted 182.2'
Inverted 182.0'
Inverted 181.0'
Inverted 179.4'
Inverted 175.4'
Inverted 176.0'
Inverted 173.1'
Inverted 173.6'
Inverted 174.3'
Inverted 174.3'
Inverted 170.3'
Inverted 170.6'
Manhole Rim=185.2' (No Sewer or Drainage) Inv.A=187.5' Inv.B=187.5'
Drop Inlet Rim=187.1' Filled
Catch Basin Rim=192.1' Inv.A=188.9'
Catch Basin Rim=192.0' Inv.A=187.4' Inv.B=187.8'
Drop Inlet Rim=191.2' Inv.A=185.8' Inv.B=186.0' Inv.C=187.4'
Drop Inlet Rim=191.6' Inv.A=186.6'
Drop Inlet Rim=192.7' Inv.A=184.4' Inv.B=184.4' Inv.C=185.9'
Catch Basin Rim=190.6' Inv.A=186.6' Inv.B=186.7'
Catch Basin Rim=190.5' Inv.A=186.8'
Drop Inlet Rim=189.2' Inv.A=185.7' Inv.B=185.7'
Drop Inlet Rim=185.8' Inv.A=181.6' Inv.B=181.9'

GRAPHIC SCALE
40 20 0 40
SCALE IN FEET

Dig Safely. New York. Call 811 before you dig

DRAWN BY: CMB				CHECKED BY: MAB			
REVISIONS:				REVISIONS:			
NO.	DATE	DESCRIPTION	BY	NO.	DATE	DESCRIPTION	BY
1	5/25/22	ADDED SHEET	HT				
2	7/26/22	SITE PLAN REVISIONS	HT				
3	8/30/22	SITE PLAN REVISIONS – PARKING	HT				

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PH: 845-440-6926
F: 845-440-6637

TREE REMOVAL & PROTECTION PLAN – NORTH

MIRBEAU BEACON

7 CRAIG HOUSE LANE
CITY OF BEACON
DUTCHESS COUNTY, NEW YORK
TAX ID: 6054-13-001258

JOB #:	2021:051
DATE:	3/29/2022
SCALE:	1" = 40'
TITLE:	TP-2
SHEET:	20 OF 28

UNAUTHORIZED ALTERATIONS OR ADDITIONS TO THIS DRAWING IS A VIOLATION OF SECTION 7209.2 OF THE NEW YORK EDUCATION LAW


MATCH LINE
GRANDVIEW AVENUE
NETH
1147
JOHN
910139
VINCENT
0-926118
N/F
WENS, HAROLD
54-20-957123
AVENUE
RUINS
RUINS
Drop Inlet
Rim=114.3'
Inv.A=111.5'
Drop Inlet
Rim=114.3'
Inv.A=108.6'
Inv.B=109.7'
Inv.C=110.5'
Inv.D=110.1'
Drop Inlet
Rim=133.2'
Inv.A=130.0'
Drop Inlet
Rim=133.0'
Inv.A=127.3'
Inv.B=129.3'
Inv.C=128.7'
Drop Inlet
Rim=151.6'
Inv.A=148.2'
Drop Inlet
Rim=151.5'
Inv.A=144.3'
Inv.B=148.0'
Inv.C=145.0'
Drop Inlet
Rim=173.3'
Inv.A=169.5'
Inv.B=170.4'
Drop Inlet
Rim=171.3'
Inv.A=168.4'
Inv.B=166.7'
Asphalt Driveway
Manhole
Rim=193.7'
Inv.A=187.8'
Inv.B=187.8'
Catch Basin
Rim=188.3'
Inv.A=184.5'
Catch Basin
Rim=188.7'
Inv.A=184.7'
Catch Basin
Rim=185.7'
Inv.A=181.6'
Inv.B=181.6'
Catch Basin
Rim=185.8'
Inv.A=181.7'
2'X3' Oval RCP
Inverts=178.1'
15"X2"Oval RCP
15"X2"Oval RCP
2'X3'Oval RCP
24"CPP
30"CPP
24"CPP
Catch Basin
Rim=188.3'
Inv.A=184.5'
Catch Basin
Rim=191.1'
Inv.A=186.3'
Drop Inlet
Rim=187.5'
Inv.A=182.5'
Catch Basin
Rim=188.3'
Inv.A=183.4'
Inv.B=183.4'
Catch Basin
Rim=196.1'
Inv.A=192.3'
Inv.B=192.3'
Drop Inlet
Rim=195.6'
Inv.A=192.5'
Catch Basin
Rim=192.1'
Inv.A=188.8'
Telephone
Manhole
Rim=187.5'
Drop Inlet
Rim=187.5'
Filled
NEW YORK STATE
A.K.A. HOWLAND AVENUE
ROUTE 9D
To Cold Spring
Curb Cut
Curb Cut
LARGE YEWS
30" LARCH
(TYP. OF 2)
BIG STUMP
- REMOVE
NOT THERE
24" TULIP TREE
FALLEN TREE
NOT THERE
KNOCKED STAKE
THE SARGENT
WEEPING HEMLOCK
48" SPRUCE (FULL)
REMOVE
Cottage #4
FF=194.0
Cottage #5
FF=194.0
Cottage #6
FF=194.0
Cottage #7
FF=194.0
Cottage #8
FF=194.0
Cottage #9
FF=194.0
Cottage #10
FF=194.0
Cottage #11
FF=194.0
Cottage #12
FF=194.0
Cottage #13
FF=194.0
Cottage #14
FF=194.0
Cottage #15
FF=194.0
Cottage #16
FF=194.0
Cottage



LEGEND:

- Existing Signficant Deciduous & Evergreen Trees
- Deciduous Shade / Major Trees
- Ornamental and Flowering Trees (Understory Scale)
- Evergreen Trees (Major & Minor)
- Low Shrub Mass - 3-4' ht.
- Groundcovers
- Perennials and Grasses

SEEDING LEGEND:

SEED MIX A = LOW - MOW LAWN
SEED MIX B = FUZZ & BUZZ MIX
SEED MIX C = RAIN GARDEN GRASS MIX
SEED MIX D = CONTRACTOR'S LAKEVIEW CONSERVATION MIX

PLANTING NOTES:

1. THE LANDSCAPE PLAN AND DETAIL SHEET ARE FOR LANDSCAPING INFORMATION ONLY. PLEASE REFER TO THE SITE LAYOUT PLAN, LIGHTING PLAN, GRADING PLAN AND UTILITIES PLAN FOR ALL OTHER INFORMATION.
2. THE CONTRACTOR SHALL GUARANTEE THAT ALL PLANTS, TREES, AND SHRUBS SHALL BE HEALTHY AND FREE OF DISEASE FOR A PERIOD OF ONE YEAR AFTER SUBSTANTIAL COMPLETION AND ACCEPTANCE BY OWNER OR LANDSCAPE ARCHITECT. CONTRACTOR SHALL REPLACE ANY DEAD OR UNHEALTHY PLANTS AT CONTRACTOR'S EXPENSE. PLANT MATERIAL REPLACEMENTS SHALL BE GUARANTEED FOR ONE FULL YEAR FROM DATE OF REPLACEMENT. FINAL ACCEPTANCE SHALL BE MADE IF ALL PLANTS MEET THE GUARANTEE REQUIREMENTS INCLUDING MAINTENANCE. MAINTENANCE RESPONSIBILITIES INCLUDE CULTIVATING, SPRAYING, WEEDING, WATERING, TIGHTENING GUYS, PRUNING, FERTILIZING, MULCHING, AND ANY OTHER OPERATIONS NECESSARY TO MAINTAIN PLANT VIABILITY. MAINTENANCE SHALL BEGIN IMMEDIATELY AFTER PLANTING AND CONTINUE UNTIL THE END OF THE ONE YEAR GUARANTEE PERIOD.
3. THE CONTRACTOR SHALL SUPPLY ALL LABOR, PLANTS, AND MATERIALS IN QUANTITIES SUFFICIENT TO COMPLETE THE WORK SHOWN ON THE DRAWINGS AND LISTED IN THE PLANT SCHEDULE. IN THE EVENT OF A DISCREPANCY BETWEEN QUANTITIES SHOWN IN THE PLANT SCHEDULE AND THOSE REQUIRED BY THE DRAWINGS, THE LARGER SHALL APPLY.
4. ALL SHRUB MASSINGS SHALL BE MULCHED TO A DEPTH OF 3". ANNUAL AND PERENNIAL BEDS SHALL BE MULCHED TO A DEPTH OF 2" WITH SHREDDED HARDWOOD BARK MULCH.
5. NO PLANT SHALL BE PLACED IN THE GROUND BEFORE ROUGH GRADING HAS BEEN COMPLETED AND APPROVED BY ENGINEER. STAKING THE LOCATION OF ALL TREES AND SHRUBS SHALL BE COMPLETED PRIOR TO PLANTING FOR APPROVAL BY THE OWNER OR LANDSCAPE ARCHITECT. STAKING OF THE INSTALLED TREE MUST BE COMPLETED THE SAME DAY AS IT IS INSTALLED. ALL TREES SHALL BE STAKED OR GUYED PER DETAIL. SEE SHEET 38 FOR PLANTING DETAILS.
6. COORDINATE PLANT MATERIAL LOCATIONS WITH SITE UTILITIES. SEE SITE LAYOUT, GRADING AND UTILITY DRAWINGS FOR STORM, SANITARY AND WATER LINES. SEE LIGHTING PLAN FOR ELECTRICAL AND LIGHTING LAYOUT AND DETAILS. UTILITY LOCATIONS ARE APPROXIMATE. EXERCISE CARE WHEN DIGGING IN AREAS OF POTENTIAL CONFLICT WITH UNDERGROUND OR OVERHEAD UTILITIES. THE CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE DUE TO CONTRACTOR'S NEGLIGENCE AND SHALL REPLACE OR REPAIR ANY DAMAGE AT CONTRACTOR'S EXPENSE.
7. LANDSCAPE PLANTING PITS MUST BE FREE DRAINING. PAVEMENT, COMPACTED SUBGRADE, AND BLASTED ROCK SHALL BE REMOVED FROM WITHIN TRAFFIC ISLANDS TO BE LANDSCAPED TO A DEPTH OF 2' OR TO A GREATER DEPTH IF REQUIRED BY PLANTING DETAILS OR SPECIFICATIONS. REPLACE SOIL WITHIN ISLANDS WITH MODERATELY COMPACTED LOAM OR SANDY LOAM FREE FROM STONES AND RUBBISH 1" OR GREATER IN DIAMETER AND ANY OTHER MATERIAL HARMFUL TO PLANT GROWTH AND DEVELOPMENT. PLANTING INSTALLATION WITHIN ISLANDS SHALL BE AS DETAILED AND CONTAIN PLANTING MIX AS SPECIFIED.
8. PLANTING SOIL MIXTURE FOR TREES AND SHRUBS:
   - 1 PART PEAT MOSS
   - 3 PARTS TOPSOIL
   - FERTILIZER/LIME (APPLY AS RECOMMENDED BY SOIL ANALYSIS)
   - MYCORHIZA INOCULANT – "TRANSPLANT 1-STEP" AS MANUFACTURED BY ROOTS, INC. OR APPROVED EQUAL. USE PER MANUFACTURER'S RECOMMENDATIONS FOR TREES AND SHRUBS.
9. PLANTING SOIL MIXTURE FOR PERENNIAL AND ORNAMENTAL GRASS BEDS:
   - 1 PART PEAT MOSS
   - 1 PART MANURE (WEED FREE)
   - 3 PARTS TOPSOIL
   - FERTILIZER/LIME (APPLY AS RECOMMENDED BY SOIL ANALYSIS)
   - MILORGANITE APPLIED AT 5 LBS. PER 100 S.F.
10. TIME OF PLANTING: NEW PLANT MATERIALS SHALL BE INSTALLED BETWEEN APRIL 1 AND JUNE 1, OR AFTER SEPTEMBER 15TH AND NO LATER THAN OCTOBER 31ST.
11. TOPSOIL SHALL BE INSTALLED AT A MINIMUM DEPTH OF 6". CONTRACTOR SHALL SUBMIT TOPSOIL TO A CERTIFIED TESTING LABORATORY TO DETERMINE PH, FERTILITY, ORGANIC CONTENT AND MECHANICAL COMPOSITION. THE CONTRACTOR SHALL SUBMIT THE TEST RESULTS FROM REGIONAL EXTENSION OFFICE OF USDA TO THE OWNER OR LANDSCAPE ARCHITECT FOR REVIEW AND APPROVAL. CONTRACTOR SHALL INCORPORATE AMENDMENTS FOR GOOD PLANT GROWTH AND PROPER SOIL ACIDITY RECOMMENDED FROM THE TOPSOIL TEST.
12. SEED MIX A:
    "LOW-MOW SEED MIX" – BLEND OF 3-5 CREEPING RED FESCUES.
    SEEDING RATE: 4.5 LBS PER 1,000 S.F. (ADD 10% TO QUANTITY IF HYDROSEEDED).
    SEEDING DATE: AUGUST 15-OCTOBER 1 AND APRIL 15-JUNE 15 UNLESS OTHERWISE APPROVED BY THE OWNER OR LANDSCAPE ARCHITECT.
13. SEED MIX B:
    "FUZZ & BUZZ MIX-PREMIUM" – ERNMX-147 AS BLENDED BY ERNST CONSERVATION SEEDS, MEADVILLE, PA; 1-800-873-3321.
    SEEDING RATE: 42 LBS PER ACRE
    SEEDING DATE: AUGUST 15-OCTOBER 1 AND APRIL 15-JUNE 15 UNLESS OTHERWISE APPROVED BY THE OWNER OR LANDSCAPE ARCHITECT.
14. SEED MIX C:
    "RAIN GARDEN GRASS MIX" – ERNMX-180-1 AS BLENDED BY ERNST CONSERVATION SEEDS, MEADVILLE, PA; 1-800-873-3321.
    SEEDING RATE: 15 LBS PER ACRE
    SEEDING DATE: AUGUST 15-OCTOBER 1 AND APRIL 15-JUNE 15 UNLESS OTHERWISE APPROVED BY THE OWNER OR LANDSCAPE ARCHITECT.
15. SEED MIX D:
    "CONTRACTOR'S LAKEVIEW CONSERVATION MIX" – ERNMX-116-AS BLENDED BY ERNST CONSERVATION SEEDS, MEADVILLE, PA; 1-800-873-3321.
    SEEDING RATE: 75-150 LBS PER ACRE (3LBS PER 1,000 S.F.)
    SEEDING DATE: AUGUST 15-OCTOBER 1 AND APRIL 15-JUNE 15 UNLESS OTHERWISE APPROVED BY THE OWNER OR LANDSCAPE ARCHITECT.
16. ALL SLOPES GREATER THAN 3:1 RECEIVING A GRASS SEEDING MIXTURE SHALL BE COVERED WITH AN EROSION CONTROL BLANKET.

GRAPHIC SCALE
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SCALE IN FEET

See sheet LL-3 for Plant List & sheet LL-5 for Planting Details.

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REVISIONS:				REVISIONS:			
NO.	DATE	DESCRIPTION	BY	NO.	DATE	DESCRIPTION	BY
1	5/25/22	PER PLANNING BOARD COMMENTS	HT				
2	7/26/22	SITE PLAN REVISIONS	HT				
3	8/30/22	SITE PLAN REVISIONS	CH				

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PRELIMINARY PLANTING PLAN – NORTH
MIRBEAU BEACON

7 CRAIG HOUSE LANE
CITY OF BEACON
DUTCHESS COUNTY, NEW YORK
TAX ID: 6054-13-001258

JOB #:	2021:051
DATE:	3/29/2022
SCALE:	1" = 40'
TITLE:	LL-2
SHEET:	22 OF 28

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PLANT LIST:

	CODE	QTY.	BOTANICAL NAME	COMMON NAME	ROOT	SIZE INSTALLED	SIZE MATURE	COMMENTS
SPECIMEN & SHADE TREES:	APT	5	ACER PLATANOIDES x TRUNCATUM 'C.S.'	CRIMSON SUNSET MAPLE	B&B	2.5–3" cal.	35'h 25'w	Purple leaf tolerates HOT sun
	ARK	2	ACER RUBRUM 'KARPICK'	KARPICK RED MAPLE	B&B	2.5–3" cal.	20x40' ht.	Narrow Pyramidal crown
	ARO	1	ACER RUBRUM 'OCTOBER GLORY'	OCTOBER GLORY RED MAPLE	B&B	3–3.5" cal.	40'h 25'w	Upright pyramidal crown
	ARR	6	ACER RUBRUM 'RED SUNSET'	RED SUNSET RED MAPLE	B&B	3–3.5" cal.	50'h 30'w	Upright rounded crown
	ASG	1	ACER SACCHARUM 'GREEN MOUNTAIN'	GREEN MOUNTAIN SUGAR MAPLE	B&B	3–3.5" cal.	55' ht.	Upright oval crown
	BJ	–	BETULA JACQUEMONTII	WHITE BARKED HIMALAYAN BIRCH	B&B	3–3.5" cal.	30–40' ht.	15–20' WIDE
	BPW	35	BETULA POPULIFOLIA 'WHITESPIRE'	WHITESPIRE GRAY BIRCH	B&B	12–14' ht.	30'h 25'w	MULTI–STEM
	BPW1	6	BETULA POPULIFOLIA 'WHITESPIRE'	WHITESPIRE GRAY BIRCH	B&B	5–6' ht.	30'h 25'w	MULTI–STEM
	GTH	1	GLEDITSIA T. INERMIS 'HALKA'	HALKA HONEYLOCUST	B&B	3–3.5" cal.	60' ht.	
	GTS	–	GLEDITSIA T. INERMIS 'SHADEMASTER'	SHADEMASTER HONEYLOCUST	B&B	3–3.5" cal.	60' ht.	
	LS	2	LIQUIDAMBAR STYRACIFLUA	AMERICAN SWEETGUM	B&B	3.5–4" cal.	60' ht.	SPECIMEN GRADE
	LT	1	LIRIODENDRON TULIPIFERA	TULIP TREE	B&B	3–3.5" cal.	80' ht.	
	PAB	2	PLATANUS ACERIFOLIA 'BLOODGOOD'	LONDON PLANE TREE	B&B	3–3.5" cal.	50' ht.	Rounded crown
	PSP	1	PRUNUS SUB. 'PENDULA'	WEEPING HIGAN CHERRY	B&B	2.5–3" cal.	20–25' ht.	Pink–White bloom April–May
	PCC	1	PYRUS CALLERYANA 'CHANTICLEER'	CHANTICLEER FLOWERING PEAR	B&B	2.5–3" cal.	30' ht.	15' WIDE
	QP	3	QUERCUS PALUSTRIS	PIN OAK	B&B	3–3.5" cal.	50–75' ht.	Orange–Scarlet fall
	QR	4	QUERCUS RUBRA	NORTHERN RED OAK	B&B	3–3.5" cal.	75' ht.	
	SOC	2	SALIX MATSUDANA 'GOLDEN CURLS'	GOLDEN CURLS CORKSCREW WILLOW	B&B	3–3.5" cal.	20'x30' ht.	
	TAR	–	TILIA AMERICANA 'REDMOND'	REDMOND LINDEN	B&B	3–3.5" cal.	70'h 40'w	
	UA	2	ULMUS AMERICANA 'VALLEY FORGE'	VALLEY FORGE AMERICAN ELM	B&B	3–3.5" cal.	70' h/w	
SMALL SCALE TREES:	AMC	11	AMELANCHIER CANADENSIS	SHADBLOW	B&B	8–10' ht.	25' ht.	Clump Form
	AMA	8	AMELANCHIER x AUTUMN BRILLIANCE	AUTUMN BRILLIANCE SHADBLOW	B&B	6–8' ht.	15–25' h/w	Clump Form
	CFF	5	CARPINUS BET. 'FRANS FONTAINE'	FRANS FONTAINE HORNBEAM	B&B	2.5–3" cal.	35'h/15'w	
	CC	2	CARPINUS CAROLINIANA	AMERICAN HORNBEAM	B&B	2–2.5" cal.	25–35' ht.	
	CFC	14	CORNUS FLORIDA 'CHEROKEE PRINCESS'	WHITE FLOWERING DOGWOOD	B&B	2–2.5" cal.	20–25' ht.	White
	CFR	18	CORNUS FLORIDA 'RUBRA'	PINK FLOWERING DOGWOOD	B&B	2–2.5" cal.	20–25' ht.	Pink
	MSC	3	MAGNOLIA STELLATA 'CENTENNIAL BLUSH'	CENTENNIAL BLUSH STAR MAGNOLIA	Cont.	6–7' ht.	12–18h, 15w	Pink
	SP	2	STEWARTIA PSEUDOCAMELLIA	JAPANESE STEWARTIA	B&B	2.5–3" cal.	25'h/15w	July Flowers
EVERGREEN TREES:	AF	2	ABIES FRASERI	FRASIER FIR	B&B	7–8' ht.	30–50' ht.	
	IO	3	ILEX OPACA	AMERICAN HOLLY	B&B	7–8' ht.	40–50' ht.	20–40'w
	IJP	3	ILEX OPACA 'JERSEY PRINCESS'	JERSEY PRINCESS AMERICAN HOLLY	B&B	7–8' ht.	30–35' ht.	
	PA	21	PICEA ABIES	NORWAY SPRUCE	B&B	8–10' ht.	40–60' ht.	
	PAS	7	PICEA OMORIKA	SERBIAN SPRUCE	B&B	8–10' ht.	50–60' ht.	20–25'w
	PG	11	PICEA GLAUCA	WHITE OR CANADIAN SPRUCE	B&B	8–10' ht.	20'x60' ht.	
	PPG	3	PICEA PUNGENS GLAUCA	COLORADO BLUE SPRUCE	B&B	9–10' ht.	60' ht.	
LARGE SHRUBS:	AZ1	27	AZALEA ENCORE AUTUMN LILY ('ROBLEX')	AUTUMN LILY REBLOOMING AZALEA	CONT.	#5	4–5'h, 4'w	Bronze winter foliage
	AZ2	4	AZALEA x MARTHA HITCHCOCK	MARTHA HITCHCOCK AZALEA	CONT.	#5	3–4'h/w	
	HQR	12	HYDRANGEA QUERC. 'RUBY SLIPPERS'	RUBY SLIPPERS OAKLEAF HYDRANGEA	CONT.	#7	6–8' ht.	White to Pink
	IGC	–	ILEX GLABRA 'COMPACTA'	INKBERRY	CONT.	24–30" ht.	4–6' ht.	Wide
	IGS	31	ILEX GLABRA 'SHAMROCK'	INKBERRY	CONT.	24–30" ht.	3–5' ht.	Compact
	IVB	–	ILEX VERTICILLATA 'BEARY HEAVY'	BEARY HEAVY WINTERBERRY	CONT.	#5	6–8' ht.	Larger berries
	IVJ	6	ILEX VERTICILLATA 'JIM DANDY'	JIM DANDY (MALE) WINTERBERRY	CONT.	#5	6–8' ht.	
	IVR	28	ILEX VERTICILLATA 'RED SPRITE'	RED SPRITE WINTERBERRY	CONT.	#5	6' ht.	
	MP	33	MYRICA PENSYLVANICA	NORTHERN BAYBERRY	CONT.	24" min.ht.	5–6'h, 8w	
SMALL SHRUBS:	AZ3	15	AZALEA ENCORE AUTUMN SUNSET	AUTUMN SUNSET REBLOOMING AZALEA	CONT.	#5	3' h/w	Purple/bronze winter foliage
	CSA	240	CORNUS SERICEA 'ARCTIC FIRE'	ARCTIC FIRE REDTWIG DOGWOOD	CONT.	24" min.ht.	3–4' ht.	
	FGA	169	FOTHERGILLA GARDENII 'APPALACHIA'	DWARF FOTHERGILLA	CONT.	24" min.ht.	2–3' ht.	
	FGB	16	FOTHERGILLA GARDENII 'BLUE MIST'	BLUE MIST DWARF FOTHERGILLA	CONT.	24" min.ht.	2–3' ht.	
	ICH	6	ILEX CRENATA 'HELLERI'	DWARF JAPANESE HOLLY	CONT.	#7	2–3'h, 4'w	
	PM	24	PINUS MUGO 'SLOMMOUND'	SLOMMOUND MUGO PINE	CONT.	#5	2–3'h/w	
	PO1	19	PHYSOCARPUS OPULIFOLIUS 'TINY WINE'	TINY WINE NINEBARK	CONT.	24" min.ht.	3–4' ht.	
GROUND COVER SHRUBS:	AML	366	ARONIA MEL. LOW SCAPE MOUND	LOW SCAPE MOUND CHOKEBERRY	CONT.	#5	12–24" ht.	
	VCL	10	VIBURNUM CASSINOIDES 'LIL DITTY'	LIL DITTY WITHEROD VIBURNUM	CONT.	#5	12–24" ht.	
PERENNIALS:	AAB	–	ACHILLEA MILLE. 'APPLE BLOSSOM'	APPLE BLOSSOM YARROW	CONT.	#SP4	24" ht.	15" o.c.; Lilac Pink
	AST	–	ACHILLEA MILLE. 'STRAWBERY SEDUCTION'	STRAWBERRY SEDUCTION YARROW	CONT.	#SP4	18–20" ht.	15" o.c.; Dk. Red
	ADK	–	ASTER DUMOSUS 'PROF. KIPPENBURG'	PROFESSOR KIPPENBERG ASTER	CONT.	#SP4	20" ht.	18" o.c.; Lav–Blue Late Sum.
	ANB	–	ASTER NOVAE–BELGII 'MARIE BALLARD'	MARIE BALLARD (NY) ASTER	POT	#SP5	30" ht.	18" o.c.; Vio–Blue Late Sum.
	ANW	–	ASTER NOVAE–BELGII 'WIN. CHURCHILL'	WINSTON CHURCHILL (NY) ASTER	POT	#SP5	36" ht.	18" o.c.; Deep Red Fall
	ECH	–	ECHINACAEA 'B'S KNEES'	B'S KNEES ECHINACEA	CONT.	#SP5	30" ht.	18" o.c.
	EDB	–	EUPATORIUM DUBIUM 'BABY JOE'	BABY JOE PIEWEED	POT	#SP5	16–24" ht.	24" o.c.; Lav–Rose
	GSR	–	GERANIUM 'ROZANNE'	ROZANNE GERANIUM	CONT.	#SP5	20–24" ht.	18" o.c.; Deep Blue; Ju–Oct.
	GSH	–	GERANIUM 'SWEET HEIDI'	SWEET HEIDI GERANIUM	CONT.	#SP5	14–18" ht.	18" o.c.; Lav blue; Sp–Fall
	IVC	–	IRIS VERSICOLOR	NORTHERN BLUE FLAG	POT	#SP5	36" ht.	Red–Purple
	NN	–	NIPPONANTHEMUM NIPPONICUM	MONTAUK DAISY	CONT.	#2	30–36" ht.	
	PVR	–	PANICUM VIRGATUM 'RUBY RIBBONS'	RUBY RIBBONS SWITCHGRASS	CONT.	#2	3' ht.	Red Blades; 2' o.c.
	PAL	–	PENNISETUM ALOPCUROIDES	FOUNTAIN GRASS	POT	#3	2–4' Blades	3–5' Tassels; 2' o.c.
	PAH	–	PENNISETUM ALOPCUROIDES 'HAMELN'	HAMELN DWARF FOUNTAIN GRASS	CONT.	#2	24" ht.	18" o.c.
	POA	–	POLYSTICHUM ACROSTICHOIDES	CHRISTMAS FERN	CONT.	#1	1–3' ht.	Dark leathery fronds
	RFF	–	RUDBECKIA FULGIDA var. 'FULGIDA'	CONEFLOWER (Black Eyed Susan)	POT	#SP5	24–30" HT.	15" o.c.; July–Oct.
	SAL	–	SALVIA NEMEROSA 'BLUE HILL'	BLUE HILL SALVIA	POT	#SP5	24" ht.	15" o.c.; Blue.
	SNM	–	SALVIA NEMEROSA 'MAY NIGHT'	BLUE MAY NIGHT	POT	#SP5	24" ht.	15" o.c.; Violet.

GRAPHIC SCALE
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SCALE IN FEET

See sheet LL-2 for Planting Notes & sheet LL-5 for Planting Details.

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PRELIMINARY PLANTING PLAN – SOUTHEAST

MIRBEAU BEACON

7 CRAIG HOUSE LANE
CITY OF BEACON
DUTCHESS COUNTY, NEW YORK
TAX ID: 6054-13-001258

JOB #:	2021:051
DATE:	3/29/2022
SCALE:	1" = 40'
TITLE:	LL–3
SHEET:	23 OF 28

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See sheet LL-2 for Planting Notes, LL-3 for Plant List & sheet LL-5 for Planting Details.

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2	7/26/22	SITE PLAN REVISIONS	HT				
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13 CHAMBERS ST., NEWBURGH, NEW YORK 12550
PH: 845-440-6926
F: 845-440-6637

PRELIMINARY PLANTING PLAN – SOUTHWEST

MIRBEAU BEACON

7 CRAIG HOUSE LANE
CITY OF BEACON
DUTCHESS COUNTY, NEW YORK
TAX ID: 6054-13-001258

JOB #:	2021:051
DATE:	3/29/2021
SCALE:	1" = 20'
TITLE:	LL-4
SHEET:	24 OF 28

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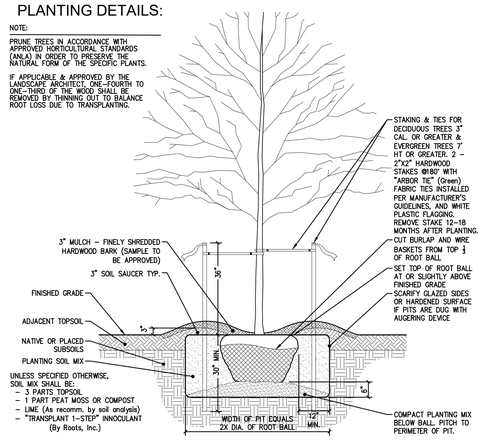
PLANTING DETAILS:

NOTE:

PRUNE TREES IN ACCORDANCE WITH APPROVED HORTICULTURAL STANDARDS (ANLA) IN ORDER TO PRESERVE THE NATURAL FORM OF THE SPECIFIC PLANTS.

IF APPLICABLE & APPROVED BY THE LANDSCAPE ARCHITECT, ONE-FOURTH TO ONE-THIRD OF THE WOOD SHALL BE REMOVED BY THINNING OUT TO BALANCE ROOT LOSS DUE TO TRANSPLANTING.

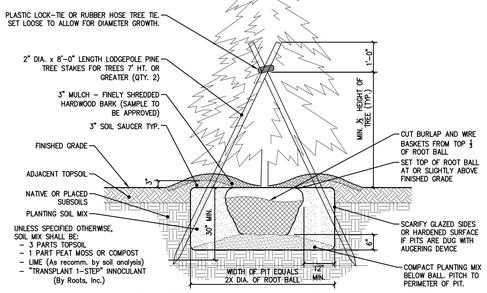


1 TREE PLANTING DETAIL
SCALE: 1/2" = 1'-0"

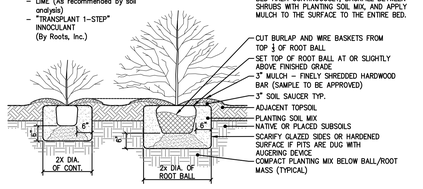
NOTE:

PRUNE TREES IN ACCORDANCE WITH APPROVED HORTICULTURAL STANDARDS (ANLA) IN ORDER TO PRESERVE THE NATURAL FORM OF THE SPECIFIC PLANTS.

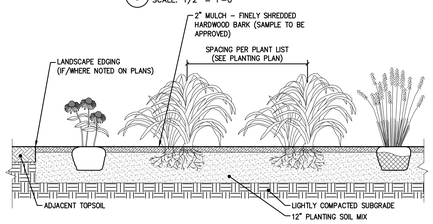
IF APPLICABLE & APPROVED BY THE LANDSCAPE ARCHITECT, ONE-FOURTH TO ONE-THIRD OF THE WOOD SHALL BE REMOVED BY THINNING OUT TO BALANCE ROOT LOSS DUE TO TRANSPLANTING.



2 CONIFER TREE PLANTING DETAIL
SCALE: 1/2" = 1'-0"



3 SHRUB PLANTING DETAIL
SCALE: 1/2" = 1'-0"

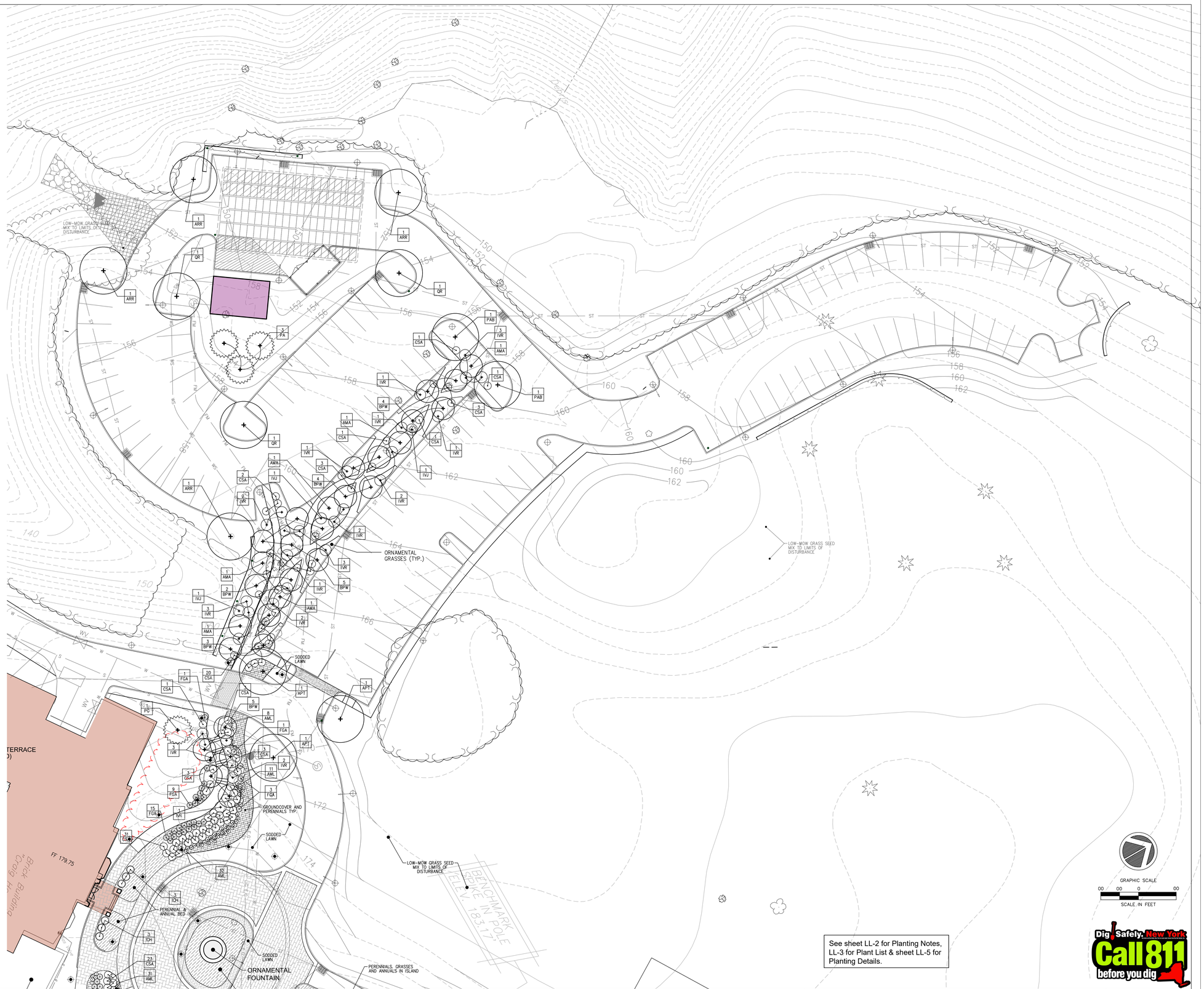


SECTION THROUGH PERENNIAL BED

PERENNIAL NOTES:
1. BULB/CORM PERENNIALS TO BE PLANTED IN FALL. POTTED PERENNIALS MAY BE PLANTED APRIL 15 TO OCTOBER 1.
2. ROTOTILL FERTILIZER AND LIME INTO SOIL PRIOR TO PLANTING AND IN ACCORDANCE TO SOIL ANALYSIS RECOMMENDATIONS.
3. DO NOT OVER COMPACT PLANTING BED. WATER THOROUGHLY AFTER PLANTING BULBS.
4. ADJUST PLANTING DEPTH AS RECOMMENDED BY BULB SUPPLIER.
5. PROVIDE DRAINAGE AS REQUIRED (PERF PIPE 4" ADS) WHEN SUBGRADE IS CLASSIFIED AS A HEAVY SOIL OR EXCESSIVELY COMPACTED.

UNLESS SPECIFIED OTHERWISE, PERENNIAL BED SOIL MIX SHALL BE:
- 3 PARTS TOPSOIL
- 1 PART MANURE (WEED FREE)
- 1 PART PEAT MOSS OR COMPOST
- LIME (As recommended by soil analysis)
- "MILORGANITE" AT 5 LBS. PER 100 SF.

4 ANNUAL/PERENNIAL AND GROUND COVER BEDS DETAIL
SCALE: 1/2" = 1'-0"



See sheet LL-2 for Planting Notes, LL-3 for Plant List & sheet LL-5 for Planting Details.

Dig Safely. New York. Call 811 before you dig

DRAWN BY: HT/CH/DW				CHECKED BY: HT			
REVISIONS:				REVISIONS:			
NO.	DATE	DESCRIPTION	BY	NO.	DATE	DESCRIPTION	BY
1	5/25/22	ADDED SHEET	HT				
2	7/26/22	SITE PLAN REVISIONS	HT				
3	8/30/22	SITE PLAN REVISIONS	CH				

ARROWSTREET
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SEAL

PRELIMINARY PLANTING PLAN - SOUTHWEST

MIRBEAU BEACON

7 CRAIG HOUSE LANE
CITY OF BEACON
DUTCHESS COUNTY, NEW YORK
TAX ID: 6054-13-001258

JOB #:	2021:051
DATE:	3/29/2022
SCALE:	1" = 20'
TITLE:	LL-5
SHEET:	25 OF 28

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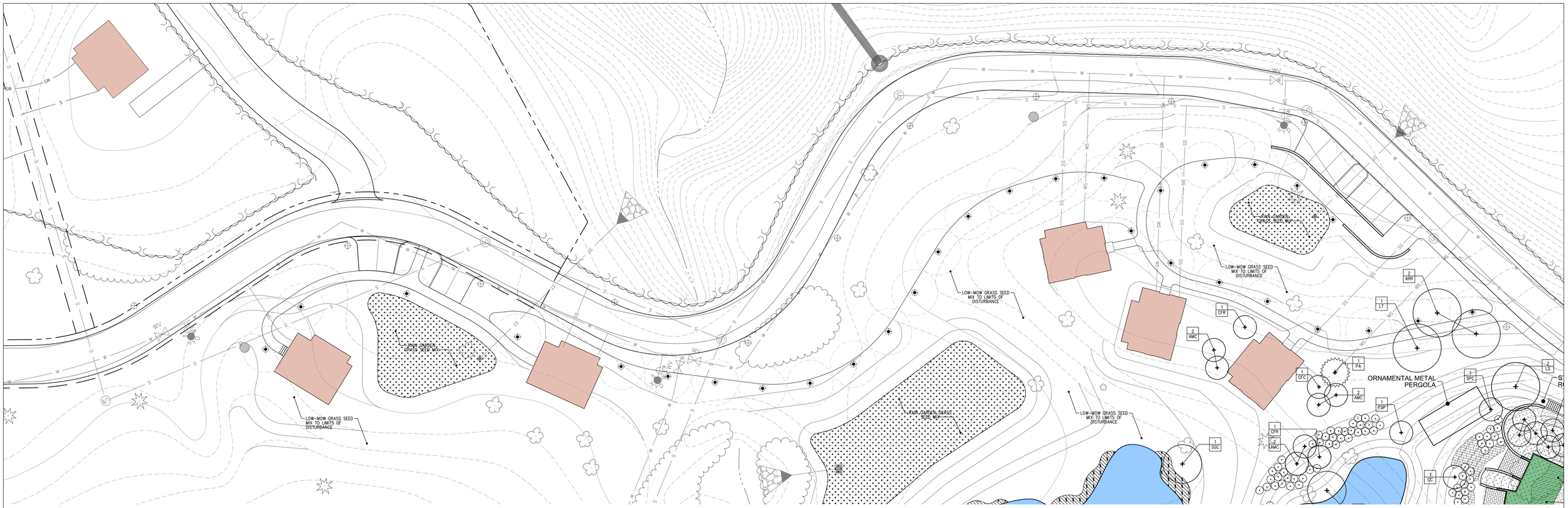

See sheet LL-2 for Planting Notes, LL-3 for Plant List & sheet LL-5 for Planting Details.

GRAPHIC SCALE
00 00 0 00
SCALE IN FEET

Dig Safely. New York. Call 811 before you dig

DRAWN BY: HT/CH/DW				CHECKED BY: HT			
REVISIONS:				REVISIONS:			
NO.	DATE	DESCRIPTION	BY	NO.	DATE	DESCRIPTION	BY
1	5/25/22	ADDED SHEET	HT				
2	7/26/22	SITE PLAN REVISIONS	HT				
3	8/30/22	SITE PLAN – REPLOT	HT				

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PRELIMINARY PLANTING PLAN – SOUTHWEST

MIRBEAU BEACON

7 CRAIG HOUSE LANE
CITY OF BEACON
DUTCHESS COUNTY, NEW YORK
TAX ID: 6054-13-001258

JOB #:	2021:051
DATE:	3/29/2022
SCALE:	1" = 20'
TITLE:	LL-6
SHEET:	26 OF 28

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LIGHTING SCHEDULE:

Schedule

Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Lamp	Filename	Light Loss Factor	Total Lamp Lumens	Wattage	Plot
◈	B2	14	ARCHITECTURAL AREA LIGHTING	PROB-Y2-3030	PROVIDENCE BOLLARD WITH CLEAR FLAT GLASS LENS - TYPE 2	LED 3000K	B2 - PROB-Y2-3030.ies	0.9	2977	43.2	
◈	B3	38	ARCHITECTURAL AREA LIGHTING	PROB-Y3-3030	PROVIDENCE BOLLARD WITH CLEAR FLAT GLASS LENS - TYPE 3	LED 3000K	B3 - PROB-Y3-3030.ies	0.9	3031	43.7	
◈	B5	14	ARCHITECTURAL AREA LIGHTING	PROB-Y5-3030	PROVIDENCE BOLLARD WITH CLEAR FLAT GLASS LENS - TYPE 5	LED 3000K	B5 - PROB-Y5-3030.ies	0.9	2893	43.2	
⊕	P2-S	9	ARCHITECTURAL AREA LIGHTING	PROS-Y2-2030	PROVIDENCE SMALL WITH CLEAR FLAT GLASS LENS - TYPE 2	LED 3000K	P2-10 - PROS-Y2-2030.ies	0.9	1792	25.1	
⊕	P2-M	14	ARCHITECTURAL AREA LIGHTING	PROV2-36L-295-3K7-2	PROVIDENCE MEDIUM 2.0 - TYPE 2	LED 3000K	P2-16 - PROV2-36L-295-3K7-2.ies	0.9	3596	34.1	
⊕	P3-S	10	ARCHITECTURAL AREA LIGHTING	PROS-Y3-2030	PROVIDENCE SMALL WITH CLEAR FLAT GLASS LENS - TYPE 3	LED 3000K	P3-10 - PROS-Y3-2030.ies	0.9	1830	25.1	
⊕	P3-M	13	ARCHITECTURAL AREA LIGHTING	PROV2-36L-295-3K7-3	PROVIDENCE MEDIUM 2.0 - TYPE 3	LED 3000K	P3-16 - PROV2-36L-295-3K7-3.ies	0.9	3469	34.1	
⊕	P4-S	8	ARCHITECTURAL AREA LIGHTING	PROS-Y4W-2030	PROVIDENCE SMALL WITH CLEAR FLAT GLASS LENS - TYPE 4 WIDE	LED 3000K	P4-10 - PROS-Y4W-2030.ies	0.9	1793	25.1	
⊕	P4-M	3	ARCHITECTURAL AREA LIGHTING	PROV2-36L-295-3K7-4W	PROVIDENCE MEDIUM 2.0 - TYPE 4 WIDE	LED 3000K	P4W-16 - PROV2-36L-295-3K7-4W.ies	0.9	3498	34.1	
⊕	P5-S	8	ARCHITECTURAL AREA LIGHTING	PROS-Y5-2030	PROVIDENCE SMALL WITH CLEAR FLAT GLASS LENS - TYPE 5	LED 3000K	P5-10 - PROS-Y5-2030.ies	0.9	1735	25.1	
⊕	P5-M	10	ARCHITECTURAL AREA LIGHTING	PROV2-36L-295-3K7-5Q	PROVIDENCE MEDIUM 2.0 - TYPE 5	LED 3000K	P5Q-16 - PROV2-36L-295-3K7-5Q.ies	0.9	3816	34.1	

KEY TO LIGHT FIXTURES:

P2-S, P2-M, P3-S, P3-M, P4-S, P4M, P5-S & P5-M

POLE MOUNTED LIGHTS: "PROVIDENCE" BY ARCHITECTURAL AREA LIGHTING WITH LED LAMP TYPE WITH COLOR TEMPERATURE OF 3000K. LAMP IS FITTED IN CAP OF FIXTURE WITH POLE HEIGHTS TO SET FACE DOWNWARD AT A 10' OR 16' HEIGHT ABOVE GRADE PER PLAN. OPTICAL DISTRIBUTION PATTERNS TYPE 2, 3, 4 ND 5 AS NOTED ON PLAN. LED FIXTURE PERFORMANCE IS FULL CUT-OFF. ALL LAMPS SHALL HAVE A CRI OF 80 OR GREATER.

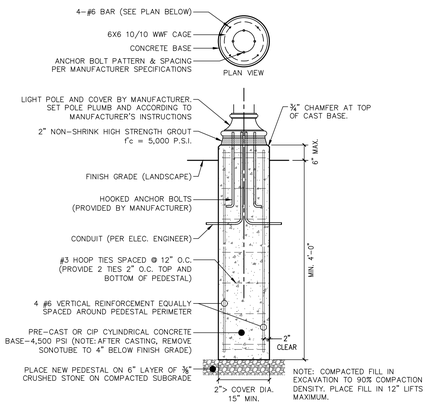
B2, B3 & B5

BOLLARD LIGHTS: "PROVIDENCE" BOLLARD BY ARCHITECTURAL AREA LIGHTING WITH LED LAMP TYPE WITH COLOR TEMPERATURE OF 3000K. HEIGHT TO BASE OF LAMP HEAD IS 42" ABOVE GRADE. OPTICAL DISTRIBUTION PATTERNS ARE TYPE 2, 3 OR 5 AS NOTED ON PLAN AND SHOWN ON CUT SHEET. ALL LAMPS SHALL HAVE A CRI OF 80 OR GREATER.

NOTE: ALL BOLLARD LIGHTS TO BE EQUIPPED WITH DIMMER CONTROLS TO ALLOW FOR REDUCING LIGHT OUTPUT TO 50% OF FULL LIGHT LEVELS SHOWN ON THE PHOTOMETRIC PLAN.

See sheet LP-3 for Fixture Specification Order Sheets.

LIGHT POLE BASE DETAIL:



1 CONC. LIGHT POLE BASE-ROUND
SCALE: 1/2" = 1'-0"

POST TOP FIXTURE IMAGERY:



GRAPHIC SCALE
40 20 0 40
SCALE IN FEET

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DRAWN BY: CMB			CHECKED BY: MAB			
REVISIONS:			REVISIONS:			
NO.	DATE	DESCRIPTION BY	NO.	DATE	DESCRIPTION	BY
1	5/25/22	PER PLANNING BOARD COMMENTS				
2	7/26/22	SITE PLAN REVISIONS				
3	8/30/22	SITE PLAN REVISIONS - PARKING				

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F: 845-440-6637

SITE LIGHTING PLAN - NORTH

MIRBEAU BEACON

7 CRAIG HOUSE LANE
CITY OF BEACON
DUTCHESS COUNTY, NEW YORK
TAX ID: 6054-13-001258

JOB #:	2021:051
DATE:	3/29/2022
SCALE:	1" = 40'
TITLE:	LP-2
SHEET:	27 OF 28

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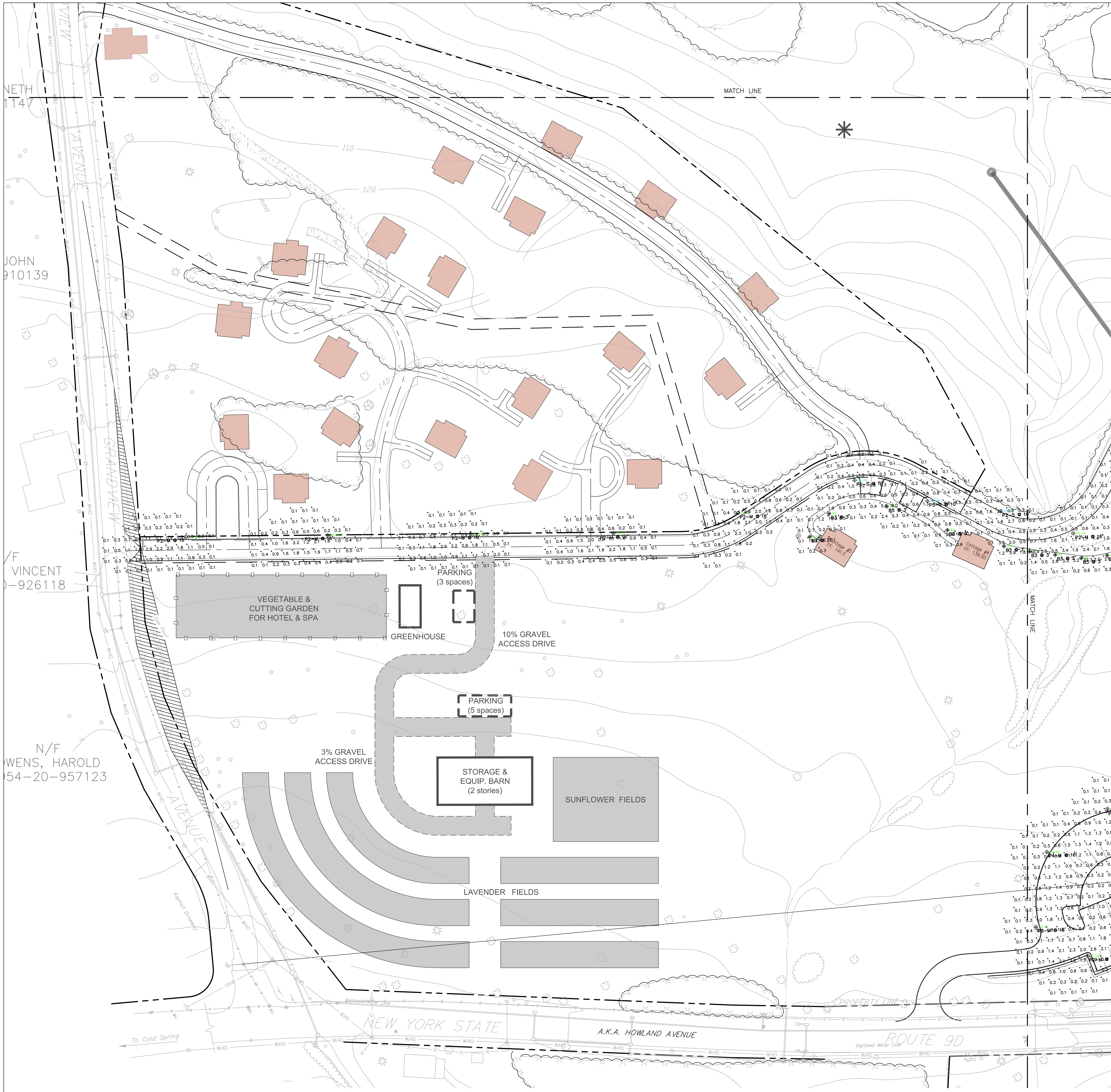
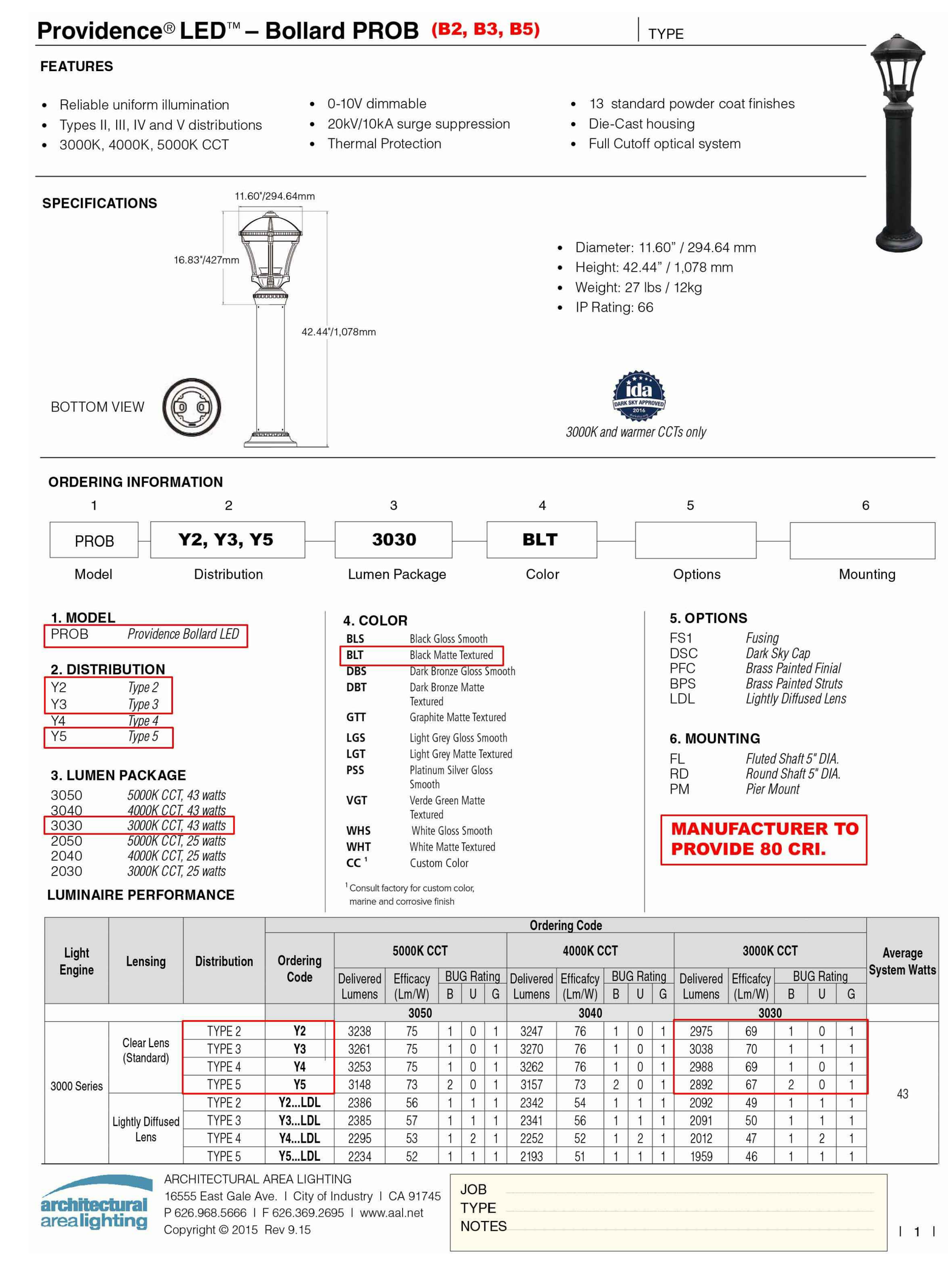


LIGHT FIXTURE SPEC SHEETS:

"B" - BOLLARD FIXTURE:



Providence® LED™ – Bollard PROB (B2, B3, B5) | TYPE

FEATURES

- Reliable uniform illumination
- Types II, III, IV and V distributions
- 3000K, 4000K, 5000K CCT
- 0-10V dimmable
- 20kV/10kA surge suppression
- Thermal Protection
- 13 standard powder coat finishes
- Die-Cast housing
- Full Cutoff optical system

SPECIFICATIONS

11.60"/294.64mm · 16.83"/427mm · 42.44"/1,078mm · BOTTOM VIEW

- Diameter: 11.60" / 294.64 mm
- Height: 42.44" / 1,078 mm
- Weight: 27 lbs / 12kg
- IP Rating: 66

3000K and warmer CCTs only

ORDERING INFORMATION

1	2	3	4	5	6
PROB	Y2, Y3, Y5	3030	BLT		
Model	Distribution	Lumen Package	Color	Options	Mounting

1. MODEL
PROB – Providence Bollard LED

2. DISTRIBUTION
Y2 – Type 2
Y3 – Type 3
Y4 – Type 4
Y5 – Type 5

3. LUMEN PACKAGE
3050 – 5000K CCT, 43 watts
3040 – 4000K CCT, 43 watts
3030 – 3000K CCT, 43 watts
2050 – 5000K CCT, 25 watts
2040 – 4000K CCT, 25 watts
2030 – 3000K CCT, 25 watts

4. COLOR
BLS – Black Gloss Smooth
BLT – Black Matte Textured
DBS – Dark Bronze Gloss Smooth
DBT – Dark Bronze Matte Textured
GTT – Graphite Matte Textured
LGS – Light Grey Gloss Smooth
LGT – Light Grey Matte Textured
PSS – Platinum Silver Gloss Smooth
VGT – Verde Green Matte Textured
WHS – White Gloss Smooth
WHT – White Matte Textured
CC [1] – Custom Color

[1] Consult factory for custom color, marine and corrosive finish

5. OPTIONS
FS1 – Fusing
DSC – Dark Sky Cap
PFC – Brass Painted Finial
BPS – Brass Painted Struts
LDL – Lightly Diffused Lens

6. MOUNTING
FL – Fluted Shaft 5" DIA.
RD – Round Shaft 5" DIA.
PM – Pier Mount

MANUFACTURER TO PROVIDE 80 CRI.

LUMINAIRE PERFORMANCE

Light Engine	Lensing	Distribution	Ordering Code	5000K CCT (3050) Delivered Lumens	Efficacy (Lm/W)	B	U	G	4000K CCT (3040) Delivered Lumens	Efficacy (Lm/W)	B	U	G	3000K CCT (3030) Delivered Lumens	Efficacy (Lm/W)	B	U	G	Average System Watts
3000 Series	Clear Lens (Standard)	TYPE 2	Y2	3238	75	1	0	1	3247	76	1	0	1	2975	69	1	0	1	43
		TYPE 3	Y3	3261	75	1	0	1	3270	76	1	0	1	3038	70	1	1	1	
		TYPE 4	Y4	3253	75	1	0	1	3262	76	1	0	1	2988	69	1	0	1	
		TYPE 5	Y5	3148	73	2	0	1	3157	73	2	0	1	2892	67	2	0	1	
	Lightly Diffused Lens	TYPE 2	Y2...LDL	2386	56	1	1	1	2342	54	1	1	1	2092	49	1	1	1	
		TYPE 3	Y3...LDL	2385	57	1	1	1	2341	56	1	1	1	2091	50	1	1	1	
		TYPE 4	Y4...LDL	2295	53	1	2	1	2252	52	1	2	1	2012	47	1	2	1	
		TYPE 5	Y5...LDL	2234	52	1	1	1	2193	51	1	1	1	1959	46	1	1	1	

ARCHITECTURAL AREA LIGHTING
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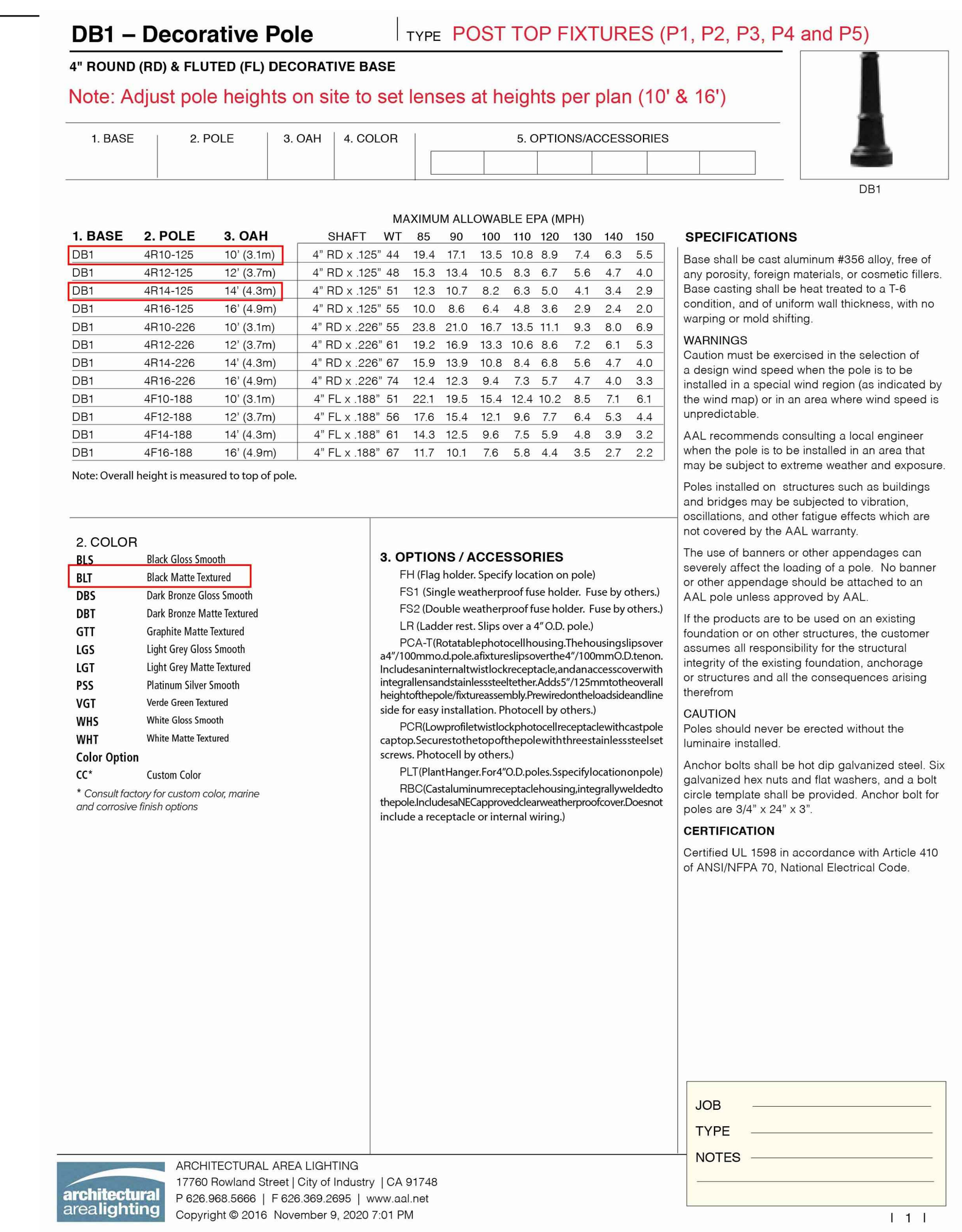
JOB
TYPE
NOTES

POST TOP FIXTURES POLE:



DB1 – Decorative Pole | TYPE POST TOP FIXTURES (P1, P2, P3, P4 and P5)

4" ROUND (RD) & FLUTED (FL) DECORATIVE BASE

Note: Adjust pole heights on site to set lenses at heights per plan (10' & 16')

1. BASE	2. POLE	3. OAH	4. COLOR	5. OPTIONS/ACCESSORIES

DB1

MAXIMUM ALLOWABLE EPA (MPH)

1. BASE	2. POLE	3. OAH	SHAFT	WT	85	90	100	110	120	130	140	150
DB1	4R10-125	10' (3.1m)	4" RD x .125"	44	19.4	17.1	13.5	10.8	8.9	7.4	6.3	5.5
DB1	4R12-125	12' (3.7m)	4" RD x .125"	48	15.3	13.4	10.5	8.3	6.7	5.6	4.7	4.0
DB1	4R14-125	14' (4.3m)	4" RD x .125"	51	12.3	10.7	8.2	6.3	5.0	4.1	3.4	2.9
DB1	4R16-125	16' (4.9m)	4" RD x .125"	55	10.0	8.6	6.4	4.8	3.6	2.9	2.4	2.0
DB1	4R10-226	10' (3.1m)	4" RD x .226"	55	23.8	21.0	16.7	13.5	11.1	9.3	8.0	6.9
DB1	4R12-226	12' (3.7m)	4" RD x .226"	61	19.2	16.9	13.3	10.6	8.6	7.2	6.1	5.3
DB1	4R14-226	14' (4.3m)	4" RD x .226"	67	15.9	13.9	10.8	8.4	6.8	5.6	4.7	4.0
DB1	4R16-226	16' (4.9m)	4" RD x .226"	74	12.4	12.3	9.4	7.3	5.7	4.7	4.0	3.3
DB1	4F10-188	10' (3.1m)	4" FL x .188"	51	22.1	19.5	15.4	12.4	10.2	8.5	7.1	6.1
DB1	4F12-188	12' (3.7m)	4" FL x .188"	56	17.6	15.4	12.1	9.6	7.7	6.4	5.3	4.4
DB1	4F14-188	14' (4.3m)	4" FL x .188"	61	14.3	12.5	9.6	7.5	5.9	4.8	3.9	3.2
DB1	4F16-188	16' (4.9m)	4" FL x .188"	67	11.7	10.1	7.6	5.8	4.4	3.5	2.7	2.2

Note: Overall height is measured to top of pole.

2. COLOR
BLS – Black Gloss Smooth
BLT – Black Matte Textured
DBS – Dark Bronze Gloss Smooth
DBT – Dark Bronze Matte Textured
GTT – Graphite Matte Textured
LGS – Light Grey Gloss Smooth
LGT – Light Grey Matte Textured
PSS – Platinum Silver Smooth
VGT – Verde Green Textured
WHS – White Gloss Smooth
WHT – White Matte Textured
Color Option
CC* – Custom Color
* Consult factory for custom color, marine and corrosive finish options

3. OPTIONS / ACCESSORIES
FH (Flag holder. Specify location on pole)
FS1 (Single weatherproof fuse holder. Fuse by others.)
FS2 (Double weatherproof fuse holder. Fuse by others.)
LR (Ladder rest. Slips over a 4" O.D. pole.)
PCA-T (Rotatable photocell housing. The housing slips over a 4"/100mm o.d. pole a fixture slips over the 4"/100mm O.D. tenon. Includes an internal twist lock receptacle, and an access cover with integral hinges and stainless steel tether. Adds 5"/125mm to the overall height of the pole/fixture assembly. Prewired on the load side and line side for easy installation. Photocell by others.)
PCR (Low profile twist lock photocell receptacle with cast pole cap top. Secures to the top of the pole with three stainless steel screws. Photocell by others.)
PLT (Plant Hanger. For 4" O.D. poles. Specify location on pole)
RBC (Cast aluminum receptacle housing, integrally welded to the pole. Includes a NEC approved clear weatherproof cover. Does not include a receptacle or internal wiring.)

SPECIFICATIONS
Base shall be cast aluminum #356 alloy, free of any porosity, foreign materials, or cosmetic fillers. Base casting shall be heat treated to a T-6 condition, and of uniform wall thickness, with no warping or mold shifting.

WARNINGS
Caution must be exercised in the selection of a design wind speed when the pole is to be installed in a special wind region (as indicated by the wind map) or in an area where wind speed is unpredictable.

AAL recommends consulting a local engineer when the pole is to be installed in an area that may be subject to extreme weather and exposure.

Poles installed on structures such as buildings and bridges may be subjected to vibration, oscillations, and other fatigue effects which are not covered by the AAL warranty.

The use of banners or other appendages can severely affect the loading of a pole. No banner or other appendage should be attached to an AAL pole unless approved by AAL.

If the products are to be used on an existing foundation or on other structures, the customer assumes all responsibility for the structural integrity of the existing foundation, anchorage or structures and all the consequences arising therefrom

CAUTION
Poles should never be erected without the luminaire installed.

Anchor bolts shall be hot dip galvanized steel. Six galvanized hex nuts and flat washers, and a bolt circle template shall be provided. Anchor bolt for poles are 3/4" x 24" x 3".

CERTIFICATION
Certified UL 1598 in accordance with Article 410 of ANSI/NFPA 70, National Electrical Code.

ARCHITECTURAL AREA LIGHTING
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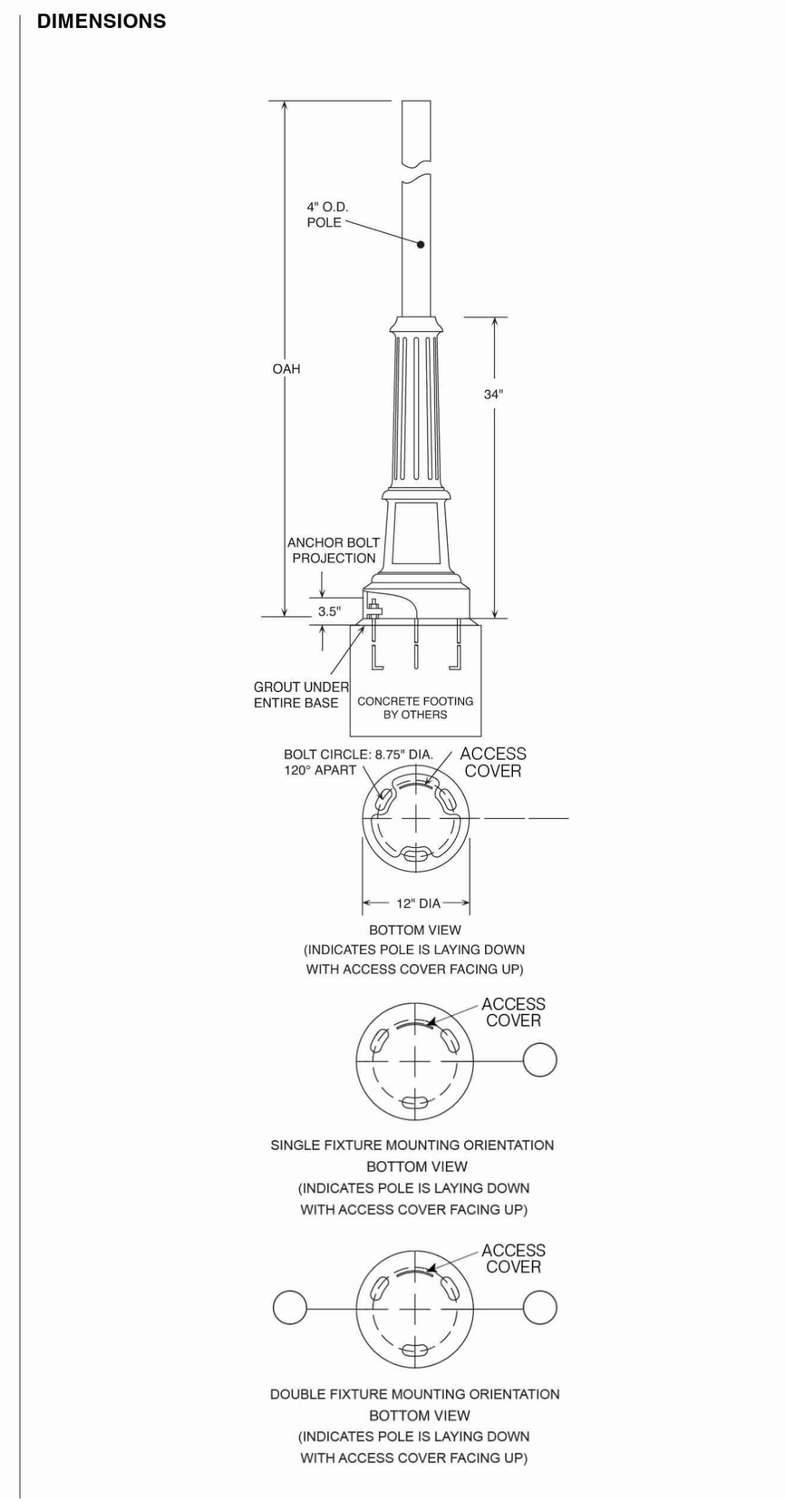
JOB
TYPE
NOTES

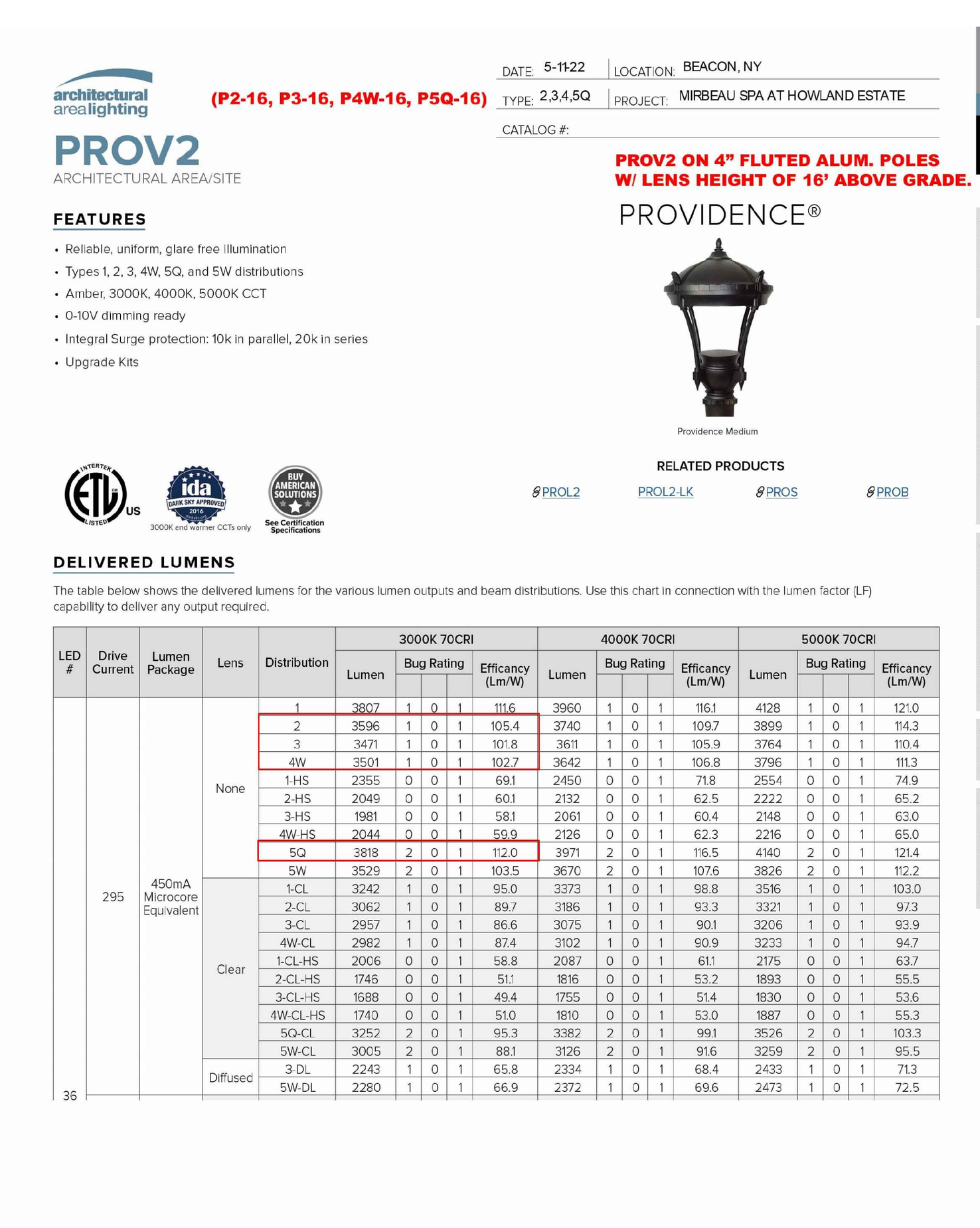
DB1 – Decorative Pole | TYPE

4" ROUND (RD) & FLUTED (FL) DECORATIVE BASE

DIMENSIONS



"P" - MEDIUM POST TOP FIXTURE:



DATE: 5-11-22 | LOCATION: BEACON, NY
TYPE: 2,3,4,5Q | PROJECT: MIRBEAU SPA AT HOWLAND ESTATE
CATALOG #:

(P2-16, P3-16, P4W-16, P5Q-16)

PROV2
ARCHITECTURAL AREA/SITE

PROV2 ON 4" FLUTED ALUM. POLES W/ LENS HEIGHT OF 16' ABOVE GRADE.

PROVIDENCE®

FEATURES
- Reliable, uniform, glare free illumination
- Types 1, 2, 3, 4W, 5Q, and 5W distributions
- Amber, 3000K, 4000K, 5000K CCT
- 0-10V dimming ready
- Integral Surge protection: 10k in parallel, 20k in series
- Upgrade Kits

Providence Medium

RELATED PRODUCTS: PROL2 · PROL2-LK · PROS · PROB

3000K and warmer CCTs only · See Certification Specifications

PHOTOMETRY · DELIVERED LUMENS · DIMENSIONAL DRAWINGS · ARMS · COLOR CHART

DELIVERED LUMENS

The table below shows the delivered lumens for the various lumen outputs and beam distributions. Use this chart in connection with the lumen factor (LF) capability to deliver any output required.

LED #	Drive Current	Lumen Package	Lens	Distribution	3000K 70CRI Lumen	B	U	G	Efficacy (Lm/W)	4000K 70CRI Lumen	B	U	G	Efficacy (Lm/W)	5000K 70CRI Lumen	B	U	G	Efficacy (Lm/W)
36	295	450mA Microcore Equivalent	None	1	3807	1	0	1	111.6	3960	1	0	1	116.1	4128	1	0	1	121.0
				2	3596	1	0	1	105.4	3740	1	0	1	109.7	3899	1	0	1	114.3
				3	3471	1	0	1	101.8	3611	1	0	1	105.9	3764	1	0	1	110.4
				4W	3501	1	0	1	102.7	3642	1	0	1	106.8	3796	1	0	1	111.3
				1-HS	2355	0	0	1	69.1	2450	0	0	1	71.8	2554	0	0	1	74.9
				2-HS	2049	0	0	1	60.1	2132	0	0	1	62.5	2222	0	0	1	65.2
				3-HS	1981	0	0	1	58.1	2061	0	0	1	60.4	2148	0	0	1	63.0
				4W-HS	2044	0	0	1	59.9	2126	0	0	1	62.3	2216	0	0	1	65.0
				5Q	3818	2	0	1	112.0	3971	2	0	1	116.5	4140	2	0	1	121.4
				5W	3529	2	0	1	103.5	3670	2	0	1	107.6	3826	2	0	1	112.2
			Clear	1-CL	3242	1	0	1	95.0	3373	1	0	1	98.8	3516	1	0	1	103.0
				2-CL	3062	1	0	1	89.7	3186	1	0	1	93.3	3321	1	0	1	97.3
				3-CL	2957	1	0	1	86.6	3075	1	0	1	90.1	3206	1	0	1	93.9
				4W-CL	2982	1	0	1	87.4	3102	1	0	1	90.9	3233	1	0	1	94.7
				1-CL-HS	2006	0	0	1	58.8	2087	0	0	1	61.1	2175	0	0	1	63.7
				2-CL-HS	1746	0	0	1	51.1	1816	0	0	1	53.2	1893	0	0	1	55.5
				3-CL-HS	1688	0	0	1	49.4	1755	0	0	1	51.4	1830	0	0	1	53.6
				4W-CL-HS	1740	0	0	1	51.0	1810	0	0	1	53.0	1887	0	0	1	55.3
				5Q-CL	3252	2	0	1	95.3	3382	2	0	1	99.1	3526	2	0	1	103.3
				5W-CL	3005	2	0	1	88.1	3126	2	0	1	91.6	3259	2	0	1	95.5
			Diffused	3-DL	2243	1	0	1	65.8	2334	1	0	1	68.4	2433	1	0	1	71.3
				5W-DL	2280	1	0	1	66.9	2372	1	0	1	69.6	2473	1	0	1	72.5

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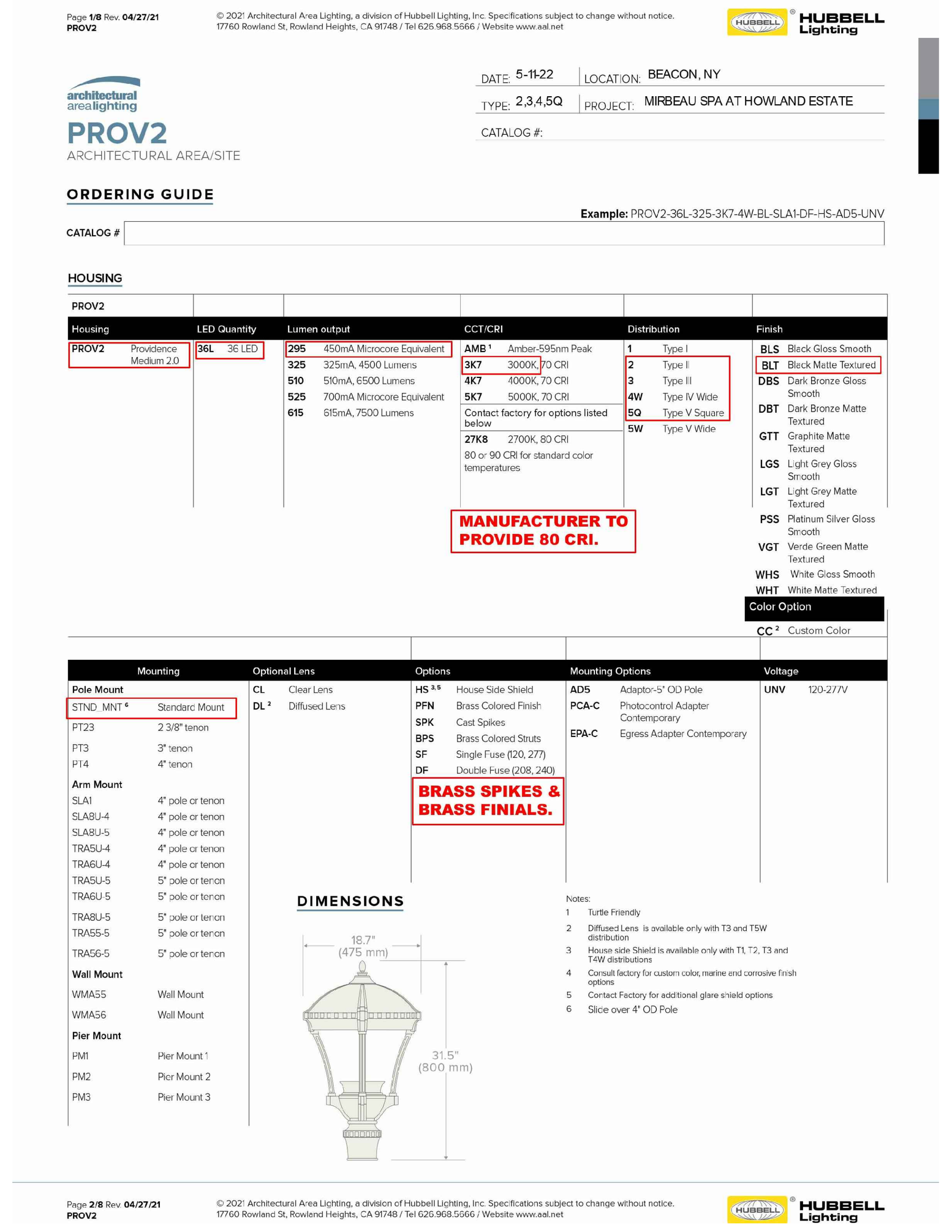

DATE: 5-11-22 | LOCATION: BEACON, NY
TYPE: 2,3,4,5Q | PROJECT: MIRBEAU SPA AT HOWLAND ESTATE
CATALOG #:

PROV2
ARCHITECTURAL AREA/SITE

ORDERING GUIDE

Example: PROV2-36L-325-3K7-4W-BL-SLA1-DF-HS-AD5-UNV

CATALOG #

HOUSING

PROV2

Housing	LED Quantity	Lumen output	CCT/CRI	Distribution	Finish
PROV2 Providence Medium 2.0	36L 36 LED	295 450mA Microcore Equivalent	AMB [1] Amber-595nm Peak	1 Type I	BLS Black Gloss Smooth
		325 325mA, 4500 Lumens	3K7 3000K, 70 CRI	2 Type II	BLT Black Matte Textured
		510 510mA, 6500 Lumens	4K7 4000K, 70 CRI	3 Type III	DBS Dark Bronze Gloss Smooth
		525 700mA Microcore Equivalent	5K7 5000K, 70 CRI	4W Type IV Wide	DBT Dark Bronze Matte Textured
		615 615mA, 7500 Lumens	Contact factory for options listed below	5Q Type V Square	GTT Graphite Matte Textured
			27K8 2700K, 80 CRI	5W Type V Wide	LGS Light Grey Gloss Smooth
			80 or 90 CRI for standard color temperatures		LGT Light Grey Matte Textured
					PSS Platinum Silver Gloss Smooth
					VGT Verde Green Matte Textured
					WHS White Gloss Smooth
					WHT White Matte Textured
					Color Option: CC [2] Custom Color

MANUFACTURER TO PROVIDE 80 CRI.

Mounting	Optional Lens	Options	Mounting Options	Voltage
Pole Mount	CL Clear Lens	HS [3,5] House Side Shield	AD5 Adaptor-5" OD Pole	UNV 120-277V
STND_MNT [6] Standard Mount	DL [2] Diffused Lens	PFN Brass Colored Finish	PCA-C Photocontrol Adapter Contemporary	
PT23 2 3/8" tenon		SPK Cast Spikes	EPA-C Egress Adapter Contemporary	
PT3 3" tenon		BPS Brass Colored Struts		
PT4 4" tenon		SF Single Fuse (120, 277)		
Arm Mount		DF Double Fuse (208, 240)		
SLA1 4" pole or tenon				
SLA8U-4 4" pole or tenon				
SLA8U-5 4" pole or tenon				
TRA5U-4 4" pole or tenon				
TRA6U-4 4" pole or tenon				
TRA5U-5 5" pole or tenon				
TRA6U-5 5" pole or tenon				
TRA8U-5 5" pole or tenon				
TRA55-5 5" pole or tenon				
TRA56-5 5" pole or tenon				
Wall Mount				
WMA55 Wall Mount				
WMA56 Wall Mount				
Pier Mount				
PM1 Pier Mount [1]				
PM2 Pier Mount 2				
PM3 Pier Mount 3				

BRASS SPIKES & BRASS FINIALS.

DIMENSIONS
18.7" (475 mm)
31.5" (800 mm)

Notes:
1. Turtle Friendly
2. Diffused Lens is available only with T3 and T5W distribution
3. House side Shield is available only with T1, T2, T3 and T4W distributions
4. Consult factory for custom color, marine and corrosive finish options
5. Contact Factory for additional glare shield options
6. Slice over 4" OD Pole

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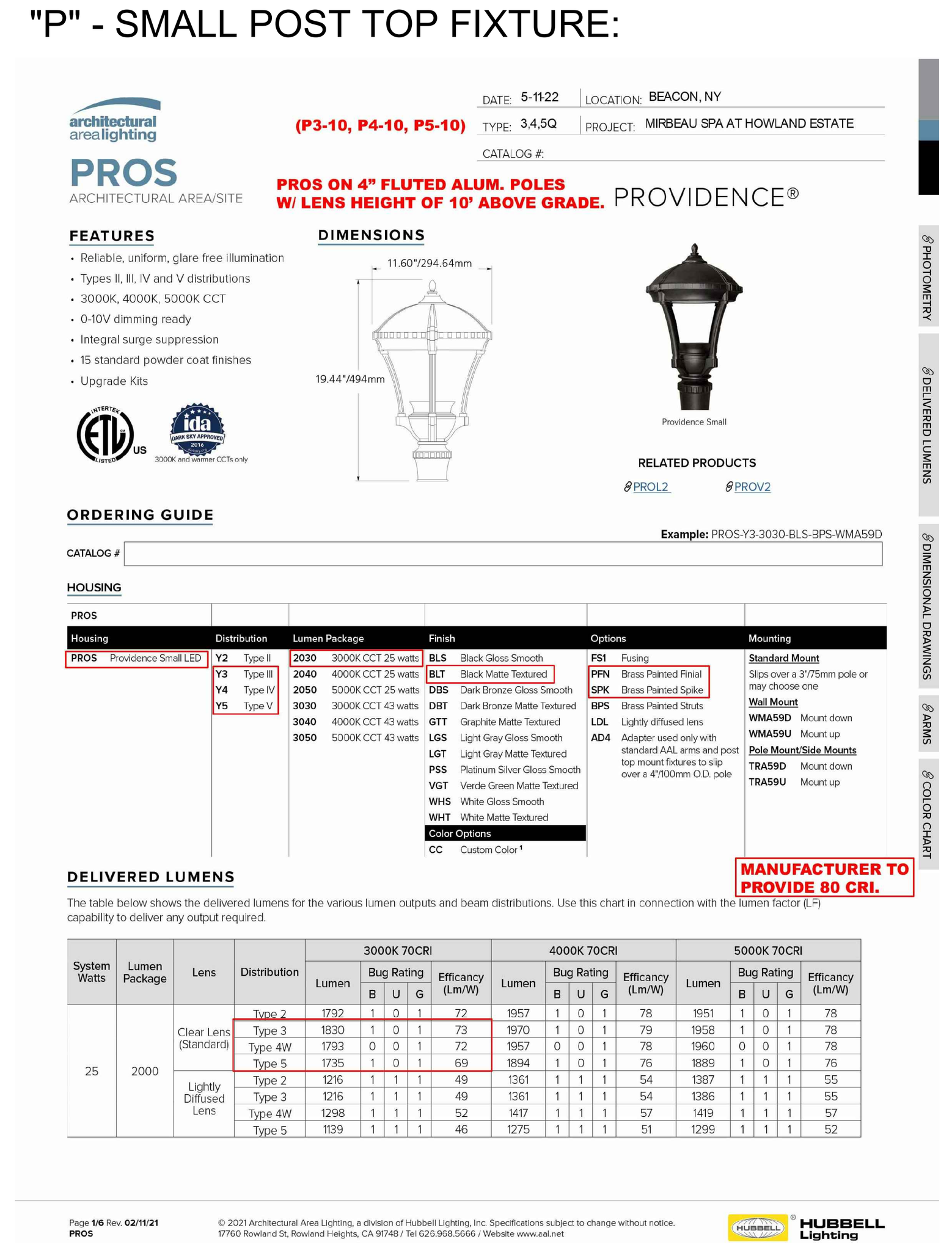
See Sheet LP-2 for Lighting Schedule/Computations and Light Pole Base Detail.

"P" - SMALL POST TOP FIXTURE:



DATE: 5-11-22 | LOCATION: BEACON, NY
TYPE: 3,4,5Q | PROJECT: MIRBEAU SPA AT HOWLAND ESTATE
CATALOG #:

(P3-10, P4-10, P5-10)

PROS
ARCHITECTURAL AREA/SITE

PROS ON 4" FLUTED ALUM. POLES W/ LENS HEIGHT OF 10' ABOVE GRADE.

PROVIDENCE®

FEATURES
- Reliable, uniform, glare free illumination
- Types II, III, IV and V distributions
- 3000K, 4000K, 5000K CCT
- 0-10V dimming ready
- Integral surge suppression
- 15 standard powder coat finishes
- Upgrade Kits

DIMENSIONS
11.60"/294.64mm
19.44"/494mm

Providence Small

RELATED PRODUCTS: PROL2 · PROV2

3000K and warmer CCTs only

PHOTOMETRY · DELIVERED LUMENS · DIMENSIONAL DRAWINGS · ARMS · COLOR CHART

ORDERING GUIDE

Example: PROS-Y3-3030-BLS-BPS-WMA59D

CATALOG #

HOUSING

PROS

Housing	Distribution	Lumen Package	Finish	Options	Mounting
PROS Providence Small LED	Y2 Type II	2030 3000K CCT 25 watts	BLS Black Gloss Smooth	FS1 Fusing	Standard Mount: Slips over a 3"/75mm pole or may choose one
	Y3 Type III	2040 4000K CCT 25 watts	BLT Black Matte Textured	PFN Brass Painted Finial	Wall Mount
	Y4 Type IV	2050 5000K CCT 25 watts	DBS Dark Bronze Gloss Smooth	SPK Brass Painted Spike	WMA59D Mount down
	Y5 Type V	3030 3000K CCT 43 watts	DBT Dark Bronze Matte Textured	BPS Brass Painted Struts	WMA59U Mount up
		3040 4000K CCT 43 watts	GTT Graphite Matte Textured	LDL Lightly diffused lens	Pole Mount/Side Mounts
		3050 5000K CCT 43 watts	LGS Light Gray Gloss Smooth	AD4 Adapter used only with standard AAL arms and post top mount fixtures to slip over a 4"/100mm O.D. pole	TRA59D Mount down
			LGT Light Gray Matte Textured		TRA59U Mount up
			PSS Platinum Silver Gloss Smooth		
			VGT Verde Green Matte Textured		
			WHS White Gloss Smooth		
			WHT White Matte Textured		
			Color Options: CC Custom Color [1]		

MANUFACTURER TO PROVIDE 80 CRI.

DELIVERED LUMENS

The table below shows the delivered lumens for the various lumen outputs and beam distributions. Use this chart in connection with the lumen factor (LF) capability to deliver any output required.

System Watts	Lumen Package	Lens	Distribution	3000K 70CRI Lumen	B	U	G	Efficacy (Lm/W)	4000K 70CRI Lumen	B	U	G	Efficacy (Lm/W)	5000K 70CRI Lumen	B	U	G	Efficacy (Lm/W)
25	2000	Clear Lens (Standard)	Type 2	1792	1	0	1	72	1957	1	0	1	78	1951	1	0	1	78
			Type 3	1830	1	0	1	73	1970	1	0	1	79	1958	1	0	1	78
			Type 4W	1793	0	0	1	72	1957	0	0	1	78	1960	0	0	1	78
			Type 5	1735	1	0	1	69	1894	1	0	1	76	1889	1	0	1	76
		Lightly Diffused Lens	Type 2	1216	1	1	1	49	1361	1	1	1	54	1387	1	1	1	55
			Type 3	1216	1	1	1	49	1361	1	1	1	54	1386	1	1	1	55
			Type 4W	1298	1	1	1	52	1417	1	1	1	57	1419	1	1	1	57
			Type 5	1139	1	1	1	46	1275	1	1	1	51	1299	1	1	1	52

Page 1/6 Rev. 02/11/21 PROS
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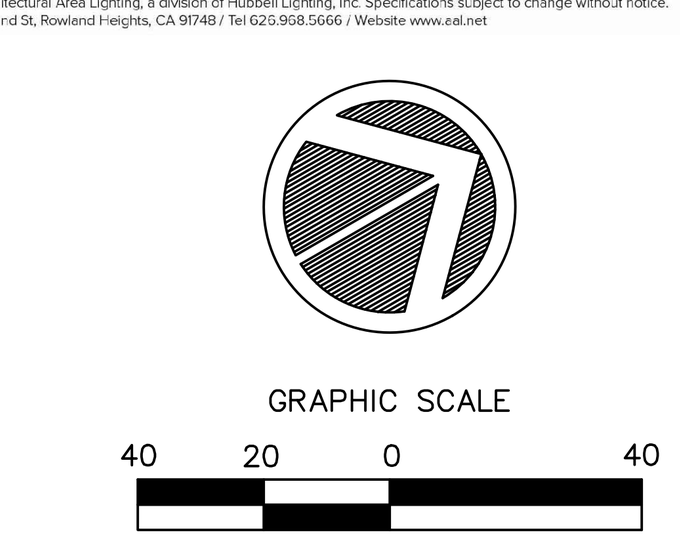

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DRAWN BY: HT/CH/DW				CHECKED BY: HT			
REVISIONS:				REVISIONS:			
NO.	DATE	DESCRIPTION	BY	NO.	DATE	DESCRIPTION	BY
1	5/25/22	PER PLANNING BOARD COMMENTS					
2	7/26/22	SITE PLAN REVISIONS					

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Mirbeau INN & SPA

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13 CHAMBERS ST., NEWBURGH, NEW YORK 12550
PH: 845-440-6926
F: 845-440-6637

SITE LIGHTING PLAN – SOUTHEAST

MIRBEAU BEACON

7 CRAIG HOUSE LANE
CITY OF BEACON
DUTCHESS COUNTY, NEW YORK
TAX ID: 6054-13-001258

JOB #:	2021:051
DATE:	3/29/2022
SCALE:	1" = 40'
TITLE:	LP-3
SHEET:	28 OF 28

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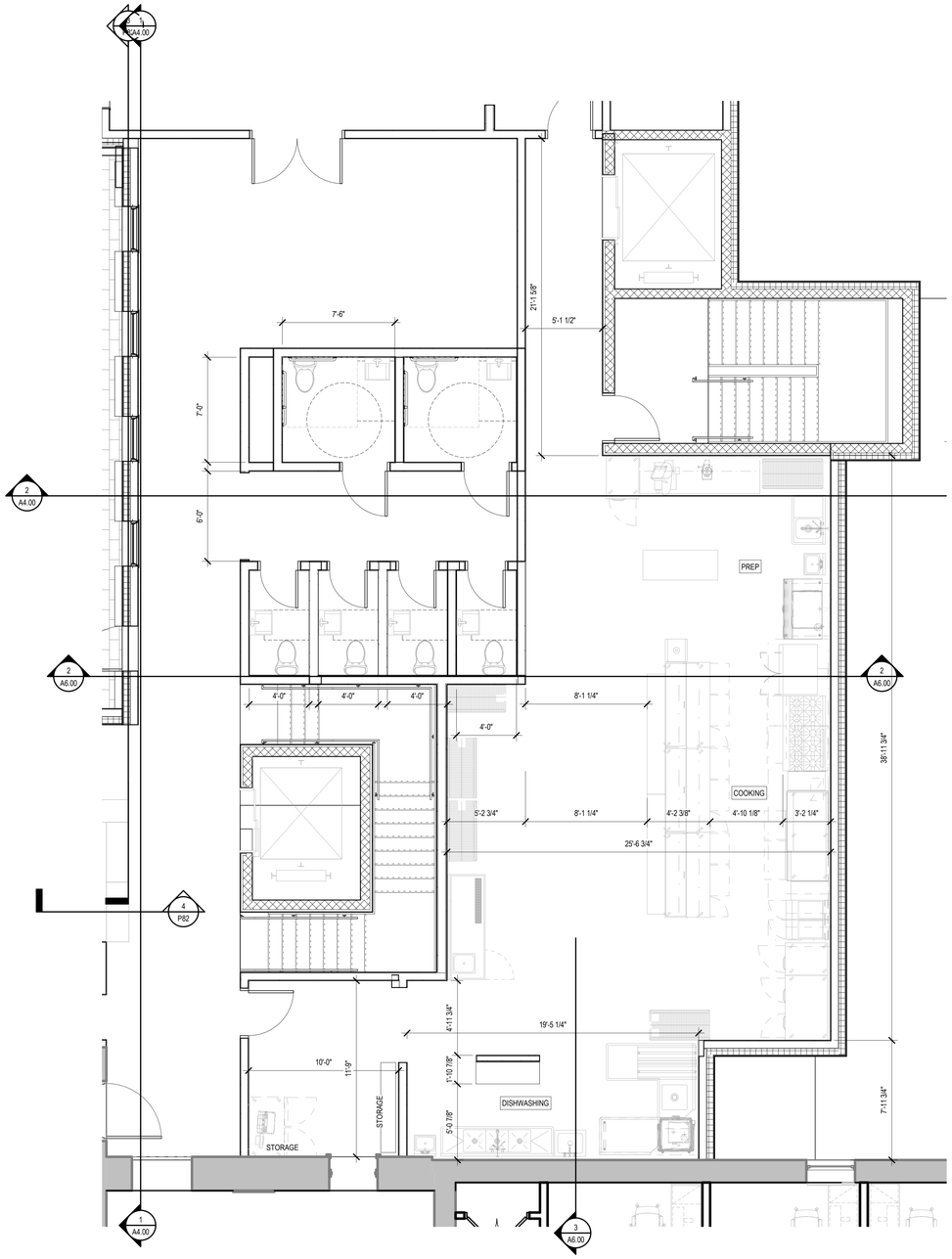

1 ENLARGED PLAN - KITCHEN
1/4" = 1'-0"

8/24/2022 10:51:13 AM

CLIENT:

Mirbeau INN & SPA

ARCHITECT:

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CONSULTANT:

PROJECT INFORMATION:

MIRBEAU BEACON

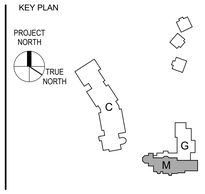
7 CRAIG HOUSE LANE
BEACON, NY 12508

ISSUANCE:

STAMP:

NOT FOR CONSTRUCTION

KEY PLAN



REVISIONS:

No.	Date	Description

DRAWING TITLE:

BUILDING M + G - ENLARGED PLANS

Project No.	**21047**	**Drawn By**	**---**
Date	08/24/2022	**Scale**	**1/4" = 1'-0"**

DRAWING NUMBER:

A6.00

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Valhalla, New York 10595
Main: 877 627 3772
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Colliers
Engineering
& Design

August 29, 2022

Chairman John Gunn
Beacon Planning Board
City of Beacon City Hall
1 Municipal Plaza
Beacon, NY 12508

Mirbeau Beacon - 7 Craig House Lane
City of Beacon, Dutchess County, New York
Colliers Engineering & Design Project No. 21007271A

Dear Chairman Gunn and Members of the Planning Board,

We are writing on behalf of the Applicant for the Mirbeau Beacon Project to provide response to the comments contained in the letter from Creighton Manning Engineering, LLP (CM) dated August 8, 2022. The comment and our response is provided below.

1. As previously requested, please clarify the traffic control in and around the roundabout. CM notes that a proposed "information and directional" sign will be located along the entrance driveway ahead of the intersection for the eastern parking lot. Is this intended to also provide direction for drivers destined for the mansion porte-cochere or western parking lot? Can the applicant clarify what information will be displayed on that sign?

   Response: ***The circle at the front of the Chateau is not intended to be a "roundabout." Rather it is intended to operate as an entry circle with the main entry road, the access driveway from the employee/guest parking area and the eastern entry circle approach forming an all-way stop intersection. The southern portion of the entry circle directly in front of the Chateau will have a one-way flow pattern for loading and unloading of hotel quests. The proposed directional sign as shown on the Hudson Land Design Site Plans will indicate to guests proceed to the mansion porte-cochere for check-in and pick-up/drop-off or to proceed to the right (west) to employee/guest parking. All check-in guests, including those staying in the cottages, will be required to stop at the mansion for check-in before proceeding to parking or the cottages.***

In addition, below is a further discussion of the proposed Tented Events that are included as part of the Project relating to the traffic analysis and noise associated with these events.

Colliers Engineering & Design

Tented Events

The Traffic Impact Study previously prepared by our office dated May 24, 2022, had considered the possibility of the Mirabeau facility holding occasional tented events such as weddings or other similar events with up to 100 attendees. It is now proposed by the Applicant that these tented events could accommodate up to 250 attendees. Therefore, a separate traffic and parking analysis has been prepared to analyze the potential impacts of these tented events at the 250-person attendee level.

It should be noted that it is anticipated that a significant number of the event attendees, 50% or more, will be guests of the hotel during these events thereby reducing the additional traffic and parking impacts associated with the events. However, the analysis discussed herein does not take any credit (reductions) for hotel guests who are also event attendees providing a very conservative analysis of the traffic and parking impacts associated with the tented events.

Event Traffic Generation

Estimates of the amount of traffic generated by the proposed 250 Person Events are provided in Table No. 2E attached, which also summarizes the anticipate traffic generated by the hotel & spa facility and resort rentals as they were previously presented in our May 24, 2022, Traffic Impact Study. The event traffic generation estimates assume a car occupancy for event attendees of 2.75 persons/vehicle.

For the purposes of the analysis, it is conservatively assumed that all attendees will be arriving from offsite, but as indicated above, it is anticipated that that a significant portion of the attendees will also be staying at the hotel, which would reduce the actual traffic generation during these events. It is also assumed that all 250 attendees will enter and exit within the peak hour periods, which is also very conservative since these events will typically span a 2 to 5-hour period.

Event Traffic Analysis

Site generated traffic volumes were developed for the additional traffic that is anticipated to be generated by the proposed tented events. These Event site generated traffic volumes are identified on Figures No. 24E and 25E. These volumes were then added to the 2025 Build Traffic Volumes with Resort Rentals, as previously presented in the May 24, 2022, Traffic Impact Study, to provide a Full Build Out Event Conditions analysis. The 2025 Build Full Build Out Event Conditions Traffic Volumes for the 250 person events are summarized on Figures No. 26E and 27E for the Friday PM and Saturday Peak Hours, respectively.

Capacity analyses were conducted for each of the study area intersections for this 250-person event condition. Table No. 3E summarizes the results of the capacity analysis for the 2021 Existing, 2025 No-Build and 2025 Build Conditions for the Event conditions at full buildout. Based on a review of the analysis results it is anticipated that the intersection of Route 9D at Tioronda Avenue, Route 9D at Howland Avenue and Route 9D at Grandview Avenue will all operate at similar levels of service to existing and no-build conditions as compared to the 250-person event condition during each of the peak hours. The intersection of Route 9D at Kristy Drive is anticipated to experience a Level of

Colliers Engineering & Design

Service "D" during each of the peak hours under the 250-person event condition, which represents a less than 4 second increase in delay compared to the No-Build condition. The site access exiting movements also are anticipated to experience a Level of Service "D" under the event conditions. However, it should be noted that these are anticipated to be short duration delays during the occasional tented events and therefore should not be considered significant impacts. Furthermore, as noted previously the analysis conducted provides a very conservative estimate of traffic conditions during the events and therefore the actual traffic operating conditions are anticipated to be somewhat better than identified by the traffic analysis.

Event Noise

The Project proposes to comply with the Section 149-10: Sound Production at Commercial Establishments of the City Code, which specifies:

B. *The maximum permissible sound level limit for all sound emitted from the commercial establishment, including, but not limited to, amplified or nonamplified sound and patron noise, indoors or outdoors shall be 55 dBA during daytime hours (7AM – 9PM) when measured at or within the property line of an affected person (properly). During nighttime hours (9PM -7AM), sound admitted from the commercial establishment, including, but not limited to, amplified or nonamplified sound and patron noise, indoors or outdoors may not be plainly audible inside the dwelling of an affected person, with all windows and doors of the dwelling of the affected person closed.*

It is intended that all Events at the Mirbeau facility will fully comply with this ordinance.

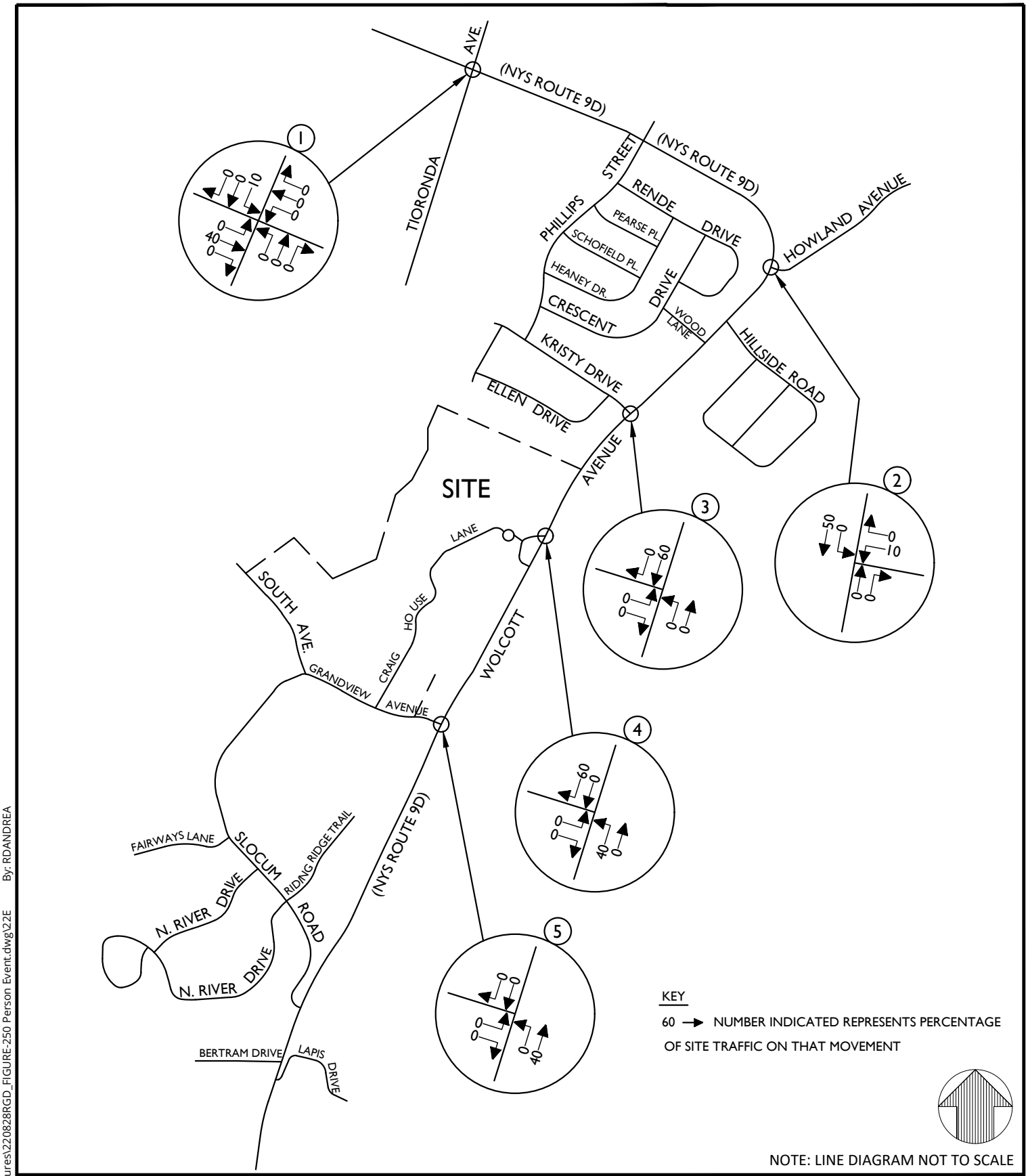
It should also be noted that the tented event area is located approximately 495 ft. away from the nearest residences, which is located north of the Site along Ellen Drive. There is also a significantly wooded area between the tented event area and the nearest residences that together with the distance separation will help to attenuate any noise from the tented events.

Sincerely,

Colliers Engineering & Design CT, P.C.
(DBA Maser Consulting Engineering & Land Surveying)

Richard D'Andrea, P.E., PTOE
Assistant Department Manager

R:\Projects\2021\21007271A-Mirbeau Spa\Correspondence\OUT\220829RGD_PB Letter -250 Person Event.docx



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MIRBEAU SPA

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DUTCHESS COUNTY
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TRAFFIC IMPACT STUDY

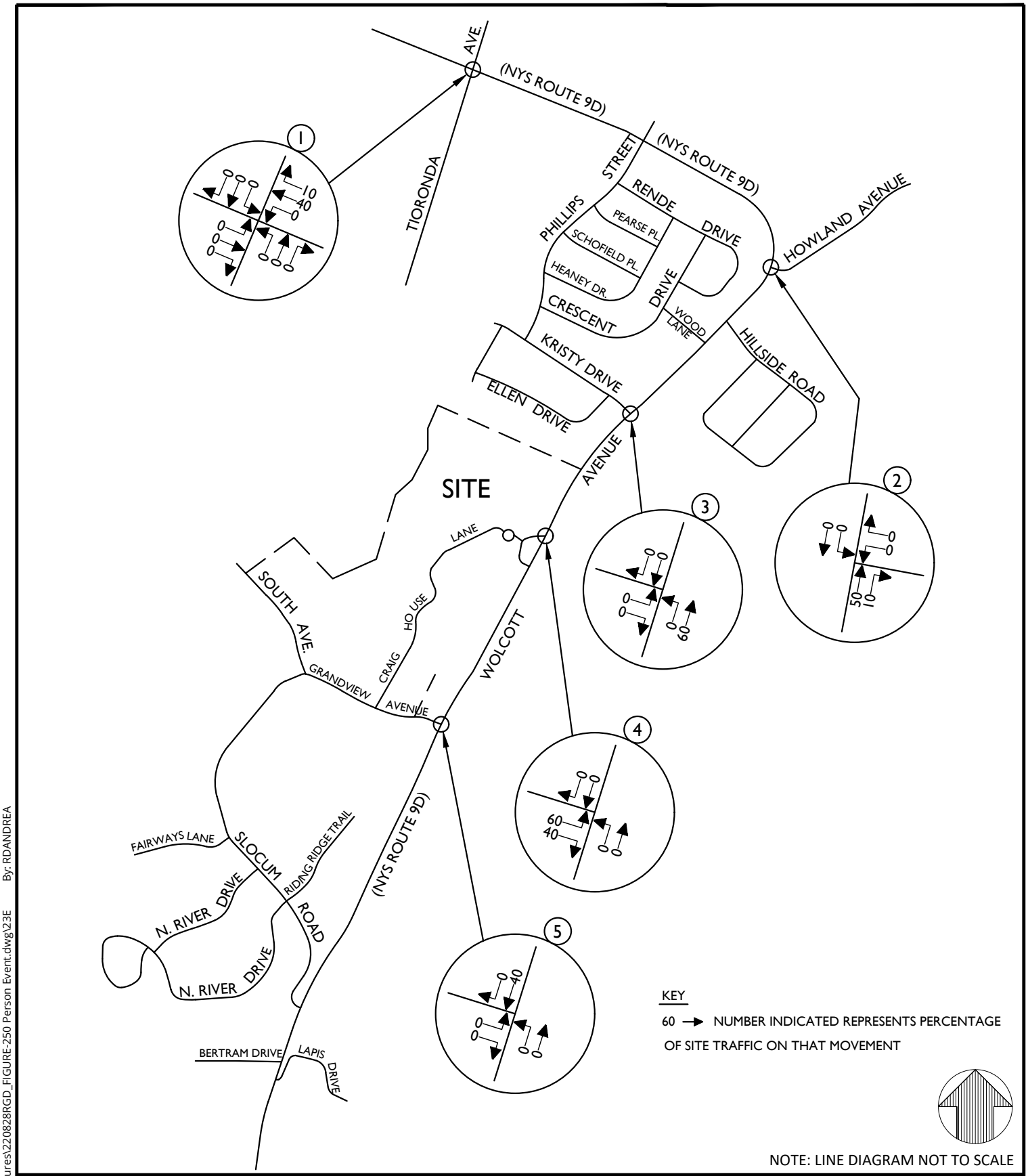
SCALE:	DATE:	DRAWN BY:	CHECKED BY:
AS SHOWN	5/24/22	R.H.	P.J.G.

PROJECT NUMBER:	DRAWING NAME:
21007271A	220828RGD_FIGURE-250 PERSON EVENT

SHEET TITLE:
ARRIVAL DISTRIBUTION
(ALL VALUES EXPRESSED AS A %)
(EVENT CONDITIONS)

SHEET NUMBER:
22E

7271A-Mirbeau Spa\Reports\Traffic\Figures\220828RGD_FIGURE-250 Person Event.dwg\22E By: RDANDREA



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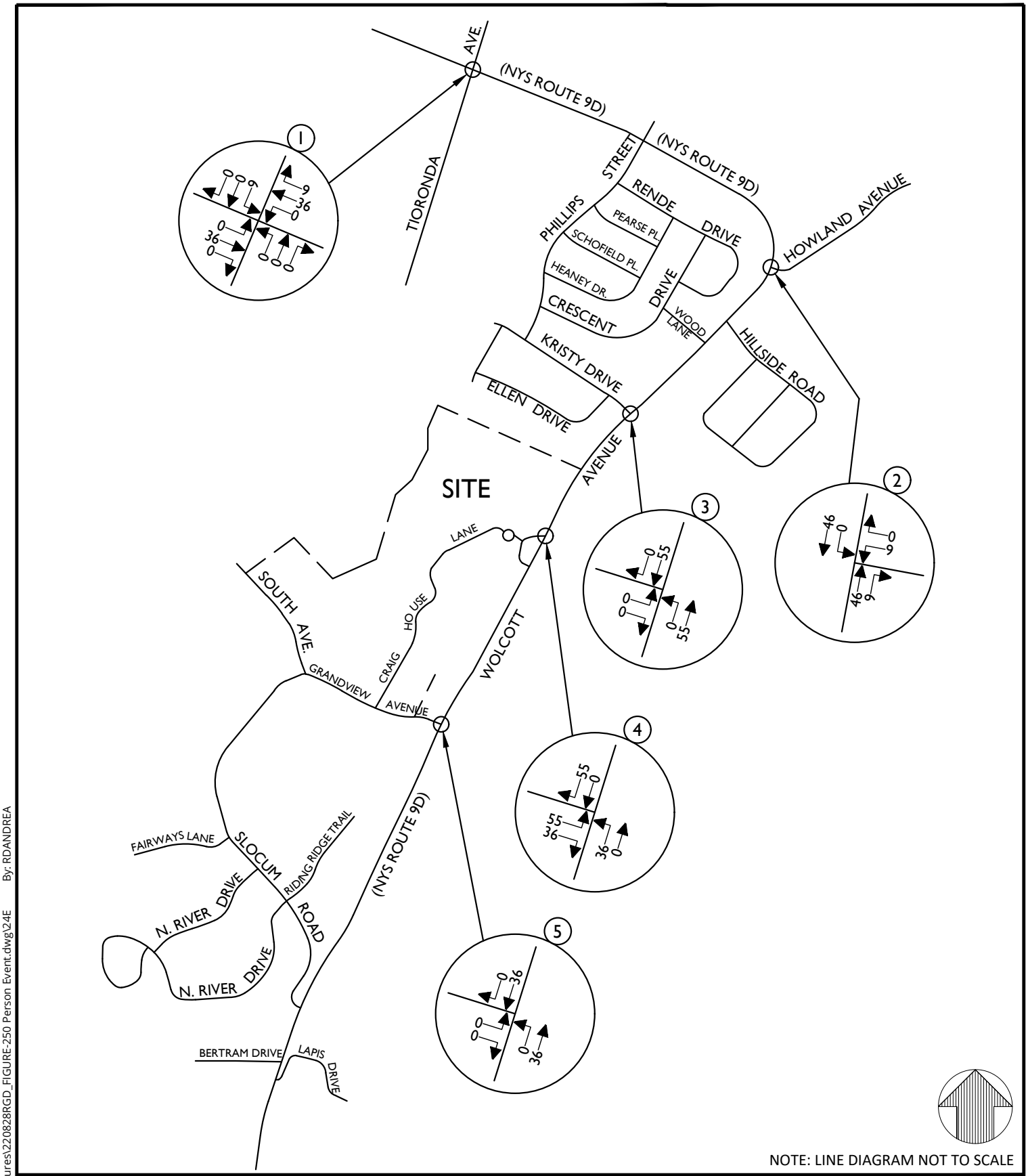
21007271A	220828RGD_FIGURE-250 PERSON EVENT

SHEET TITLE:
DEPARTURE DISTRIBUTION
(ALL VALUES EXPRESSED AS A %)
(EVENT CONDITIONS)

SHEET NUMBER:
23E

7271A-Mirbeau Spa\Reports\Traffic\Figures\220828RGD_FIGURE-250 Person Event.dwg\23E By: RDANDREA



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PROJECT NUMBER:	DRAWING NAME:
21007271A	220828RGD_FIGURE-250 PERSON EVENT

SHEET TITLE:
SITE GENERATED TRAFFIC VOLUMES
WEEKDAY PEAK FRIDAY PM HOUR
(EVENT CONDITIONS)

SHEET NUMBER:
24E

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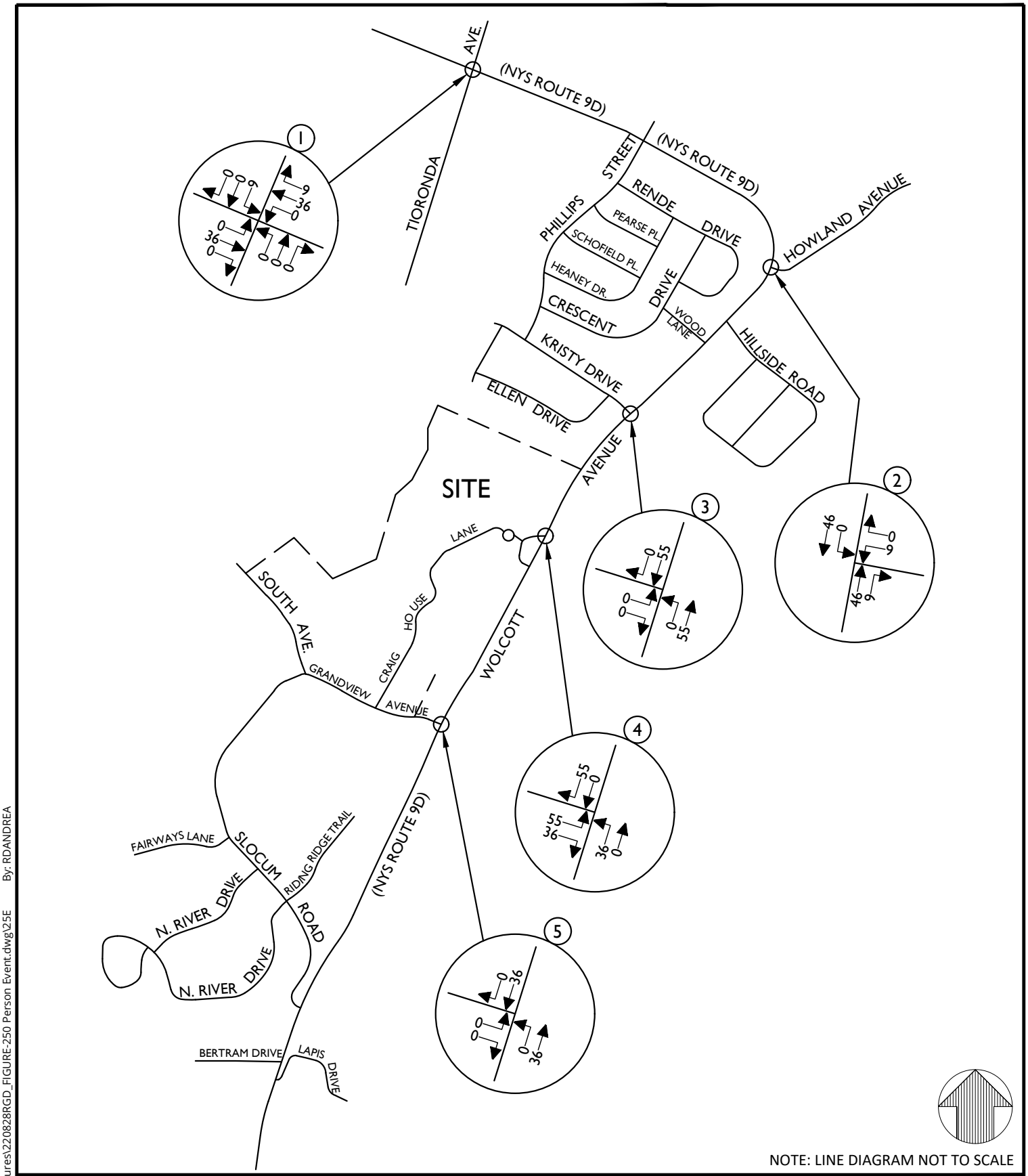

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PROJECT NUMBER:	DRAWING NAME:
21007271A	220828RGD_FIGURE-250 PERSON EVENT

SHEET TITLE:
SITE GENERATED TRAFFIC VOLUMES
WEEKEND PEAK SATURDAY HOUR
(EVENT CONDITIONS)

SHEET NUMBER:
25E

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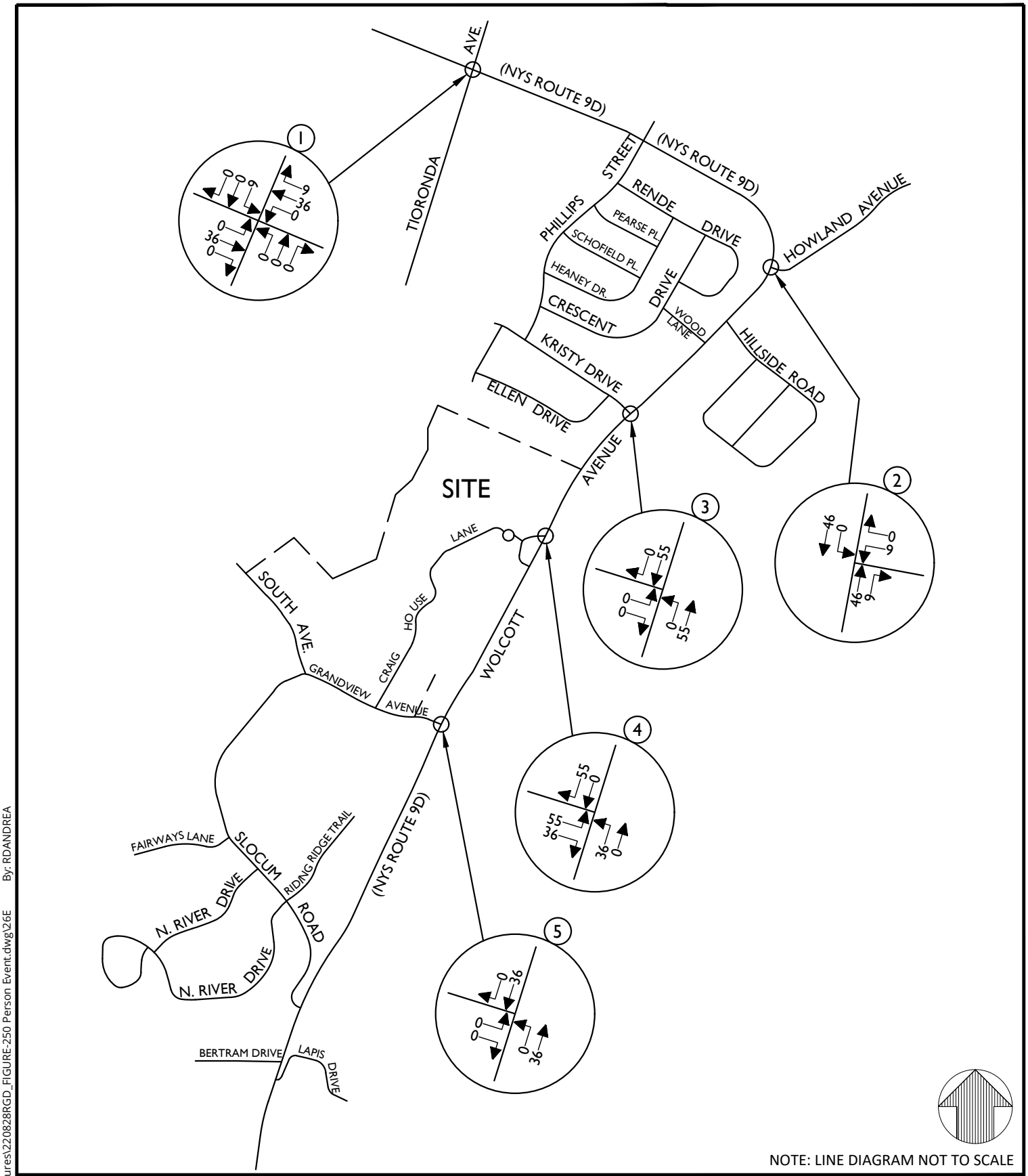

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SCALE:	DATE:	DRAWN BY:	CHECKED BY:
AS SHOWN	5/24/22	R.H.	P.J.G.

PROJECT NUMBER:	DRAWING NAME:
21007271A	220828RGD_FIGURE-250 PERSON EVENT

SHEET TITLE:
2025 FULL BUILD TRAFFIC VOLUMES
WEEKDAY PEAK FRIDAY PM HOUR
(EVENT CONDITIONS)

SHEET NUMBER:
26E

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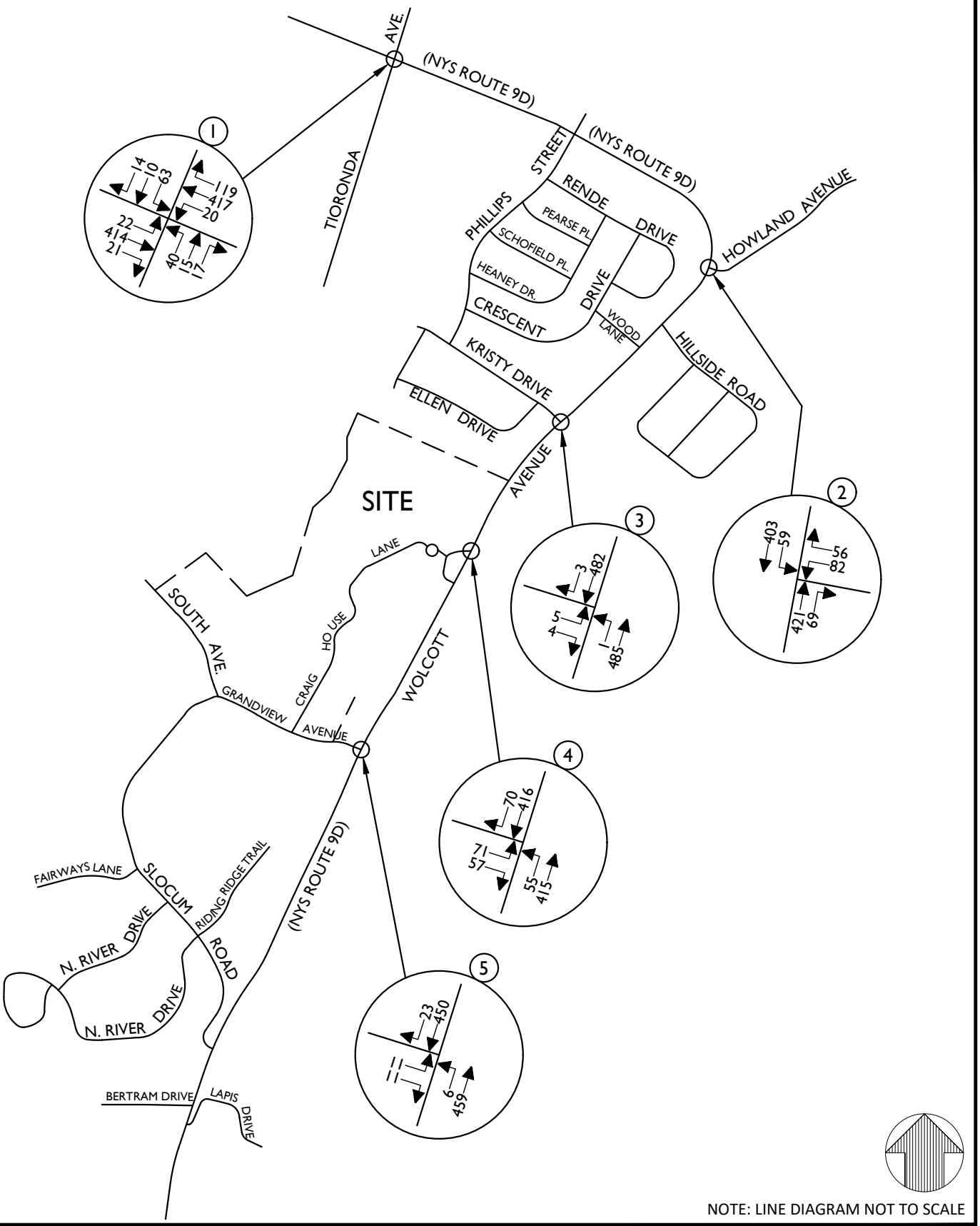

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PROJECT NUMBER:	DRAWING NAME:
21007271A	220828RGD_FIGURE-250 PERSON EVENT

SHEET TITLE:
2025 FULL BUILD TRAFFIC VOLUMES
WEEKEND PEAK SATURDAY HOUR
(EVENT CONDITIONS)

SHEET NUMBER:
27E

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Table No. 3E
Level of Service Summary Table
Weekday Peak Friday PM Hour
250 Person Event Conditions

				2021 Existing			2025 No-Build			2025 Build 250 Person Event Conditions			Change in Delay
				v/c	LOS	Delay	v/c	LOS	Delay	v/c	LOS	Delay	No-Build to Build
1	**NYS Route 9D & Tioronda Avenue**	**Signalized**											
	NYS Route 9D	EB	LTR	0.31	A	3.4	0.35	A	3.8	0.39	A	4.1	0.3
	NYS Route 9D	WB	LTR	0.49	A	5.0	0.55	A	5.9	0.61	A	6.9	1.0
	Tioronda Avenue	NB	LTR	0.14	C	20.9	0.30	C	21.3	0.29	C	21.2	-0.1
	Tioronda Avenue	SB	LTR	0.29	C	21.5	0.30	C	21.4	0.36	C	21.5	0.1
		Overall		**-**	**A**	**6.0**	**-**	**A**	**7.0**	**-**	**A**	**7.7**	**0.7**
2	**NYS Route 9D & Howland Avenue**	**Unsignalized**											
	Howland Avenue	WB	LR	0.21	B	14.7	0.25	C	16.2	0.34	C	20.0	3.8
	NYS Route 9D	SB	LT	0.06	A	8.6	0.07	A	8.8	0.08	A	9.1	0.3
3	**NYS Route 9D & Kristy Drive**	**Unsignalized**											
	Kristy Drive	SEB	LR	0.06	C	19.5	0.08	C	22.7	0.11	D	29.4	6.7
	NYS Route 9D	NEB	LT	0.01	A	8.0	0.01	A	8.2	0.01	A	8.4	0.2
4	**NYS Route 9D & Site Access (South)**	**Unsignalized**											
	Site Access (South)	EB	LR	-	-	-	-	-	-	0.49	D	29.2	-
	NYS Route 9D	NB	LT	-	-	-	-	-	-	0.07	A	8.6	-
5	**NYS Route 9D & Grandview Avenue**	**Unsignalized**											
	Site Access	EB	LR	0.05	C	18.3	0.06	C	20.8	0.08	C	22.6	1.8
	NYS Route 9D	NB	LT	0.00	A	8.0	0.00	A	8.1	0.01	A	8.2	0.1

NOTES:

1) THE ABOVE REPRESENTS THE LEVEL OF SERVICE AND VEHICLE DELAY IN SECONDS, C [16.2], FOR EACH KEY APPROACH OF THE UNSIGNALIZED INTERSECTIONS AS WELL AS FOR EACH APPROACH AND THE OVERALL INTERSECTION FOR THE SIGNALIZED INTERSECTIONS. SEE APPENDIX "C" FOR A DESCRIPTION OF THE LEVELS OF SERVICE.

Table No. 3E
Level of Service Summary Table
Weekend Peak Saturday Hour
250 Person Event Conditions

				2021 Existing			2025 No-Build			2025 Build 250 Person Event Conditions			Change in Delay
				v/c	LOS	Delay	v/c	LOS	Delay	v/c	LOS	Delay	No-Build to Build
1	**NYS Route 9D & Tioronda Avenue**	**Signalized**											
	NYS Route 9D	EB	LTR	0.25	A	3.1	0.29	A	3.4	0.37	A	4.0	0.6
	NYS Route 9D	WB	LTR	0.43	A	4.4	0.48	A	5.1	0.62	A	7.0	1.9
	Tioronda Avenue	NB	LTR	0.16	C	21.0	0.29	C	21.4	0.32	C	21.4	0.0
	Tioronda Avenue	SB	LTR	0.27	C	21.5	0.28	C	21.3	0.36	C	21.5	0.2
		Overall		**-**	**A**	**5.7**	**-**	**A**	**6.6**	**-**	**A**	**7.8**	**1.2**
2	**NYS Route 9D & Howland Avenue**	**Unsignalized**											
	Howland Avenue	WB	LR	0.26	B	14.7	0.32	C	17.1	0.38	C	19.4	2.3
	NYS Route 9D	SB	LT	0.04	A	8.4	0.06	A	8.7	0.07	A	8.8	0.1
3	**NYS Route 9D & Kristy Drive**	**Unsignalized**											
	Kristy Drive	SEB	LR	0.04	C	18.3	0.04	C	20.9	0.05	D	25.5	4.6
	NYS Route 9D	NEB	LT	0.00	A	8.2	0.00	A	8.3	0.01	A	8.5	0.2
4	**NYS Route 9D & Site Access (South)**	**Unsignalized**											
	Site Access (South)	EB	LR	-	-	-	-	-	-	0.49	D	28.9	-
	NYS Route 9D	NB	LT	-	-	-	-	-	-	0.06	A	8.7	-
5	**NYS Route 9D & Grandview Avenue**	**Unsignalized**											
	Site Access	EB	LR	0.05	C	16.4	0.07	C	18.7	0.09	C	19.8	1.1
	NYS Route 9D	NB	LT	0.00	A	8.1	0.00	A	8.3	0.01	A	8.4	0.1

NOTES:

1) THE ABOVE REPRESENTS THE LEVEL OF SERVICE AND VEHICLE DELAY IN SECONDS, C [16.2], FOR EACH KEY APPROACH OF THE UNSIGNALIZED INTERSECTIONS AS WELL AS FOR EACH APPROACH AND THE OVERALL INTERSECTION FOR THE SIGNALIZED INTERSECTIONS. SEE APPENDIX "C" FOR A DESCRIPTION OF THE LEVELS OF SERVICE.

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	28	431	20	17	438	100	31	14	20	69	11	8
Future Volume (veh/h)	28	431	20	17	438	100	31	14	20	69	11	8
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		0.99	1.00		0.99	0.98		0.97	0.98		0.97
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	2115	2130	2145	1582	1567	1567	1317	1725	1658	1870	1870	1870
Adj Flow Rate, veh/h	34	526	24	21	534	122	38	17	24	84	13	10
Peak Hour Factor	0.82	0.82	0.82	0.82	0.82	0.82	0.82	0.82	0.82	0.82	0.82	0.82
Percent Heavy Veh, %	4	3	2	2	3	3	25	2	2	2	2	2
Cap, veh/h	112	1312	58	85	833	186	169	55	52	258	27	16
Arrive On Green	0.69	0.69	0.69	0.69	0.69	0.69	0.11	0.11	0.11	0.11	0.11	0.11
Sat Flow, veh/h	54	1900	84	18	1207	269	572	491	464	1171	237	145
Grp Volume(v), veh/h	584	0	0	677	0	0	79	0	0	107	0	0
Grp Sat Flow(s),veh/h/ln	2038	0	0	1494	0	0	1528	0	0	1553	0	0
Q Serve(g_s), s	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.8	0.0	0.0
Cycle Q Clear(g_c), s	6.0	0.0	0.0	12.7	0.0	0.0	2.3	0.0	0.0	3.1	0.0	0.0
Prop In Lane	0.06		0.04	0.03		0.18	0.48		0.30	0.79		0.09
Lane Grp Cap(c), veh/h	1482	0	0	1104	0	0	277	0	0	301	0	0
V/C Ratio(X)	0.39	0.00	0.00	0.61	0.00	0.00	0.29	0.00	0.00	0.36	0.00	0.00
Avail Cap(c_a), veh/h	1482	0	0	1104	0	0	531	0	0	559	0	0
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	0.00	0.00	1.00	0.00	0.00	1.00	0.00	0.00	1.00	0.00	0.00
Uniform Delay (d), s/veh	3.4	0.0	0.0	4.4	0.0	0.0	21.0	0.0	0.0	21.3	0.0	0.0
Incr Delay (d2), s/veh	0.8	0.0	0.0	2.5	0.0	0.0	0.2	0.0	0.0	0.3	0.0	0.0
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	1.5	0.0	0.0	2.6	0.0	0.0	0.8	0.0	0.0	1.1	0.0	0.0
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	4.1	0.0	0.0	6.9	0.0	0.0	21.2	0.0	0.0	21.5	0.0	0.0
LnGrp LOS	A	A	A	A	A	A	C	A	A	C	A	A
Approach Vol, veh/h		584			677			79			107	
Approach Delay, s/veh		4.1			6.9			21.2			21.5	
Approach LOS		A			A			C			C	

Timer - Assigned Phs	2	4	6	8
Phs Duration (G+Y+Rc), s	10.7	40.0	10.7	40.0
Change Period (Y+Rc), s	5.0	5.0	5.0	5.0
Max Green Setting (Gmax), s	15.0	35.0	15.0	35.0
Max Q Clear Time (g_c+I1), s	4.3	8.0	5.1	14.7
Green Ext Time (p_c), s	0.1	0.7	0.2	0.9

Intersection Summary	
HCM 6th Ctrl Delay	7.7
HCM 6th LOS	A

Notes

User approved pedestrian interval to be less than phase max green.

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Intersection	
Int Delay, s/veh	2.5

Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Traffic Vol, veh/h	70	41	468	90	66	395
Future Vol, veh/h	70	41	468	90	66	395
Conflicting Peds, #/hr	3	3	0	3	3	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	0	-	-	0
Grade, %	-7	-	1	-	-	3
Peak Hour Factor	90	90	90	90	90	90
Heavy Vehicles, %	5	2	3	2	2	2
Mvmt Flow	78	46	520	100	73	439

Major/Minor	Minor1		Major1		Major2	
Conflicting Flow All	1161	576	0	0	623	0
Stage 1	573	-	-	-	-	-
Stage 2	588	-	-	-	-	-
Critical Hdwy	5.05	5.52	-	-	4.12	-
Critical Hdwy Stg 1	4.05	-	-	-	-	-
Critical Hdwy Stg 2	4.05	-	-	-	-	-
Follow-up Hdwy	3.545	3.318	-	-	2.218	-
Pot Cap-1 Maneuver	334	578	-	-	958	-
Stage 1	697	-	-	-	-	-
Stage 2	690	-	-	-	-	-
Platoon blocked, %			-	-		-
Mov Cap-1 Maneuver	298	574	-	-	955	-
Mov Cap-2 Maneuver	298	-	-	-	-	-
Stage 1	694	-	-	-	-	-
Stage 2	619	-	-	-	-	-

Approach	WB	NB	SB
HCM Control Delay, s	20	0	1.3
HCM LOS	C		

Minor Lane/Major Mvmt	NBT	NBR	WBLn1	SBL	SBT
Capacity (veh/h)	-	-	362	955	-
HCM Lane V/C Ratio	-	-	0.341	0.077	-
HCM Control Delay (s)	-	-	20	9.1	0
HCM Lane LOS	-	-	C	A	A
HCM 95th %tile Q(veh)	-	-	1.5	0.2	-

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Intersection	
Int Delay, s/veh	0.5

Movement	SEL	SER	NEL	NET	SWT	SWR
Lane Configurations						
Traffic Vol, veh/h	11	5	5	526	433	11
Future Vol, veh/h	11	5	5	526	433	11
Conflicting Peds, #/hr	2	2	2	0	0	2
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	10	-	-	1	-1	-
Peak Hour Factor	90	90	90	90	90	90
Heavy Vehicles, %	2	50	2	4	4	2
Mvmt Flow	12	6	6	584	481	12

Major/Minor	Minor2		Major1		Major2	
Conflicting Flow All	1087	491	495	0	-	0
Stage 1	489	-	-	-	-	-
Stage 2	598	-	-	-	-	-
Critical Hdwy	8.42	7.7	4.12	-	-	-
Critical Hdwy Stg 1	7.42	-	-	-	-	-
Critical Hdwy Stg 2	7.42	-	-	-	-	-
Follow-up Hdwy	3.518	3.75	2.218	-	-	-
Pot Cap-1 Maneuver	131	429	1069	-	-	-
Stage 1	470	-	-	-	-	-
Stage 2	394	-	-	-	-	-
Platoon blocked, %				-	-	-
Mov Cap-1 Maneuver	129	427	1067	-	-	-
Mov Cap-2 Maneuver	129	-	-	-	-	-
Stage 1	465	-	-	-	-	-
Stage 2	393	-	-	-	-	-

Approach	SE	NE	SW
HCM Control Delay, s	29.4	0.1	0
HCM LOS	D		

Minor Lane/Major Mvmt	NEL	NET	SELn1	SWT	SWR
Capacity (veh/h)	1067	-	165	-	-
HCM Lane V/C Ratio	0.005	-	0.108	-	-
HCM Control Delay (s)	8.4	0	29.4	-	-
HCM Lane LOS	A	A	D	-	-
HCM 95th %tile Q(veh)	0	-	0.4	-	-

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Intersection	
Int Delay, s/veh	3.8

Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Vol, veh/h	69	54	65	463	360	78
Future Vol, veh/h	69	54	65	463	360	78
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	1	-	-	-3	1	-
Peak Hour Factor	90	90	90	90	90	90
Heavy Vehicles, %	2	2	2	5	6	2
Mvmt Flow	77	60	72	514	400	87

Major/Minor	Minor2		Major1		Major2	
Conflicting Flow All	1102	444	487	0	-	0
Stage 1	444	-	-	-	-	-
Stage 2	658	-	-	-	-	-
Critical Hdwy	6.62	6.32	4.12	-	-	-
Critical Hdwy Stg 1	5.62	-	-	-	-	-
Critical Hdwy Stg 2	5.62	-	-	-	-	-
Follow-up Hdwy	3.518	3.318	2.218	-	-	-
Pot Cap-1 Maneuver	220	606	1076	-	-	-
Stage 1	631	-	-	-	-	-
Stage 2	497	-	-	-	-	-
Platoon blocked, %				-	-	-
Mov Cap-1 Maneuver	199	606	1076	-	-	-
Mov Cap-2 Maneuver	199	-	-	-	-	-
Stage 1	572	-	-	-	-	-
Stage 2	497	-	-	-	-	-

Approach	EB	NB	SB
HCM Control Delay, s	29.2	1.1	0
HCM LOS	D		

Minor Lane/Major Mvmt	NBL	NBT	EBLn1	SBT	SBR
Capacity (veh/h)	1076	-	282	-	-
HCM Lane V/C Ratio	0.067	-	0.485	-	-
HCM Control Delay (s)	8.6	0	29.2	-	-
HCM Lane LOS	A	A	D	-	-
HCM 95th %tile Q(veh)	0.2	-	2.5	-	-

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Intersection	
Int Delay, s/veh	0.5

Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Vol, veh/h	12	5	8	517	389	25
Future Vol, veh/h	12	5	8	517	389	25
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	7	-	-	-3	0	-
Peak Hour Factor	94	94	94	94	94	94
Heavy Vehicles, %	9	2	2	3	3	4
Mvmt Flow	13	5	9	550	414	27

Major/Minor	Minor2		Major1		Major2	
Conflicting Flow All	996	428	441	0	-	0
Stage 1	428	-	-	-	-	-
Stage 2	568	-	-	-	-	-
Critical Hdwy	7.89	6.92	4.12	-	-	-
Critical Hdwy Stg 1	6.89	-	-	-	-	-
Critical Hdwy Stg 2	6.89	-	-	-	-	-
Follow-up Hdwy	3.581	3.318	2.218	-	-	-
Pot Cap-1 Maneuver	179	577	1119	-	-	-
Stage 1	544	-	-	-	-	-
Stage 2	444	-	-	-	-	-
Platoon blocked, %				-	-	-
Mov Cap-1 Maneuver	177	577	1119	-	-	-
Mov Cap-2 Maneuver	177	-	-	-	-	-
Stage 1	537	-	-	-	-	-
Stage 2	444	-	-	-	-	-

Approach	EB	NB	SB
HCM Control Delay, s	22.6	0.1	0
HCM LOS	C		

Minor Lane/Major Mvmt	NBL	NBT	EBLn1	SBT	SBR
Capacity (veh/h)	1119	-	222	-	-
HCM Lane V/C Ratio	0.008	-	0.081	-	-
HCM Control Delay (s)	8.2	0	22.6	-	-
HCM Lane LOS	A	A	C	-	-
HCM 95th %tile Q(veh)	0	-	0.3	-	-

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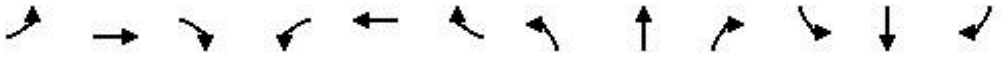

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	22	414	21	20	417	119	40	15	17	63	10	14
Future Volume (veh/h)	22	414	21	20	417	119	40	15	17	63	10	14
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		0.99	1.00		0.99	0.98		0.97	0.98		0.97
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	2115	2130	2145	1582	1567	1567	1317	1725	1658	1870	1870	1870
Adj Flow Rate, veh/h	27	505	26	24	509	145	49	18	21	77	12	17
Peak Hour Factor	0.82	0.82	0.82	0.82	0.82	0.82	0.82	0.82	0.82	0.82	0.82	0.82
Percent Heavy Veh, %	4	3	2	2	3	3	25	2	2	2	2	2
Cap, veh/h	103	1325	66	88	790	219	189	50	40	243	27	28
Arrive On Green	0.69	0.69	0.69	0.69	0.69	0.69	0.11	0.11	0.11	0.11	0.11	0.11
Sat Flow, veh/h	41	1917	96	21	1143	317	706	448	362	1083	244	253
Grp Volume(v), veh/h	558	0	0	678	0	0	88	0	0	106	0	0
Grp Sat Flow(s),veh/h/ln	2054	0	0	1481	0	0	1516	0	0	1581	0	0
Q Serve(g_s), s	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.4	0.0	0.0
Cycle Q Clear(g_c), s	5.6	0.0	0.0	12.8	0.0	0.0	2.5	0.0	0.0	2.9	0.0	0.0
Prop In Lane	0.05		0.05	0.04		0.21	0.56		0.24	0.73		0.16
Lane Grp Cap(c), veh/h	1494	0	0	1098	0	0	279	0	0	298	0	0
V/C Ratio(X)	0.37	0.00	0.00	0.62	0.00	0.00	0.32	0.00	0.00	0.36	0.00	0.00
Avail Cap(c_a), veh/h	1494	0	0	1098	0	0	532	0	0	561	0	0
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	0.00	0.00	1.00	0.00	0.00	1.00	0.00	0.00	1.00	0.00	0.00
Uniform Delay (d), s/veh	3.3	0.0	0.0	4.4	0.0	0.0	21.1	0.0	0.0	21.3	0.0	0.0
Incr Delay (d2), s/veh	0.7	0.0	0.0	2.6	0.0	0.0	0.2	0.0	0.0	0.3	0.0	0.0
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	1.4	0.0	0.0	2.6	0.0	0.0	0.9	0.0	0.0	1.1	0.0	0.0
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	4.0	0.0	0.0	7.0	0.0	0.0	21.4	0.0	0.0	21.5	0.0	0.0
LnGrp LOS	A	A	A	A	A	A	C	A	A	C	A	A
Approach Vol, veh/h		558			678			88			106	
Approach Delay, s/veh		4.0			7.0			21.4			21.5	
Approach LOS		A			A			C			C	

Timer - Assigned Phs	2	4	6	8
Phs Duration (G+Y+Rc), s	10.6	40.0	10.6	40.0
Change Period (Y+Rc), s	5.0	5.0	5.0	5.0
Max Green Setting (Gmax), s	15.0	35.0	15.0	35.0
Max Q Clear Time (g_c+I1), s	4.5	7.6	4.9	14.8
Green Ext Time (p_c), s	0.2	0.7	0.2	0.9

Intersection Summary	
HCM 6th Ctrl Delay	7.8
HCM 6th LOS	A

Notes

User approved pedestrian interval to be less than phase max green.

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Intersection	
Int Delay, s/veh	2.9

Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Traffic Vol, veh/h	82	56	421	69	59	403
Future Vol, veh/h	82	56	421	69	59	403
Conflicting Peds, #/hr	3	3	0	3	3	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	0	-	-	0
Grade, %	-7	-	1	-	-	3
Peak Hour Factor	90	90	90	90	90	90
Heavy Vehicles, %	5	2	3	2	2	2
Mvmt Flow	91	62	468	77	66	448

Major/Minor	Minor1		Major1		Major2	
Conflicting Flow All	1093	513	0	0	548	0
Stage 1	510	-	-	-	-	-
Stage 2	583	-	-	-	-	-
Critical Hdwy	5.05	5.52	-	-	4.12	-
Critical Hdwy Stg 1	4.05	-	-	-	-	-
Critical Hdwy Stg 2	4.05	-	-	-	-	-
Follow-up Hdwy	3.545	3.318	-	-	2.218	-
Pot Cap-1 Maneuver	358	620	-	-	1021	-
Stage 1	728	-	-	-	-	-
Stage 2	693	-	-	-	-	-
Platoon blocked, %			-	-		-
Mov Cap-1 Maneuver	325	616	-	-	1017	-
Mov Cap-2 Maneuver	325	-	-	-	-	-
Stage 1	725	-	-	-	-	-
Stage 2	632	-	-	-	-	-

Approach	WB	NB	SB
HCM Control Delay, s	19.4	0	1.1
HCM LOS	C		

Minor Lane/Major Mvmt	NBT	NBR	WBLn1	SBL	SBT
Capacity (veh/h)	-	-	402	1017	-
HCM Lane V/C Ratio	-	-	0.381	0.064	-
HCM Control Delay (s)	-	-	19.4	8.8	0
HCM Lane LOS	-	-	C	A	A
HCM 95th %tile Q(veh)	-	-	1.8	0.2	-

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Intersection	
Int Delay, s/veh	0.2

Movement	SEL	SER	NEL	NET	SWT	SWR
Lane Configurations						
Traffic Vol, veh/h	5	4	1	485	482	3
Future Vol, veh/h	5	4	1	485	482	3
Conflicting Peds, #/hr	2	2	2	0	0	2
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	10	-	-	1	-1	-
Peak Hour Factor	90	90	90	90	90	90
Heavy Vehicles, %	2	50	2	4	4	2
Mvmt Flow	6	4	1	539	536	3

Major/Minor	Minor2		Major1		Major2	
Conflicting Flow All	1083	542	541	0	-	0
Stage 1	540	-	-	-	-	-
Stage 2	543	-	-	-	-	-
Critical Hdwy	8.42	7.7	4.12	-	-	-
Critical Hdwy Stg 1	7.42	-	-	-	-	-
Critical Hdwy Stg 2	7.42	-	-	-	-	-
Follow-up Hdwy	3.518	3.75	2.218	-	-	-
Pot Cap-1 Maneuver	132	394	1028	-	-	-
Stage 1	433	-	-	-	-	-
Stage 2	431	-	-	-	-	-
Platoon blocked, %				-	-	-
Mov Cap-1 Maneuver	131	393	1026	-	-	-
Mov Cap-2 Maneuver	131	-	-	-	-	-
Stage 1	432	-	-	-	-	-
Stage 2	430	-	-	-	-	-

Approach	SE	NE	SW
HCM Control Delay, s	25.5	0	0
HCM LOS	D		

Minor Lane/Major Mvmt	NEL	NET	SELn1	SWT	SWR
Capacity (veh/h)	1026	-	186	-	-
HCM Lane V/C Ratio	0.001	-	0.054	-	-
HCM Control Delay (s)	8.5	0	25.5	-	-
HCM Lane LOS	A	A	D	-	-
HCM 95th %tile Q(veh)	0	-	0.2	-	-

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Intersection	
Int Delay, s/veh	3.8

Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Vol, veh/h	71	57	55	415	416	70
Future Vol, veh/h	71	57	55	415	416	70
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	1	-	-	-3	1	-
Peak Hour Factor	90	90	90	90	90	90
Heavy Vehicles, %	2	2	2	5	6	2
Mvmt Flow	79	63	61	461	462	78

Major/Minor	Minor2		Major1		Major2	
Conflicting Flow All	1084	501	540	0	-	0
Stage 1	501	-	-	-	-	-
Stage 2	583	-	-	-	-	-
Critical Hdwy	6.62	6.32	4.12	-	-	-
Critical Hdwy Stg 1	5.62	-	-	-	-	-
Critical Hdwy Stg 2	5.62	-	-	-	-	-
Follow-up Hdwy	3.518	3.318	2.218	-	-	-
Pot Cap-1 Maneuver	226	562	1028	-	-	-
Stage 1	592	-	-	-	-	-
Stage 2	540	-	-	-	-	-
Platoon blocked, %				-	-	-
Mov Cap-1 Maneuver	208	562	1028	-	-	-
Mov Cap-2 Maneuver	208	-	-	-	-	-
Stage 1	545	-	-	-	-	-
Stage 2	540	-	-	-	-	-

Approach	EB	NB	SB
HCM Control Delay, s	28.9	1	0
HCM LOS	D		

Minor Lane/Major Mvmt	NBL	NBT	EBLn1	SBT	SBR
Capacity (veh/h)	1028	-	289	-	-
HCM Lane V/C Ratio	0.059	-	0.492	-	-
HCM Control Delay (s)	8.7	0	28.9	-	-
HCM Lane LOS	A	A	D	-	-
HCM 95th %tile Q(veh)	0.2	-	2.6	-	-

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Intersection	
Int Delay, s/veh	0.5

Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Vol, veh/h	11	11	6	459	450	23
Future Vol, veh/h	11	11	6	459	450	23
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	7	-	-	-3	0	-
Peak Hour Factor	94	94	94	94	94	94
Heavy Vehicles, %	9	2	2	3	3	4
Mvmt Flow	12	12	6	488	479	24

Major/Minor	Minor2		Major1		Major2	
Conflicting Flow All	991	491	503	0	-	0
Stage 1	491	-	-	-	-	-
Stage 2	500	-	-	-	-	-
Critical Hdwy	7.89	6.92	4.12	-	-	-
Critical Hdwy Stg 1	6.89	-	-	-	-	-
Critical Hdwy Stg 2	6.89	-	-	-	-	-
Follow-up Hdwy	3.581	3.318	2.218	-	-	-
Pot Cap-1 Maneuver	180	525	1061	-	-	-
Stage 1	497	-	-	-	-	-
Stage 2	490	-	-	-	-	-
Platoon blocked, %				-	-	-
Mov Cap-1 Maneuver	179	525	1061	-	-	-
Mov Cap-2 Maneuver	179	-	-	-	-	-
Stage 1	493	-	-	-	-	-
Stage 2	490	-	-	-	-	-

Approach	EB	NB	SB
HCM Control Delay, s	19.8	0.1	0
HCM LOS	C		

Minor Lane/Major Mvmt	NBL	NBT	EBLn1	SBT	SBR
Capacity (veh/h)	1061	-	267	-	-
HCM Lane V/C Ratio	0.006	-	0.088	-	-
HCM Control Delay (s)	8.4	0	19.8	-	-
HCM Lane LOS	A	A	C	-	-
HCM 95th %tile Q(veh)	0	-	0.3	-	-

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LANC & TULLY

ENGINEERING AND SURVEYING, P.C.

John J. O'Rourke, P.E., Principal
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Rodney C. Knowlton, L.S., Principal
Jerry A. Woods, L.S., Principal
John D. Russo, P.E., Principal
John Lanc, P.E., L.S.
Arthur R. Tully, P.E.

September 8, 2022

Mr. John Gunn
Beacon Planning Board Chair
City of Beacon
1 Municipal Plaza
Beacon, NY 12508

RE: Mirbeau of Beacon, LLC
City of Beacon
Tax Map No. 6054-13-001258

Dear Mr. Gunn:

My office has received the following in regard to the above application:

- Cover letter from Mirbeau Companies, dated August 30, 2022.
- Correspondence from NYS Parks, Recreation and Historic Preservation dated May 10, 2022.
- Correspondence from Colliers Engineering & Design dated August 29, 2022.
- Correspondence from Hudson Land Design dated August 30, 2022.
- Cut & Fill Calculations Table, dated August 30, 2022, as prepared by Hudson Land Design.
- View Shed Renderings Sheets A0.02 & A0.03, dated August 30, 2022, as prepared by Arrow Street Architecture.
- Preliminary Subdivision Plat – Mirbeau Beacon", with the latest revision date of August 30, 2022, as prepared by Hudson Land Design.
- Plan set titled "Mirbeau Beacon Inn & Spa", with the latest revision date of August 30, 2022, and consisting of Sheets 1 of 28 through 28, as prepared by Hudson Land Design, Arrow Street Architecture, and LRC Group.

The applicant is proposing to develop a Spa and Inn at the Craig House property located on the southerly side of the City along Wolcott Avenue, which is 64.39 acres in size. They are also proposing to subdivide 7 acres from the parent parcel, along Grandview Avenue, that will contain Phase II of the project in the future. Based upon our review of the above referenced documents and plans, we offer the following comments:

General Comments:

1. The project will require Dutchess County Department of Health approval for the proposed private water system and proposed sewer collection system. As the collection both systems are private and will be traversing across more than one parcel, a Transportation Corporation will need to be formed for the water and sewer systems. ***Applicant's consultant notes that plans will be submitted to the DCDOH once SERQ is closed.***

2. A cut & fill calculations breakdown has been provided for the project. Based upon the current calculations there will be an excess of material on site. The applicant engineer that this will be further refined as the project continues to evolve, and that they are looking to balance the site.

3. As the proposed retaining walls on site will reach heights of 9.4 feet, retaining walls will need to be design by a licensed engineer in the State of New York. The design of these walls shall be submitted for review. ***Applicant's consultant states that signed and sealed drawing for the wall will be provided to the Building Department prior to building permit.***

Water & Sewer Engineer's Report:

1. The number of employees listed in the table in Section 3.0 should be increased from 70 employees to 80 employees, as Note No. 2 on Sheet 3 of 28 which states "Due to Shift overlap, there could be up to 80 on the site at any onetime to service ..." ***Applicant's consultant notes that the flow calculations have been updated to reflect 80 employees.*** Once the revised report is received, it will be reviewed.

2. Per Section 3.2 of the report, it notes that an Inflow and Infiltration study is being conducted at the site. What is the status of this study and when is it expected to be complete? ***Applicant's consultant notes that they are preparing the I&I Report and that it will be submitted in a future submission.***

3. Section 4.0 states that there is a possibility that the Cottages may need to be sprinklered. The Applicant's consultants should confer with the Beacon Building Department at this time to determine if sprinklers will be required or not. If sprinklers are required, in turn requiring large lines to the Cottages, then the plans should be updated to show the large water supply lines. ***The applicant has noted that they have reached out to the building department and are awaiting a response.***

4. Calculations shall be provided for the proposed grease trap to be installed for the restaurant. ***Applicant's consultant notes that this will be provided in a future submission.***

5. The report shall be updated to include pump sizing calculations for the proposed pump station, along with calculations for the sizing of the wet well. ***The applicant's consultant notes that this will be provided in a future submission.***

6. The Omni+ Fireline Water Meter shall be revised to include a low flow bypass line that is also metered. ***Applicant's consultant has noted that they are awaiting information from the manufacturer and will provide in a future submission.***

SWPPP Report: ***Applicant's Consultant notes that a revised SWPPP is forth coming.***

1. The report shall be updated to include the soil testing data that was collected during the soil testing on June 9th, 2022.

2. As the previously proposed rain gardens are now bioretention areas, the reference to rain gardens in Section 6.6.1.2 should be removed, along with Section 6.7.3.3 being removed.

3. Additional soil testing should be conducted at the bioretention practices to see if infiltration in these systems can be achieved.

Preliminary Subdivision Plat:

1. The metes and bounds along each of the easements shall be provided on the plan.

Site Plan Sheets

Sheet 6 of 28:

1. As walking trails are proposed through the Army Corp. wetlands, what is the proposed surfacing of these trails? We would recommend that the applicant reach out to Army Corp. to determine what will be allowed as a surface treatment, if any, for these trails. A note should be added to the plan regarding this matter.

Sheet 7 of 28:

1. Additional spot elevations shall be provided either along the curb lines for grading purposes and to clarify direction of stormwater runoff to ensure there are no areas where stormwater will pond on the parking lots. ***Applicant's consultant notes that this information will be provided in the future.***

Sheet 16 of 28:

1. Pavement Restoration Detail shall be revised to reflect an 8" of asphaltic base course (installed in two 4" lifts), not a 8" subbase course material, for work within Wolcott Avenue.

Sheet 17 of 28:

1. The bioretention outlet control structure shall be updated to include the elevations associated with elevations established within the SWPPP. If a high flow orifice will not be present, then the detail shall be modified to remove it.

Sheet 19 of 28:

1. The pump station detail shall be updated to include elevations for all piping, floats, etc. as the pump station design progresses. The detail shall also note where the control panel for the station will be located. ***Applicant's consultant notes that this will be part of a future submission.***

2. Fire Flow meters shall also have a smaller 1 ½" or 2" bypass line with meter to allow for proper measurement of low flows. Catalog cuts of the proposed meter shall be provided. ***Applicant's consultant notes that this will be part of a future submission.***

This completes our review at this time. Further comments may be forth coming based upon future submissions. **A written response letter addressing each of the above comments should be provided with the next submission.** If you have any questions, or require any additional information, please do not hesitate to contact our office.

Very truly,

LANC & TULLY, P.C.

John Russo, P.E.

Cc: John Clarke, Planner
Jennifer Gray, Esq.
David Buckley, Building Inspector

September 9, 2022

Mr. John Gunn, Chairman
Beacon Planning Board
City of Beacon City Hall
1 Municipal Plaza
Beacon, NY 12508

RE: Site Plan, Traffic and Parking Study Review #5 for **Mirbeau Beacon**, 7 Craig House Lane, City of Beacon, Dutchess County, New York; CM Project No. 121-295

Dear Mr. Gunn:

Creighton Manning Engineering, LLP (CM) reviewed the documents contained in the City of Beacon Planning Board Agenda Packet for the September 13, 2022 meeting. Below, please find our most recent comments for consideration by the Board.

1. CM has no further comments regarding the on-site circulation.
2. The supplemental study for Tented Events with 250 attendees provides a conservative analysis as there was no credit taken for internal capture between the lodge, spa, and event space. Furthermore, it assumes that all event goers will enter and exit the site within the same hour, which is unlikely given most events take place over multiple hours.
3. Figure 26E does not depict the 2025 Full Build Traffic Volumes for a Friday PM peak hour. However, CM was able to confirm that the volumes used in the Synchro analysis were correct. CM concurs with the findings of the Synchro analysis indicating that the project will not have a significant adverse impact on the roadway network.
4. The Synchro analysis does not account for the northbound left-turn lane on NYS Route 9D at the Site Driveway. While CM acknowledges that the inclusion of this improvement will benefit operations at the intersection, it should be accounted for in the analysis. Please update the Synchro report.
5. In the initial northbound left-turn lane concept, dated March 24, 2022, the proposed widening to accommodate the new lane and tapers was to occur asymmetrically towards the subject site. The site plan now depicts the widening occurring symmetrically along NYS Route 9D. CM recommends that the applicant reconsider this design and widen asymmetrically towards the subject site in order to avoid the utility poles located along the east side of the roadway.
6. Please include the advance warning signs – Driveway Ahead (W2-2) – as shown on the initial northbound left-turn lane concept, dated March 24, 2022, on the site plan. Please include these signs in the sign schedule on Sheet 16. CM recommends that the proposed Left-Turn Lane Must Turn Left (R3-7) signs not be included as they are not required and could potentially lead to over signing the roadside.[1]

If you have any questions about the above comments, please do not hesitate to contact our office at (914) 800-9201. In an effort to make the comment-response process as efficient as possible, we are available to attend a meeting via Zoom to discuss the project and the matters raised in this letter.

Respectfully,
Creighton Manning Engineering, LLP

for Frank A. Filiciotto, PE
Associate

Starke W. Hipp, PE
Project Engineer

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[1] See Section 2B.19.08.A in the Manual on Uniform Traffic Control Devices (MUTCD), 2009

John Clarke Planning and Design jclarkeplandesign@gmail.com
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To: John Gunn, Chair, and the City of Beacon Planning Board
Date: September 9, 2022
Re: **Mirbeau Inn & Spa, 7 Craig House Lane Special Permit, Site Plan, and Subdivision Plan**

I have reviewed two August 30, 2022 response letters from The Mirbeau Companies and Hudson Land Design, August 29, 2022 response letter from Colliers Engineering & Design, August 30, 2002 2-sheet Primary View Renderings by Arrowstreet, May 10, 2022 archeological letter from NYS Parks, Recreation, and Historic Preservation, August 30, 2022 Preliminary Subdivision Plat, and a 28-sheet Special Permit set by Arrowstreet, LRC Group, and Hudson Land Design, dated August 30 , 2022.

Proposal

The applicant is proposing to convert the Howland Estate into a 75-room hotel with additions to the renovated Mansion, spa, 110-seat restaurant, five cottages, and an event space. Future phases will include restoration of the former school and south gatehouse, farming operations, recreational uses, and additional rental cottages. The 64.39-acre site is in the R1-80 zoning district and in the Historic District and Landmark Overlay (HDLO) zone.

Comments and Recommendations

1. There are clear public viewpoints toward the historic mansion from Route 9D that should be maintained and enhanced. The view renderings should ensure that parked cars are screened from the new Route 9D entrance, the area just south of the entrance, and the view south of the large Gingko tree. The May 2022 New Entry View should be updated with the proposed driveway, signs, and plantings. The year-round plant screenings are much improved, but the parking lot renderings should include cars and SUVs to make sure the foreground plantings fully screen vehicles.

2. View #2 should maintain open views of the mansion, but screen views of the proposed new spa and hotel building. One of the special permit conditions in Section 223-24.7 is adequate screening of any new structures from surrounding public street views. Also, one proposed tree, labeled SPC (not on the Plant List), is in the center of the mansion view and not represented on the rendering.

3. The applicant should be prepared to summarize the discussion with the Greenway Trail Committee and City officials regarding any trail options along the Fishkill Creek and the possibility of a walkway along the South Avenue and Grandview Avenue frontages.

4. The need for a crosswalk to the park across the street should be considered by the Board.

5. The concrete sidewalk along the west side of Route 9D should be continued across the new driveways.

6. Any new additions to the historic buildings or exterior construction must meet the standards in Chapter 134, Historic Preservation, and will require a Certificate of Appropriateness. The Architectural Review Subcommittee met with the applicants and project architects on July 22, 2022 and will meet again on September 16, 2022.

If you have any questions or need additional information, please feel free to contact me.

John Clarke, Beacon Planning Consultant

c: Dave Buckley, Building Inspector
Jennifer L. Gray, Esq., City Attorney
Arthur R. Tully, P.E., City Engineer
John Russo, P.E., City Engineer
Ed Kellogg, Project Representative
Michael Bodendorf, P. E. Project Engineer

Full Environmental Assessment Form
Part 2 - Identification of Potential Project Impacts

Part 2 is to be completed by the lead agency. Part 2 is designed to help the lead agency inventory all potential resources that could be affected by a proposed project or action. We recognize that the lead agency's reviewer(s) will not necessarily be environmental professionals. So, the questions are designed to walk a reviewer through the assessment process by providing a series of questions that can be answered using the information found in Part 1. To further assist the lead agency in completing Part 2, the form identifies the most relevant questions in Part 1 that will provide the information needed to answer the Part 2 question. When Part 2 is completed, the lead agency will have identified the relevant environmental areas that may be impacted by the proposed activity.

If the lead agency is a state agency **and** the action is in any Coastal Area, complete the Coastal Assessment Form before proceeding with this assessment.

Tips for completing Part 2:

- Review all of the information provided in Part 1.
- Review any application, maps, supporting materials and the Full EAF Workbook.
- Answer each of the 18 questions in Part 2.
- If you answer "**Yes"** to a numbered question, please complete all the questions that follow in that section.
- If you answer "**No"** to a numbered question, move on to the next numbered question.
- Check appropriate column to indicate the anticipated size of the impact.
- Proposed projects that would exceed a numeric threshold contained in a question should result in the reviewing agency checking the box "Moderate to large impact may occur."
- The reviewer is not expected to be an expert in environmental analysis.
- If you are not sure or undecided about the size of an impact, it may help to review the sub-questions for the general question and consult the workbook.
- When answering a question consider all components of the proposed activity, that is, the "whole action".
- Consider the possibility for long-term and cumulative impacts as well as direct impacts.
- Answer the question in a reasonable manner considering the scale and context of the project.

1. Impact on Land
Proposed action may involve construction on, or physical alteration of, the land surface of the proposed site. (See Part 1. D.1)
If "Yes", answer questions a - j. If "No", move on to Section 2.

☐ NO ☑ YES

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may involve construction on land where depth to water table is less than 3 feet.	E2d	☑	☐
b. The proposed action may involve construction on slopes of 15% or greater.	E2f	☑	☐
c. The proposed action may involve construction on land where bedrock is exposed, or generally within 5 feet of existing ground surface.	E2a	☑	☐
d. The proposed action may involve the excavation and removal of more than 1,000 tons of natural material.	D2a	☑	☐
e. The proposed action may involve construction that continues for more than one year or in multiple phases.	D1e	☑	☐
f. The proposed action may result in increased erosion, whether from physical disturbance or vegetation removal (including from treatment by herbicides).	D2e, D2q	☑	☐
g. The proposed action is, or may be, located within a Coastal Erosion hazard area.	B1i	☑	☐
h. Other impacts: _____ _____		☐	☐

2. Impact on Geological Features

The proposed action may result in the modification or destruction of, or inhibit access to, any unique or unusual land forms on the site (e.g., cliffs, dunes, minerals, fossils, caves). (See Part 1. E.2.g) ☑ NO ☐ YES

If "Yes", answer questions a - c. If "No", move on to Section 3.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. Identify the specific land form(s) attached: _____ _____	E2g	□	□
b. The proposed action may affect or is adjacent to a geological feature listed as a registered National Natural Landmark. Specific feature: _____	E3c	□	□
c. Other impacts: _____ _____		□	□

3. Impacts on Surface Water

The proposed action may affect one or more wetlands or other surface water bodies (e.g., streams, rivers, ponds or lakes). (See Part 1. D.2, E.2.h) ☐ NO ☑ YES

If "Yes", answer questions a - l. If "No", move on to Section 4.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may create a new water body.	D2b, D1h	☑	☐
b. The proposed action may result in an increase or decrease of over 10% or more than a 10 acre increase or decrease in the surface area of any body of water.	D2b	☑	☐
c. The proposed action may involve dredging more than 100 cubic yards of material from a wetland or water body.	D2a	☑	☐
d. The proposed action may involve construction within or adjoining a freshwater or tidal wetland, or in the bed or banks of any other water body.	E2h	☑	☐
e. The proposed action may create turbidity in a waterbody, either from upland erosion, runoff or by disturbing bottom sediments.	D2a, D2h	☑	☐
f. The proposed action may include construction of one or more intake(s) for withdrawal of water from surface water.	D2c	☑	☐
g. The proposed action may include construction of one or more outfall(s) for discharge of wastewater to surface water(s).	D2d	☑	☐
h. The proposed action may cause soil erosion, or otherwise create a source of stormwater discharge that may lead to siltation or other degradation of receiving water bodies.	D2e	☑	☐
i. The proposed action may affect the water quality of any water bodies within or downstream of the site of the proposed action.	E2h	☑	☐
j. The proposed action may involve the application of pesticides or herbicides in or around any water body.	D2q, E2h	☑	☐
k. The proposed action may require the construction of new, or expansion of existing, wastewater treatment facilities.	D1a, D2d	☑	☐

l. Other impacts: _____ _____		☐	☐

4. Impact on groundwater

The proposed action may result in new or additional use of ground water, or may have the potential to introduce contaminants to ground water or an aquifer. (See Part 1. D.2.a, D.2.c, D.2.d, D.2.p, D.2.q, D.2.t)

☐ NO ☑ YES

If "Yes", answer questions a - h. If "No", move on to Section 5.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may require new water supply wells, or create additional demand on supplies from existing water supply wells.	D2c	☑	☐
b. Water supply demand from the proposed action may exceed safe and sustainable withdrawal capacity rate of the local supply or aquifer. Cite Source: _____	D2c	☑	☐
c. The proposed action may allow or result in residential uses in areas without water and sewer services.	D1a, D2c	☑	☐
d. The proposed action may include or require wastewater discharged to groundwater.	D2d, E2l	☑	☐
e. The proposed action may result in the construction of water supply wells in locations where groundwater is, or is suspected to be, contaminated.	D2c, E1f, E1g, E1h	☑	☐
f. The proposed action may require the bulk storage of petroleum or chemical products over ground water or an aquifer.	D2p, E2l	☑	☐
g. The proposed action may involve the commercial application of pesticides within 100 feet of potable drinking water or irrigation sources.	E2h, D2q, E2l, D2c	☑	☐
h. Other impacts: _____ _____		☐	☐

5. Impact on Flooding

The proposed action may result in development on lands subject to flooding. (See Part 1. E.2)

☐ NO ☑ YES

If "Yes", answer questions a - g. If "No", move on to Section 6.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may result in development in a designated floodway.	E2i	☑	☐
b. The proposed action may result in development within a 100 year floodplain.	E2j	☑	☐
c. The proposed action may result in development within a 500 year floodplain.	E2k	☑	☐
d. The proposed action may result in, or require, modification of existing drainage patterns.	D2b, D2e	☑	☐
e. The proposed action may change flood water flows that contribute to flooding.	D2b, E2i, E2j, E2k	☑	☐
f. If there is a dam located on the site of the proposed action, is the dam in need of repair, or upgrade?	E1e	☑	☐

g. Other impacts: _____ _____		☐	☐

6. Impacts on Air

The proposed action may include a state regulated air emission source. (See Part 1. D.2.f., D.2.h, D.2.g) ☑ NO ☐ YES

If "Yes", answer questions a - f. If "No", move on to Section 7.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. If the proposed action requires federal or state air emission permits, the action may also emit one or more greenhouse gases at or above the following levels:			
i. More than 1000 tons/year of carbon dioxide (CO_2)	D2g	☐	☐
ii. More than 3.5 tons/year of nitrous oxide (N_2O)	D2g	☐	☐
iii. More than 1000 tons/year of carbon equivalent of perfluorocarbons (PFCs)	D2g	☐	☐
iv. More than .045 tons/year of sulfur hexafluoride (SF_6)	D2g	☐	☐
v. More than 1000 tons/year of carbon dioxide equivalent of hydrochloroflourocarbons (HFCs) emissions	D2g	☐	☐
vi. 43 tons/year or more of methane	D2h	☐	☐
b. The proposed action may generate 10 tons/year or more of any one designated hazardous air pollutant, or 25 tons/year or more of any combination of such hazardous air pollutants.	D2g	☐	☐
c. The proposed action may require a state air registration, or may produce an emissions rate of total contaminants that may exceed 5 lbs. per hour, or may include a heat source capable of producing more than 10 million BTU's per hour.	D2f, D2g	☐	☐
d. The proposed action may reach 50% of any of the thresholds in "a" through "c", above.	D2g	☐	☐
e. The proposed action may result in the combustion or thermal treatment of more than 1 ton of refuse per hour.	D2s	☐	☐
f. Other impacts: _____ _____		☐	☐

7. Impact on Plants and Animals

The proposed action may result in a loss of flora or fauna. (See Part 1. E.2. m.-q.) ☐ NO ☑ YES

If "Yes", answer questions a - j. If "No", move on to Section 8.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may cause reduction in population or loss of individuals of any threatened or endangered species, as listed by New York State or the Federal government, that use the site, or are found on, over, or near the site.	E2o	☑	☐
b. The proposed action may result in a reduction or degradation of any habitat used by any rare, threatened or endangered species, as listed by New York State or the federal government.	E2o	☑	☐
c. The proposed action may cause reduction in population, or loss of individuals, of any species of special concern or conservation need, as listed by New York State or the Federal government, that use the site, or are found on, over, or near the site.	E2p	☑	☐
d. The proposed action may result in a reduction or degradation of any habitat used by any species of special concern and conservation need, as listed by New York State or the Federal government.	E2p	☑	☐

e. The proposed action may diminish the capacity of a registered National Natural Landmark to support the biological community it was established to protect.	E3c	☑	☐
f. The proposed action may result in the removal of, or ground disturbance in, any portion of a designated significant natural community. Source: _____	E2n	☑	☐
g. The proposed action may substantially interfere with nesting/breeding, foraging, or over-wintering habitat for the predominant species that occupy or use the project site.	E2m	☑	☐
h. The proposed action requires the conversion of more than 10 acres of forest, grassland or any other regionally or locally important habitat. Habitat type & information source: _____ _____	E1b	☑	☐
i. Proposed action (commercial, industrial or recreational projects, only) involves use of herbicides or pesticides.	D2q	☑	☐
j. Other impacts: _____ _____		☐	☐

8. Impact on Agricultural Resources

The proposed action may impact agricultural resources. (See Part 1. E.3.a. and b.) ☑ NO ☐ YES

If "Yes", answer questions a - h. If "No", move on to Section 9.

	Relevant Part I Question(s)	**No, or small impact may occur**	**Moderate to large impact may occur**
a. The proposed action may impact soil classified within soil group 1 through 4 of the NYS Land Classification System.	E2c, E3b	□	□
b. The proposed action may sever, cross or otherwise limit access to agricultural land (includes cropland, hayfields, pasture, vineyard, orchard, etc).	E1a, Elb	□	□
c. The proposed action may result in the excavation or compaction of the soil profile of active agricultural land.	E3b	□	□
d. The proposed action may irreversibly convert agricultural land to non-agricultural uses, either more than 2.5 acres if located in an Agricultural District, or more than 10 acres if not within an Agricultural District.	E1b, E3a	□	□
e. The proposed action may disrupt or prevent installation of an agricultural land management system.	El a, E1b	□	□
f. The proposed action may result, directly or indirectly, in increased development potential or pressure on farmland.	C2c, C3, D2c, D2d	□	□
g. The proposed project is not consistent with the adopted municipal Farmland Protection Plan.	C2c	□	□
h. Other impacts: _____		□	□

9. Impact on Aesthetic Resources

The land use of the proposed action are obviously different from, or are in sharp contrast to, current land use patterns between the proposed project and a scenic or aesthetic resource. (Part 1. E.1.a, E.1.b, E.3.h.)

☑ NO ☐ YES

If "Yes", answer questions a - g. If "No", go to Section 10.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. Proposed action may be visible from any officially designated federal, state, or local scenic or aesthetic resource.	E3h	☐	☐
b. The proposed action may result in the obstruction, elimination or significant screening of one or more officially designated scenic views.	E3h, C2b	☐	☐
c. The proposed action may be visible from publicly accessible vantage points: i. Seasonally (e.g., screened by summer foliage, but visible during other seasons) ii. Year round	E3h	 ☐ ☐	 ☐ ☐
d. The situation or activity in which viewers are engaged while viewing the proposed action is: i. Routine travel by residents, including travel to and from work ii. Recreational or tourism based activities	E3h E2q, E1c	 ☐ ☐	 ☐ ☐
e. The proposed action may cause a diminishment of the public enjoyment and appreciation of the designated aesthetic resource.	E3h	☐	☐
f. There are similar projects visible within the following distance of the proposed project: 0-1/2 mile ½ -3 mile 3-5 mile 5+ mile	D1a, E1a, D1f, D1g	☐	☐
g. Other impacts: _____ _____		☐	☐

10. Impact on Historic and Archeological Resources

The proposed action may occur in or adjacent to a historic or archaeological resource. (Part 1. E.3.e, f. and g.)

☐ NO ☑ YES

If "Yes", answer questions a - e. If "No", go to Section 11.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may occur wholly or partially within, or substantially contiguous to, any buildings, archaeological site or district which is listed on the National or State Register of Historical Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places.	E3e	☑	☐
b. The proposed action may occur wholly or partially within, or substantially contiguous to, an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory.	E3f	☑	☐
c. The proposed action may occur wholly or partially within, or substantially contiguous to, an archaeological site not included on the NY SHPO inventory. Source: _____	E3g	☑	☐

d. Other impacts: _____ _____		☐	☐
e. If any of the above (a-d) are answered "Moderate to large impact may occur", continue with the following questions to help support conclusions in Part 3:			
i. The proposed action may result in the destruction or alteration of all or part of the site or property.	E3e, E3g, E3f	☐	☐
ii. The proposed action may result in the alteration of the property's setting or integrity.	E3e, E3f, E3g, E1a, E1b	☐	☐
iii. The proposed action may result in the introduction of visual elements which are out of character with the site or property, or may alter its setting.	E3e, E3f, E3g, E3h, C2, C3	☐	☐

11. Impact on Open Space and Recreation

The proposed action may result in a loss of recreational opportunities or a reduction of an open space resource as designated in any adopted municipal open space plan.
(See Part 1. C.2.c, E.1.c., E.2.q.)
If "Yes", answer questions a - e. If "No", go to Section 12.

☑ NO ☐ YES

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may result in an impairment of natural functions, or "ecosystem services", provided by an undeveloped area, including but not limited to stormwater storage, nutrient cycling, wildlife habitat.	D2e, E1b E2h, E2m, E2o, E2n, E2p	□	□
b. The proposed action may result in the loss of a current or future recreational resource.	C2a, E1c, C2c, E2q	□	□
c. The proposed action may eliminate open space or recreational resource in an area with few such resources.	C2a, C2c E1c, E2q	□	□
d. The proposed action may result in loss of an area now used informally by the community as an open space resource.	C2c, E1c	□	□
e. Other impacts: _____ _____		□	□

12. Impact on Critical Environmental Areas

The proposed action may be located within or adjacent to a critical environmental area (CEA). (See Part 1. E.3.d)
If "Yes", answer questions a - c. If "No", go to Section 13.

☑ NO ☐ YES

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may result in a reduction in the quantity of the resource or characteristic which was the basis for designation of the CEA.	E3d	□	□
b. The proposed action may result in a reduction in the quality of the resource or characteristic which was the basis for designation of the CEA.	E3d	□	□
c. Other impacts: _____ _____		□	□

13. Impact on Transportation

The proposed action may result in a change to existing transportation systems. ☐ NO ☑ YES
(See Part 1. D.2.j)
If "Yes", answer questions a - f. If "No", go to Section 14.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. Projected traffic increase may exceed capacity of existing road network.	D2j	☑	☐
b. The proposed action may result in the construction of paved parking area for 500 or more vehicles.	D2j	☑	☐
c. The proposed action will degrade existing transit access.	D2j	☑	☐
d. The proposed action will degrade existing pedestrian or bicycle accommodations.	D2j	☑	☐
e. The proposed action may alter the present pattern of movement of people or goods.	D2j	☑	☐
f. Other impacts: _____ _____		☐	☐

14. Impact on Energy

The proposed action may cause an increase in the use of any form of energy. ☐ NO ☑ YES
(See Part 1. D.2.k)
If "Yes", answer questions a - e. If "No", go to Section 15.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action will require a new, or an upgrade to an existing, substation.	D2k	☑	☐
b. The proposed action will require the creation or extension of an energy transmission or supply system to serve more than 50 single or two-family residences or to serve a commercial or industrial use.	D1f, D1q, D2k	☑	☐
c. The proposed action may utilize more than 2,500 MWhrs per year of electricity.	D2k	☑	☐
d. The proposed action may involve heating and/or cooling of more than 100,000 square feet of building area when completed.	D1g	☑	☐
e. Other Impacts: _____ _____		☐	☐

15. Impact on Noise, Odor, and Light

The proposed action may result in an increase in noise, odors, or outdoor lighting. ☐ NO ☑ YES
(See Part 1. D.2.m., n., and o.)
If "Yes", answer questions a - f. If "No", go to Section 16.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may produce sound above noise levels established by local regulation.	D2m	☑	☐
b. The proposed action may result in blasting within 1,500 feet of any residence, hospital, school, licensed day care center, or nursing home.	D2m, E1d	☑	☐
c. The proposed action may result in routine odors for more than one hour per day.	D2o	☑	☐

d. The proposed action may result in light shining onto adjoining properties.	D2n	☑	☐
e. The proposed action may result in lighting creating sky-glow brighter than existing area conditions.	D2n, E1a	☑	☐
f. Other impacts: _____ _____		☐	☐

16. Impact on Human Health

The proposed action may have an impact on human health from exposure to new or existing sources of contaminants. (See Part 1.D.2.q., E.1. d. f. g. and h.) ☑ NO ☐ YES

If "Yes", answer questions a - m. If "No", go to Section 17.

	Relevant Part I Question(s)	No,or small impact may cccur	Moderate to large impact may occur
a. The proposed action is located within 1500 feet of a school, hospital, licensed day care center, group home, nursing home or retirement community.	E1d	☐	☐
b. The site of the proposed action is currently undergoing remediation.	E1g, E1h	☐	☐
c. There is a completed emergency spill remediation, or a completed environmental site remediation on, or adjacent to, the site of the proposed action.	E1g, E1h	☐	☐
d. The site of the action is subject to an institutional control limiting the use of the property (e.g., easement or deed restriction).	E1g, E1h	☐	☐
e. The proposed action may affect institutional control measures that were put in place to ensure that the site remains protective of the environment and human health.	E1g, E1h	☐	☐
f. The proposed action has adequate control measures in place to ensure that future generation, treatment and/or disposal of hazardous wastes will be protective of the environment and human health.	D2t	☐	☐
g. The proposed action involves construction or modification of a solid waste management facility.	D2q, E1f	☐	☐
h. The proposed action may result in the unearthing of solid or hazardous waste.	D2q, E1f	☐	☐
i. The proposed action may result in an increase in the rate of disposal, or processing, of solid waste.	D2r, D2s	☐	☐
j. The proposed action may result in excavation or other disturbance within 2000 feet of a site used for the disposal of solid or hazardous waste.	E1f, E1g E1h	☐	☐
k. The proposed action may result in the migration of explosive gases from a landfill site to adjacent off site structures.	E1f, E1g	☐	☐
l. The proposed action may result in the release of contaminated leachate from the project site.	D2s, E1f, D2r	☐	☐
m. Other impacts: _____ _____			

17. Consistency with Community Plans

The proposed action is not consistent with adopted land use plans. ☑ NO ☐ YES

(See Part 1. C.1, C.2. and C.3.)

If "Yes", answer questions a - h. If "No", go to Section 18.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action's land use components may be different from, or in sharp contrast to, current surrounding land use pattern(s).	C2, C3, D1a E1a, E1b	☐	☐
b. The proposed action will cause the permanent population of the city, town or village in which the project is located to grow by more than 5%.	C2	☐	☐
c. The proposed action is inconsistent with local land use plans or zoning regulations.	C2, C2, C3	☐	☐
d. The proposed action is inconsistent with any County plans, or other regional land use plans.	C2, C2	☐	☐
e. The proposed action may cause a change in the density of development that is not supported by existing infrastructure or is distant from existing infrastructure.	C3, D1c, D1d, D1f, D1d, Elb	☐	☐
f. The proposed action is located in an area characterized by low density development that will require new or expanded public infrastructure.	C4, D2c, D2d D2j	☐	☐
g. The proposed action may induce secondary development impacts (e.g., residential or commercial development not included in the proposed action)	C2a	☐	☐
h. Other: _____ _____		☐	☐

18. Consistency with Community Character

The proposed project is inconsistent with the existing community character. ☑ NO ☐ YES

(See Part 1. C.2, C.3, D.2, E.3)

If "Yes", answer questions a - g. If "No", proceed to Part 3.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may replace or eliminate existing facilities, structures, or areas of historic importance to the community.	E3e, E3f, E3g	☐	☐
b. The proposed action may create a demand for additional community services (e.g. schools, police and fire)	C4	☐	☐
c. The proposed action may displace affordable or low-income housing in an area where there is a shortage of such housing.	C2, C3, D1f D1g, E1a	☐	☐
d. The proposed action may interfere with the use or enjoyment of officially recognized or designated public resources.	C2, E3	☐	☐
e. The proposed action is inconsistent with the predominant architectural scale and character.	C2, C3	☐	☐
f. Proposed action is inconsistent with the character of the existing natural landscape.	C2, C3 E1a, E1b E2g, E2h	☐	☐
g. Other impacts: _____ _____		☐	☐

PRINT FULL FORM

Full Environmental Assessment Form
Part 3 - Evaluation of the Magnitude and Importance of Project Impacts
and
Determination of Significance

Part 3 provides the reasons in support of the determination of significance. The lead agency must complete Part 3 for every question in Part 2 where the impact has been identified as potentially moderate to large or where there is a need to explain why a particular element of the proposed action will not, or may, result in a significant adverse environmental impact.

Based on the analysis in Part 3, the lead agency must decide whether to require an environmental impact statement to further assess the proposed action or whether available information is sufficient for the lead agency to conclude that the proposed action will not have a significant adverse environmental impact. By completing the certification on the next page, the lead agency can complete its determination of significance.

Reasons Supporting This Determination:
To complete this section:

- Identify the impact based on the Part 2 responses and describe its magnitude. Magnitude considers factors such as severity, size or extent of an impact.
- Assess the importance of the impact. Importance relates to the geographic scope, duration, probability of the impact occurring, number of people affected by the impact and any additional environmental consequences if the impact were to occur.
- The assessment should take into consideration any design element or project changes.
- Repeat this process for each Part 2 question where the impact has been identified as potentially moderate to large or where there is a need to explain why a particular element of the proposed action will not, or may, result in a significant adverse environmental impact.
- Provide the reason(s) why the impact may, or will not, result in a significant adverse environmental impact
- For Conditional Negative Declarations identify the specific condition(s) imposed that will modify the proposed action so that no significant adverse environmental impacts will result.
- Attach additional sheets, as needed.

See attached.

Determination of Significance - Type 1 and Unlisted Actions

SEQR Status: ☑ Type 1 ☐ Unlisted

Identify portions of EAF completed for this Project: ☑ Part 1 ☑ Part 2 ☑ Part 3

Upon review of the information recorded on this EAF, as noted, plus this additional support information
All application materials submitted by the applicant, memoranda from City staff and consultants, agency and public comments, and testimony from meetings held on the application.

and considering both the magnitude and importance of each identified potential impact, it is the conclusion of the City of Beacon Planning Board as lead agency that:

☑ A. This project will result in no significant adverse impacts on the environment, and, therefore, an environmental impact statement need not be prepared. Accordingly, this negative declaration is issued.

☐ B. Although this project could have a significant adverse impact on the environment, that impact will be avoided or substantially mitigated because of the following conditions which will be required by the lead agency:

There will, therefore, be no significant adverse impacts from the project as conditioned, and, therefore, this conditioned negative declaration is issued. A conditioned negative declaration may be used only for UNLISTED actions (see 6 NYCRR 617.7(d)).

☐ C. This Project may result in one or more significant adverse impacts on the environment, and an environmental impact statement must be prepared to further assess the impact(s) and possible mitigation and to explore alternatives to avoid or reduce those impacts. Accordingly, this positive declaration is issued.

Name of Action: Mirbeau Beacon Inn and Spa	
Name of Lead Agency: City of Beacon Planning Board	
Name of Responsible Officer in Lead Agency: John Gunn	
Title of Responsible Officer: Chairman	
Signature of Responsible Officer in Lead Agency:	Date:
Signature of Preparer (if different from Responsible Officer)	Date:

For Further Information:

Contact Person: Amanda Caputo, Planning Board Secretary

Address: One Municipal Plaza, Beacon NY 12508

Telephone Number: 845-838-5002

E-mail: acaputo@beaconny.gov

For Type 1 Actions and Conditioned Negative Declarations, a copy of this Notice is sent to:

Chief Executive Officer of the political subdivision in which the action will be principally located (e.g., Town / City / Village of)
Other involved agencies (if any)
Applicant (if any)
Environmental Notice Bulletin: http://www.dec.ny.gov/enb/enb.html

PRINT FULL FORM

September 13, 2022

John Gunn, Chairman
Beaconing Planning Board
One Municipal Place
Beacon, NY 12508

Dear Mr. Gunn and Planning Board Members:

I'm a resident of Beacon in a neighborhood near the planned Mirbeau Inn and Spa. I am strongly in favor of this project and believe it to be an excellent use of this property. I offer the following suggestions to enhance the project and to encourage maximal community benefit from it. My suggestions pertain to three topics: trees, noise management, and the opportunity for a major community benefit in the form of a restored swimming pool in the Tioranda School building at the bottom of Grandview Ave.

Trees. This property has a number of old, beautiful and in some cases – rare – trees. These are on the sloping major lawn of the property, abutting Grandview Ave. They also line the property along 9D. I would like to encourage the planning board to require an independent arborist to evaluate the trees and suggest a plan that maximizes saving the most important ones. Also, I understand that new turning lanes will be added to ensure safer access into and out of the property's main driveway. I imagine this will entail removing many, if not all, the trees that currently line 9D. I encourage a discussion of this, to ensure it is done with sensitivity and respect for these trees. I heard a lot of discussion when I attended the August meeting about being sure to have enough bushes and foundation plantings – but I did not hear any acknowledgement of the extraordinary trees there now and the great shielding they provide between the property and the road.

Noise. The Mirbeau Inn will be the location for weddings and other celebrations in tents that will be set up on the property. I understand they are likely to use the northern part of the property, which abuts a neighborhood that is very very close to the northern edge of the estate. I hope the planning board will encourage a plan for maximal sound protection from an independent sound engineer.

Community Benefit. This is a commercial undertaking, but with forethought, it can be done in a way that maximizes its potential for community benefit as well. Beacon needs an indoor swimming pool. The high school does make its pool available to the public, but only during extremely limited hours. The Tioranda School at the bottom of Grandview Ave had a pool on its first floor. Would the Mirbeau Inn and Spa consider committing to its revival, and then providing a limited number of hours per week for the public to make use of it? Memberships could be sold for its use and it could therefore be another perk with commercial benefit to Mirbeau, although ideally it would also be a wonderful civic enhancement, if a limited hours

were open to the public. Either way, there is a great opportunity here to bring back an historic asset the town once had.

I understand that the disposition of the school is slated for the second phase of this project. Nevertheless, it seems wise to ask Mirbeau what their general plans are for the second phase, before approving the first. Therefore now seems the right time to begin exploring this potential.

Thank you for the opportunity to comment, and thank you too, for all the hard work you and this board do for the City of Beacon. This particular citizen really appreciates the time, expertise and commitment you all put in -- on the community's behalf.

Sincerely,

Millie Solomon

Mildred Z. Solomon

15 High Goal Lane

Beacon, NY 12508

Ph: 914-621-1770

NEW YORK STATE OF OPPORTUNITY. | Parks, Recreation, and Historic Preservation

KATHY HOCHUL
Governor

ERIK KULLESEID
Commissioner

September 07, 2022

Edward Kellogg
46 West Market Street
Saratoga Springs, NY 12572

Re: DEC
Mirbeau of Beacon
7 Craig House Lane, City of Beacon, Dutchess County, NY
22PR03038

Dear Edward Kellogg:

Thank you for requesting the comments of the New York State Historic Preservation Office (SHPO). We have reviewed the provided documentation in accordance with Section 106 of the National Historic Preservation Act of 1966. These comments are those of the SHPO and relate only to Historic/Cultural resources. They do not include other environmental impacts to New York State Parkland that may be involved in or near your project. Such impacts must be considered as part of the environmental review of the project pursuant to the National Environmental Policy Act and/or the State Environmental Quality Review Act (New York Environmental Conservation Law Article 8).

The Archaeology Unit has reviewed the revised project plans dated 3/29/2022 and submitted to our office 8/31/2022. The project plans show the locations of the Tioranda Precontact Sites 1, 3, 4, and 6 and Tioranda Historic Sites 2, 5, and 7 in relation to the planned project impacts. Our office will have no further archaeological concerns pending our approval of an Archaeological Site Avoidance Plan that outlines the short-term and long-term site avoidance measures that will be used to protect the seven archaeological sites.

If site avoidance is not feasible, a Phase II Site Evaluation should be completed.

Please note that these comments pertain only to archaeological resources. Please continue to consult with Sloane Bullough regarding building/structure issues at Sloane.Bullough@parks.ny.gov. If you have any questions, I can be reached at Jessica.Schreyer@parks.ny.gov.

Sincerely,

Jessica E. Schreyer

Jessica Schreyer
Scientist Archaeology

ATTACHMENT TO
NEGATIVE DECLARATION
REASONS SUPPORTING DETERMINATION

APPLICATION FOR SPECIAL PERMIT, SITE PLAN AND SUBDIVISION APPROVALS
FOR 7 CRAIG HOUSE LANE

Parcel No. 6054-13-001258

CONCLUSIONS

This Part 3 analysis has been prepared to address all relevant areas of environmental concern as identified in the review by the Planning Board. This Part 3 analysis will discuss and explain the analysis of the potential impacts, and why a particular element of the proposed action will not result in a significant adverse environmental impact. Such analysis is appropriately set forth in Part 3, even if the potential impact was identified as "none" or "small." Based upon a review of Parts 1 and 2 of the Full Environmental Assessment Form (EAF) and all other application materials that were submitted in support of the Proposed Action, along with reports from City staff and consultants, information from involved and interested agencies, and information from the public, the Planning Board, acting as Lead Agency, provides the following rationale for its SEQRA Determination.

Project Description:

The Proposed Action is the adaptive re-use of the existing Howland Estate for a 75-room hotel with additions to the renovated mansion, with accessory uses including a spa, 110-seat fine dining restaurant, 5 cottages, event facilities, gardens, water features and site amenities. The hotel rooms will be located in the renovated mansion and a newly constructed building which will include the spa. The new hotel/spa building will be located in the area of the existing dormitory building. An addition to the Mansion is also proposed. Future site improvements include restoration of an existing gate house located in the northeast portion of the site, restoration of the former Tioronda School located in the southwest portion of the site, renovation of a gate house located in the southern portion of the site along South Street, farming operations, recreational uses and additional rental cottages. A 6.5-acre parcel is now proposed to be subdivided from the parent parcel for the future rental cottages. These future improvements and activities are included in the Proposed Action on a conceptual level as concrete, definitive plans have not been developed. The 64.39-acre parcel is located at 7 Craig House Lane in the R1-80 zoning district and in the Historic District and Landmark Overlay (HDLO) zone.

The Proposed Action is a Type I action. The Planning Board circulated its Notice of Intent to act as Lead Agency and received no objections. The Planning Board opened a public hearing to solicit public comments related to its SEQRA review on July 12, 2022 and the public hearing was continued to August 9, 2022 and September 13, 2022. *The public hearing was closed on September 13, 2022.*

Summary of Rationale for Negative Declaration

The Proposed Action will not result in any significant adverse impacts on the environment. In summary:

- **Impact on Land: The Proposed Action will not have a significant adverse environmental impact as a result of any physical change to the project site.**

  The project site is located in the R1-80 Zoning District and is the site of the former Howland Estate. The property has frontage on and access to NYS Route 9D/Wolcott Avenue and South Avenue. It is currently improved with the former Howland Mansion, former Tioronda School, two gate houses, a building constructed in 1978 to serve the former mental health use when the site was operated as the Craig House, and related parking areas. The Craig House closed in 1999 and the premises has remained vacant since that time.

  Based on the preliminary cut and fill analysis prepared by Hudson Land Design Professional Engineering, P.C., dated August 30, 2022, the project as currently designed will result in an excess of 7,348 cubic yards of fill. The Applicant proposes to balance the site as the engineered plans are further refined and intends to make grade adjustments to the gardens and ponds to accommodate any surplus of cuts and fills. This Negative Declaration is issued based on the Applicant's proposal as part of the Proposed Action to achieve a balanced site with respect to cut and fill.

  Based on the proposed construction phasing shown on Sheets 10 and 11 of the plan set titled, "Mirbeau Beacon Inn & Spa," last revised August 30, 2022, prepared by Hudson Land Design, Arrowstreet Architecture and LRC Group, no more than 5 acres of disturbance will occur at any one time.

  The Proposed Action will not have a significant adverse environmental impact as a result of physical changes to the Property.

- **Impact on Geological Features: The Proposed Action will not have a significant adverse environmental impact on any unique or unusual land forms on the site.**

  There are no unique geological features on the Property.

- **Impacts on Surface Water and Groundwater: The Proposed Action will not have a significant adverse environmental impact on surface or groundwater quality or quantity.**

  Site disturbance will exceed 1-acre and therefore a preliminary Stormwater Pollution Prevention Plan (SWPPP) was prepared by Hudson Land Design Professional Engineering, P.C., dated March 29, 2022, last revised July 26, 2022, in order to obtain coverage under NYSDEC SPDES General Permit GP-0-20-001 which authorizes stormwater discharges to surface waters for certain construction activities. The proposed stormwater practices shown on the plans and described in the SWPPP are designed in accordance with the NYSDEC Stormwater Management Design Manual and NYS Standards and Specifications for Erosion and Sediment Control. At full build-out the Project will disturb approximately 10.5 acres and the proposed development will increase the existing impervious area by approximately 0.91 acres. The preliminary SWPPP performed a downstream analysis with the goal to "demonstrate that on-site peak 'beaks the peak' of the Fishkill Creek by occurring at earlier times than the Fishkill Creek, thereby no increasing the overall peak discharge of the Creek

because they don't occur at the same time." (SWPPP, p. 8). The analysis confirmed that the downstream analysis meets the criteria of the NYS Stormwater Design Manual.

On-site stormwater treatment will be provided through two proposed bioretention areas, an underground infiltration/detention storage chamber system, two rain gardens, and green roofs. Stormwater will be conveyed to these areas through a closed pipe network prior to discharge. The following green infrastructure practices are included in the design: conservation of natural areas, sheet flow to riparian buffers, reduction in impervious cover where possible, and bioretention basis for quality and quantity treatment of stormwater runoff. In general, the preliminary SWPPP has been designed with an erosion and sediment control plan that meets NYS Standards and Specifications for Erosion and Sediment Control, temporary and permanent stormwater systems and facilities are designed in accordance with the NYS Stormwater Management Design Manual and modeling demonstrates that the resulting stormwater runoff will not adversely impact offsite properties or receiving water bodies, and the project has been designed to capture and treat 90% of the average annual stormwater runoff.

According to the NYSDEC Resource Mapper, there are no State regulated wetlands on the site. The nearest State regulated wetland is approximately 1,114 feet west of the site. The southern-most freshwater pond on the site is a Class C waterbody per NYSDEC. The National Wetlands Inventory indicates that there are federal wetlands, ponds and riverines on and adjacent to the site. Fishkill Creek (a Class C stream) borders the westerly property line of the Property. The applicant's own study of the property concurs that there are federal wetlands located on the western portion of the site surrounding the existing ponds. No disturbances to these on-site surface waters or wetlands are proposed.

The Project will be connected to the existing public water distribution and sanitary sewer systems. The Applicant submitted a Preliminary Water and Sewer Report, prepared by Hudson Land Design Professional Engineering, P.C, dated May 25, 2022, last revised July 26, 2022 which was reviewed by the City Engineer. The report states that the total water demand and wastewater flows for the project is 18,760 gallons per day ("gpd") taking a 20% reduction for water saving features. Adequate water supply and sewer capacity exist for these additional flows, as confirmed by a letter from the City's Water and Sewer Superintendent dated November 17, 2021. The entire water district currently consumes an average of 2.28 million gallons per day ("mgd") and the total capacity of the water supply system is approximately 4 mgd. Therefore, after full build-out, the City's water supply will still have an excess of 1.7 mgd capacity.

The Project will be connected to the existing public sanitary sewer system. The Preliminary Water and Sewer Report submitted by the Applicant and referenced above states the Project is expected to generate 18,760 gpd of wastewater. The sewage treatment plan has a capacity of up to 6 mgd and operates at approximately 3.2 to 3.5 mgd. Therefore, adequate capacity exists in the City's sewage treatment plant. To connect to the City's sanitary sewer system, the Applicant proposes to extend the existing City sewer main up Grandview Avenue to a proposed manhole in front of the south Gate House on the site. The sewer main extension is proposed to be offered for dedication to the City whereas the infrastructure entering the site will remain privately owned and maintained. Any existing illicit connections to the City's sanitary sewer on-site will be

eliminated thereby eliminating any existing inflow and infiltration that may currently occur on site.

For these reasons, the Proposed Action will not result in any significant adverse impact to surface or groundwater quality or quantity.

- **Impact on Flooding: The Proposed Action will not have a significant adverse environmental impact on or alter drainage flows or patterns, or surface water runoff.**

The western portion of the site is located along a Zone AE Floodway pursuant to the National Flood Insurance Program Flood Insurance Rate Map, dated May 2, 2012. The remainder of the site is on an area of minimal flood hazard (Zone X).

See discussion above regarding the preliminary SWPPP.

For these reasons and those stated above, the Proposed Action will not have a significant adverse impact on drainage flows or patterns, or surface water runoff.

Impact on Air: The Proposed Action will not have a significant adverse environmental impact on air quality.

Construction activities associated with grading and excavation could result in temporary air quality impacts. Air quality in the area, however, is not expected to be significantly impacted by project construction because the construction activities will be temporary and confined to the Property. Construction vehicles will emit certain air pollutants through engine exhaust. There is also the potential for fugitive dust to be created during the construction period from site preparation activities, including removal of existing impervious surfaces and vegetation, and site grading. Fugitive dust emissions will be mitigated by wetting and stabilizing soils to suppress dust generation. Other dust suppression methods will include the spraying of soil stockpiles during dry periods and covering trucks carrying solid and other dry materials. These unavoidable short term impacts to air quality will cease upon project completion. Construction will be conducted in accordance with all applicable federal, state and local codes. It is anticipated that nearby properties will experience temporary fugitive dust and an elevation in vehicle emissions from construction vehicles throughout occasional periods during construction of the proposed project. This is a temporary, construction-related, unavoidable impact that is not significant.

For these reasons, the Proposed Action will not have a significant adverse environmental impact on air quality.

- **Impact on Plants and Animals: The Proposed Action will not have a significant adverse environmental impact on flora or fauna.**

The EAF indicates that the Property may contain or serve as habitat for the following species of concern, threatened or endangered: Atlantic Sturgeon, Timber Rattlesnake, Spongy-Leaved Arrowhead, Bald Eagle, Pied-billed Grebe and Short nose Sturgeon. An on-site habitat

assessment was performed as set forth in the Threatened and Endangered Species Habitat Suitability Assessment Report, prepared by Ecological Solutions, LLC, dated March 25, 2022.

For the Timber Rattlesnake, the Report concludes, "The site has been a developed site for decades and impact to potential habitat for this species is unlikely and no mitigation measures are proposed or required for the building renovation activities or proposed project." (Report, p. 4).

For the two types of Sturgeon, the Report concludes, "The Hudson River is about 0.25 miles from the site. There is no impact to the Hudson River and therefore no impact to the sturgeon from the proposed project. Best management practices (erosion controls) will be used to prevent the loss of sediment and debris from the site into the River." (Report, p. 4).

For the spongy leaved arrowhead, the Report concludes, "The species is typically located in a tidal zone. There are no impacts proposed along the Fishkill Creek or to any tidally influenced area on the site and therefore no impacts are likely to this species if it is located here." (Report, p. 5).

For the Bald Eagle, the Report concludes, "There is no nest visible on or adjacent to the subject site. There was no nesting or breeding activity observed on the site or within 660 feet of the site. No mitigation measures are required for the proposed development." (Report, p. 5).

For the Pied-billed Grebe, the Report concludes, "There is no appropriate habitat that will be impacted on the site. Suitable habitat will remain and no impacts will occur to this species." (Report, p. 6).

For the Indiana bat and Northern long-eared bat, the Report concludes, "Although suitable habitat is located on the site for this species and occurs in the wooded areas of the site as well as the edge of the wooded areas and the open meadows and fields there is no tree clearing proposed. If work requires tree clearing then the site owner proposes to avoid, minimize and mitigate for effects by: completing tree clearing between October 1 and March 31 when bats are not on site, site lighting on the site will use Planning Board approved fixtures that have tops that direct light down to minimize light pollution and not interfere with potential bat foraging activities, implementing soil conservation and dust control best management practices…to prevent erosion and sedimentation in surface waters on the site, and stormwater ponds will not be maintained with any chemicals that might adversely affect bats or insect populations on which they may feed. These measures will result in avoiding adverse effects to Indiana and Northern long-eared bats." (Report, p. 6-7). The Tree Removal and Protection Plan, Sheets 20 and 21 of 28, prepared by Hudson Land Design Professional Engineering, P.C., dated March 29, 2022, last revised August 30, 2022 shows more than 70 trees to be removed, many of which are dead, diseased or have already fallen. The Preliminary Planting Plan, Sheet 23 of 28, shows the planting of over 70 specimen and shade trees, 50 evergreens and over 60 small scale trees.

For these reasons, the Proposed Action will not have a significant adverse environmental impact on flora or fauna.

- **Impact on Agricultural Resources: The Proposed Action will not have a significant adverse environmental impact on agricultural resources.**

There are no agricultural resources in the vicinity of the Property.

- **Impact on Aesthetic Resources: The Proposed Action will not have a significant adverse environmental impact on aesthetic resources.**

  The Proposed Action will not result in the obstruction, elimination or significant screening of one or more officially designated scenic views, or visible from any publicly accessible vantage points either seasonally nor year around.

  The Planning Board extensively reviewed the proposed views of the renovated structure and proposed new structure from Wolcott Avenue. It was expressed by the Board as being very important to preserve current views of the estate from the public right-of-way. The Applicant submitted several renderings from vantage points along the public right-of-way to confirm preservation of those views. Those renderings were reviewed by the Board and revisions to the project design were employed by the applicant to minimize views of parking from the street and preserve the historic view of the existing buildings.

  For these reasons, the Proposed Action will not have a significant adverse environmental impact on aesthetic resources.

- **Impact on Historic and Archeological Resources: The Proposed Action will not have a significant adverse environmental impact on historic or archeological resources.**

  The Applicant submitted a Phase 1A Literature Review Archeological Sensitivity Assessment and Phase 1B Archeological Field Investigation Report, prepared by Hartgen Archeological Associates, Inc., dated July 2006 (the "Hartgen Report"). The Report was prepared for a prior application to subdivide the property into 24 lots for construction of single family homes.

  The Hartgen Report inventoried six (6) structures on the property: Tioronda-Craig House Sanitarium, Tioronda Carriage House, Tioronda Greenhouse, Tioronda Gate house (south), Tioronda Gate house (north) and the Tioronda School. Each of these buildings are eligible for listing on the State and National Registers of Historic Places. The Applicant proposes to preserve and restore each of the existing historic buildings on-site and landscape the property in a manner that is consistent with the original estate gardens.

  Hartgen concluded that due to the site's proximity to the confluence of the Fishkill and Hudson River, along with the presence of several recorded precontact sites within or near the property, there is a high potential for historic deposits so Hartgen recommended subsurface archeological testing. At that time, 402 shovel tests were performed on the site which identified 4 precontact sites and 3 significant historic deposits. The Hartgen Report recommended either avoidance or a Phase II study for each of these sites.

  Per a September 7, 2022 letter from the New York State Historic Preservation Office (SHPO) to the applicant, the applicant is proposing to avoid each of the 4 precontact sites and the 3 historic sites previously identified in the Hartgen Report. This is confirmed by the most recent plan submission by the Applicant. SHPO states in its letter that, "Our office will have

no further archeological concerns pending our approval of an Archeological Site Avoidance Plan that outlines the short-term and long-term site avoidance measures that will be used to protect the seven archeological sites." In the event site avoidance is not possible, a Phase II Site Evaluation will be completed.

Based on the foregoing, the Project will not have a significant adverse impact on historic or archeological resources.

- **Impact on Open Space and Recreation: The Proposed Action will not have a significant adverse environmental impact on open space and recreation.**

The area of the Proposed Action is not designated as open space by the City of Beacon. The Proposed Action will not result in the loss of a current or future recreational resource, eliminate significant open space, or result in loss of an area now used informally by the community as an open space resource. A recreation set aside or fee may be required which will be used for the future need for park and recreational opportunities in the City of Beacon.

For these reasons, the Proposed Action will not have a significant adverse impact on open space and recreation.

- **Impact on Critical Environmental Areas: The Proposed Action will not have a significant adverse environmental impact on Critical Environmental Areas.**

The Proposed Action is not located in a Critical Environmental Area.

- **Impact on Transportation: The Proposed Action will not have a significant adverse environmental impact on transportation.**

The Applicant submitted a Traffic Impact Study, prepared by Colliers Engineering & Design, dated March 28, 2022, last revised May 24, 2022 ("TIS"). The TIS was prepared to identify current and future traffic operating conditions on the surrounding roadway network and to assess the potential traffic impacts of the Project. The Study was subject to review and comment by the Planning Board's Traffic Consultant, Creighton Manning Engineers, LLP, Albany, N.Y.

The Proposed Action will utilize existing driveways and road beds, but also proposes to widen the existing access point on Route 9D/Wolcott Avenue to create a new left turning lane, and a new secondary fire egress from the proposed chateau/spa building to the south on Route 9D/Wolcott Avenue. Manual traffic counts were performed on Friday April 23, 2021 and Saturday, April 24, 2021 for the Weekday PM Peak (3:00-4:00pm) and Saturday Peak (2:30-3:30pm) hours to determine existing traffic volumes at the study area intersections. Traffic volume counts were also collected along Wolcott Avenue in the vicinity of the project using an Automatic Traffic Recorder to collect volume, vehicle classification and speed over a one week period. The 2021 Existing Traffic Volumes were increased by a growth factor of 2% per year to result in a 2025 Projected Traffic Volume. Projects located at 248 Tioronda Avenue and 1113 Wolcott Avenue were added to the 2025 Projected Traffic Volumes. Also, the TIS includes

traffic from a future development phase for the site which would include 19 2-3 bedroom extended stay rental homes.

The following intersections were studied:

- NYS Route 9D and Tioronda Avenue
- NYS Route 9D and Howland Avenue
- NYS Route 9D and Kristy Drive
- NYS Route 9D and Site Access
- NYS Route 9D and Grandview Avenue

The results of the capacity analyses are set forth in the TIS and demonstrates that there will not be a significant adverse traffic impact as a result of the Project. Similar Levels of Service and delays will be experienced at the area intersections under the future No Build and future Build Conditions. A left turn lane is proposed but may require modification to existing drainage facilities and the existing sidewalk on the west side of Wolcott Avenue. Colliers notes in its May 24, 2022 response memorandum that this section of Wolcott Avenue is not under the jurisdiction of NYSDOT. The capacity analysis includes a supplemental study that was performed with a conservative analysis to include the traffic from tented events at the Site with up to 250 attendees. (See, Colliers Letter dated August 29, 2022). That study was reviewed by the City's Traffic Consultant who found the project would not have a significant adverse impact on the roadway network.

Based on comments from the City Traffic Consultant and City Planning Consultant, the Applicant reduced the amount of parking spaces proposed on-site from 289 to 251 since the proposed parking exceeds the City's parking requirements.

For these reasons, the Project will not result in a significant adverse traffic impact.

- **Impact on Energy: The Proposed Action will not have a significant adverse environmental impact on energy.**

The existing energy infrastructure will adequately serve the additional demand associated with one single family home. The Proposed Action does not require a new, or an upgrade to any existing substation. For these reasons, the Proposed Action will not have a significant adverse impact on energy.

- **Impact on Noise, Odor and Light: The Proposed Action will not have a significant adverse environmental impact as a result of objectionable odors, noise or light.**

The Proposed Action is not anticipated to generate any noxious odors.

The Applicant submitted a photometric plan located at Sheets 27 and 28 of the plan set titled, "Mirbeau Beacon Inn & Spa," last revised August 30, 2022, prepared by Hudson Land

Design, Arrostreet Architecture and LRC Group. The photometric plan shows that there will be no light spillage from the site. Further, the fixtures are LED and full cut-off.

Noise impacts associated with the proposed Project will generally be limited to temporary impacts generated during construction. Temporary noise impacts associated with construction will be mitigated by limiting construction activities to the hours between 7:00 a.m. and 7:00 p.m. If rock is encountered during excavation, it shall be removed by mechanical means. No blasting shall be permitted without approval from the Building Department and no on-site rock processing shall be permitted. Such activities shall be performed in accordance with all applicable state and local requirements. In addition, there will be no significant noise impacts post-construction. Tented activities may occur on site but the Applicant proposes that all events at the facility will comply with Section 149-10.B of the City Code concerning "Sound production at commercial establishments." The tented event areas is located almost 500 feet from the nearest residence north of the site on Ellen Drive beyond a significant wooded area.

For these reasons, the Proposed Action will not have a significant adverse environmental impact as a result of objectionable odors, noise or light.

- **Impact on Human Health: The Proposed Action will not have a significant adverse environmental impact on human health from exposure to new or existing sources of contaminants.**

  The EAF indicates that the site is within 2,000 feet of the remediation site known as C314117, 314044 and 546031. C314117 is the site located at 555 South Avenue and is identified by NYSDEC is requiring ongoing monitoring. 314044 is the Tuck Industries site on Tioronda Avenue which was delisted in 2003. 546031 is the Hudson River PCB project which is ongoing. The Proposed Action will not cause any significant adverse environmental impact on human health as a result of being located within 2,000 feet of these sites. There is no risk of exposure to contaminants from any of these sites as a result of the Proposed Action.

  For these reasons, the Proposed Action will not have a significant adverse environmental impact on human health from exposure to new or existing sources of contaminants.

- **Consistency with Community Plans and Community Character: The Proposed Action is not inconsistent with adopted community plans and community character.**

  The Proposed Action is generally consistent with the Comprehensive Plan and City Zoning Code, will not have a significant impact on municipal services, and is consistent with the character of the existing neighborhood.

Based upon this information and the information in the Full Environmental Assessment Form and all other documents and information in the record, the Planning Board finds that the Proposed Action will not have any significant adverse impacts upon the environment. This Negative Declaration indicates that no environmental impact statement need be prepared and that the SEQRA process is complete.

Adopted: September 13, 2022
Beacon, New York

Motion by _____, seconded by _____:

Kevin Byrne	Voting:	Len Warner	Voting:
J.C. Calderon	Voting:	Randall Williams	Voting:
Karen Quiana	Voting:	John Gunn, Chairman	Voting:
Jill Reynolds	Voting:		

City of Beacon Planning Board Agenda
09/13/2022

Title:

Continue Public Hearing for SEQRA environmental review on application for Subdivision Approval, 2-lot residential, AND Public Hearing on application for Subdivision Approval, 46 Judson Street, submitted by 46 Judson Street LLC

ATTACHMENTS

46 Judson_01_FEAF_Part-1_Signed.pdf

46 Judson_01_REMOVALS & EXISTING.pdf

46 Judson_02_IMPROVEMENT.pdf

46 Judson_02_SUBDIVISION.pdf

46 Judson_03_DRAINAGE.pdf

46 Judson_04_E&S CONTROL.pdf

46 Judson_05_DETAIL 1.2.pdf

46 Judson_06_DETAIL 2.2.pdf

46 Judson_Responds_To_PB_Consultants.pdf

Engineer Review 46 Judson Street.pdf

Planner Review Judson St Sub.pdf

46 Judson Street FEAF Part 3.pdf

46 Judson Street - Subdivision_SEQRA Negative Declaration.pdf

46 Judson Street FEAF Part 2.pdf

46 Judson Public Comment Flynn.pdf

46 Judson Public Comment Flynn Attachment.pdf

46 Judson Street Public Comment Eisner.pdf

Full Environmental Assessment Form
Part 1 - Project and Setting

Instructions for Completing Part 1

Part 1 is to be completed by the applicant or project sponsor. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification.

Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information; indicate whether missing information does not exist, or is not reasonably available to the sponsor; and, when possible, generally describe work or studies which would be necessary to update or fully develop that information.

Applicants/sponsors must complete all items in Sections A & B. In Sections C, D & E, most items contain an initial question that must be answered either "Yes" or "No". If the answer to the initial question is "Yes", complete the sub-questions that follow. If the answer to the initial question is "No", proceed to the next question. Section F allows the project sponsor to identify and attach any additional information. Section G requires the name and signature of the applicant or project sponsor to verify that the information contained in Part 1is accurate and complete.

A. Project and Applicant/Sponsor Information.

Name of Action or Project: Approval of 46 Judson Street, LLC Realty Subdivision		
Project Location (describe, and attach a general location map): 46 Judson Street, Beacon, NY - See attached plat for location map.		
Brief Description of Proposed Action (include purpose or need): Approval of a subdivision of a 15,000 square foot residentially zoned parcel into two (2) residential lots. A single family residential structure exists on the parcel and is currently being renovated. This existing structure will be located on one of the two lots. The second lot is currently unimproved. A new residential structure will be constructed on the second lot in accordance with the plans submitted with the application for subdivision approval.		
Name of Applicant/Sponsor: 46 Judson Street, LLC	Telephone: 917-688-6998 E-Mail: paulamdowd@gmail.com	
Address: C/O Paula Dowd, 8 Churchill Street		
City/PO: Beacon	State: NY	Zip Code: 12508
Project Contact (if not same as sponsor; give name and title/role): Glennon J. Watson, L.S.	Telephone: 845-265-9217, Ext. 214 E-Mail: GWatson@Badey-Watson.com	
Address: 3063 Route 9		
City/PO: Cold Spring	State: NY	Zip Code: 10516
Property Owner (if not same as sponsor): Same as Sponsor	Telephone: - E-Mail: -	
Address: -		
City/PO: _	State: _	Zip Code:

B. Government Approvals

B. Government Approvals, Funding, or Sponsorship. ("Funding" includes grants, loans, tax relief, and any other forms of financial assistance.)		
Government Entity	**If Yes: Identify Agency and Approval(s) Required**	**Application Date (Actual or projected)**
a. City Counsel, Town Board, ☐Yes ☑No or Village Board of Trustees		
b. City, Town or Village ☑Yes ☐No Planning Board or Commission	Beacon Planning Board Subdivision Approval	April 26, 2022
c. City, Town or ☐Yes ☑No Village Zoning Board of Appeals		
d. Other local agencies ☑Yes ☐No	Dutchess County Planning Section 239-n GML	T.B.D.
e. County agencies ☑Yes ☐No	Dutchess County Department of Health Subdivision Approval	September 2, 2022
f. Regional agencies ☐Yes ☑No		
g. State agencies ☐Yes ☑No		
h. Federal agencies ☐Yes ☑No		

i. Coastal Resources.
i. Is the project site within a Coastal Area, or the waterfront area of a Designated Inland Waterway? ☐Yes ☑No

ii. Is the project site located in a community with an approved Local Waterfront Revitalization Program? ☑Yes ☐No

iii. Is the project site within a Coastal Erosion Hazard Area? ☐Yes ☑No

C. Planning and Zoning

C.1. Planning and zoning actions.

Will administrative or legislative adoption, or amendment of a plan, local law, ordinance, rule or regulation be the only approval(s) which must be granted to enable the proposed action to proceed? ☐Yes ☑No

- **If Yes,** complete sections C, F and G.
- **If No,** proceed to question C.2 and complete all remaining sections and questions in Part 1

C.2. Adopted land use plans.

a. Do any municipally- adopted (city, town, village or county) comprehensive land use plan(s) include the site where the proposed action would be located? ☑Yes ☐No

If Yes, does the comprehensive plan include specific recommendations for the site where the proposed action would be located? ☐Yes ☑No

b. Is the site of the proposed action within any local or regional special planning district (for example: Greenway; Brownfield Opportunity Area (BOA); designated State or Federal heritage area; watershed management plan; or other?) ☐Yes ☑No

If Yes, identify the plan(s):

c. Is the proposed action located wholly or partially within an area listed in an adopted municipal open space plan, or an adopted municipal farmland protection plan? ☐Yes ☑No

If Yes, identify the plan(s):

C.3. Zoning

a. Is the site of the proposed action located in a municipality with an adopted zoning law or ordinance. ☑ Yes ☐ No
If Yes, what is the zoning classification(s) including any applicable overlay district?
R1-5 - Single Family Residential Zoning on parcels with a minimum of lot area of 5,000 square feet.

b. Is the use permitted or allowed by a special or conditional use permit? ☑ Yes ☐ No

c. Is a zoning change requested as part of the proposed action? ☐ Yes ☑ No
If Yes,
i. What is the proposed new zoning for the site? _____

C.4. Existing community services.

a. In what school district is the project site located? Beacon City School District

b. What police or other public protection forces serve the project site?
City of Beacon Police Department. Dutchess County Sherriff Department, NYS Police

c. Which fire protection and emergency medical services serve the project site?
CIty of Beacon Fire Department

d. What parks serve the project site?
Public Parks: The Settlement Camp; Memorial Park; Riverfront Park; Green Street Park; South Avenue Park

D. Project Details

D.1. Proposed and Potential Development

a. What is the general nature of the proposed action (e.g., residential, industrial, commercial, recreational; if mixed, include all components)? Single Family Residential

b. a. Total acreage of the site of the proposed action? 0.344 acres
b. Total acreage to be physically disturbed? 0.344 acres
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? 0.344 acres

c. Is the proposed action an expansion of an existing project or use? ☑ Yes ☐ No
i. If Yes, what is the approximate percentage of the proposed expansion and identify the units (e.g., acres, miles, housing units, square feet)? % 100 Units: housing units

d. Is the proposed action a subdivision, or does it include a subdivision? ☑ Yes ☐ No
If Yes,
i. Purpose or type of subdivision? (e.g., residential, industrial, commercial; if mixed, specify types)
Single Family Residential
ii. Is a cluster/conservation layout proposed? ☐ Yes ☑ No
iii. Number of lots proposed? 2
iv. Minimum and maximum proposed lot sizes? Minimum 6806 Maximum 8194

e. Will the proposed action be constructed in multiple phases? ☐ Yes ☑ No
i. If No, anticipated period of construction: 12 months
ii. If Yes:
- Total number of phases anticipated _____
- Anticipated commencement date of phase 1 (including demolition) _____ month _____ year
- Anticipated completion date of final phase _____ month _____ year
- Generally describe connections or relationships among phases, including any contingencies where progress of one phase may determine timing or duration of future phases: _____

f. Does the project include new residential uses? ☑ Yes ☐ No

If Yes, show numbers of units proposed.

	One Family	Two Family	Three Family	Multiple Family (four or more)
Initial Phase	2	-	-	-
At completion of all phases	2	-	-	-

g. Does the proposed action include new non-residential construction (including expansions)? ☐ Yes ☑ No

If Yes,

i. Total number of structures _____

ii. Dimensions (in feet) of largest proposed structure: _____ height; _____ width; and _____ length

iii. Approximate extent of building space to be heated or cooled: _____ square feet

h. Does the proposed action include construction or other activities that will result in the impoundment of any liquids, such as creation of a water supply, reservoir, pond, lake, waste lagoon or other storage? ☐ Yes ☑ No

If Yes,

i. Purpose of the impoundment: _____

ii. If a water impoundment, the principal source of the water: ☐ Ground water ☐ Surface water streams ☐ Other specify:

_____

iii. If other than water, identify the type of impounded/contained liquids and their source.

_____

iv. Approximate size of the proposed impoundment. Volume: _____ million gallons; surface area: _____ acres

v. Dimensions of the proposed dam or impounding structure: _____ height; _____ length

vi. Construction method/materials for the proposed dam or impounding structure (e.g., earth fill, rock, wood, concrete):

_____

D.2. Project Operations

a. Does the proposed action include any excavation, mining, or dredging, during construction, operations, or both? (Not including general site preparation, grading or installation of utilities or foundations where all excavated materials will remain onsite) ☐ Yes ☑ No

If Yes:

i .What is the purpose of the excavation or dredging? _____

ii. How much material (including rock, earth, sediments, etc.) is proposed to be removed from the site?

- Volume (specify tons or cubic yards): _____
- Over what duration of time? _____

iii. Describe nature and characteristics of materials to be excavated or dredged, and plans to use, manage or dispose of them.

_____

_____

iv. Will there be onsite dewatering or processing of excavated materials? ☐ Yes ☐ No

If yes, describe. _____

_____

v. What is the total area to be dredged or excavated? _____ acres

vi. What is the maximum area to be worked at any one time? _____ acres

vii. What would be the maximum depth of excavation or dredging? _____ feet

viii. Will the excavation require blasting? ☐ Yes ☐ No

ix. Summarize site reclamation goals and plan: _____

_____

_____

b. Would the proposed action cause or result in alteration of, increase or decrease in size of, or encroachment into any existing wetland, waterbody, shoreline, beach or adjacent area? ☐ Yes ☑ No

If Yes:

i. Identify the wetland or waterbody which would be affected (by name, water index number, wetland map number or geographic description): _____

_____

ii. Describe how the proposed action would affect that waterbody or wetland, e.g. excavation, fill, placement of structures, or alteration of channels, banks and shorelines. Indicate extent of activities, alterations and additions in square feet or acres:

iii. Will the proposed action cause or result in disturbance to bottom sediments? ☐Yes ☐No
If Yes, describe:

iv. Will the proposed action cause or result in the destruction or removal of aquatic vegetation? ☐Yes ☐No
If Yes:

- acres of aquatic vegetation proposed to be removed:
- expected acreage of aquatic vegetation remaining after project completion:
- purpose of proposed removal (e.g. beach clearing, invasive species control, boat access):
- proposed method of plant removal:
- if chemical/herbicide treatment will be used, specify product(s):

v. Describe any proposed reclamation/mitigation following disturbance:

c. Will the proposed action use, or create a new demand for water? ☑Yes ☐No
If Yes:

i. Total anticipated water usage/demand per day: 1200 if which 600 is new gallons/day

ii. Will the proposed action obtain water from an existing public water supply? ☑Yes ☐No
If Yes:

- Name of district or service area: City of Beacon Water System
- Does the existing public water supply have capacity to serve the proposal? ☑Yes ☐No
- Is the project site in the existing district? ☑Yes ☐No
- Is expansion of the district needed? ☐Yes ☑No
- Do existing lines serve the project site? ☑Yes ☐No

iii. Will line extension within an existing district be necessary to supply the project? ☐Yes ☑No
If Yes:

- Describe extensions or capacity expansions proposed to serve this project:
- Source(s) of supply for the district:

iv. Is a new water supply district or service area proposed to be formed to serve the project site? ☐ Yes ☑No
If, Yes:

- Applicant/sponsor for new district:
- Date application submitted or anticipated:
- Proposed source(s) of supply for new district:

v. If a public water supply will not be used, describe plans to provide water supply for the project:

vi. If water supply will be from wells (public or private), what is the maximum pumping capacity: _____ gallons/minute.

d. Will the proposed action generate liquid wastes? ☑Yes ☐No
If Yes:

i. Total anticipated liquid waste generation per day: 600 new gallons/day

ii. Nature of liquid wastes to be generated (e.g., sanitary wastewater, industrial; if combination, describe all components and approximate volumes or proportions of each):
Sanitary Wastewater

iii. Will the proposed action use any existing public wastewater treatment facilities? ☑Yes ☐No
If Yes:

- Name of wastewater treatment plant to be used: Beacon City Waste Water Treatment Plant
- Name of district: Beacon City Wastewater System
- Does the existing wastewater treatment plant have capacity to serve the project? ☑Yes ☐No
- Is the project site in the existing district? ☑Yes ☐No
- Is expansion of the district needed? ☐Yes ☑No

- Do existing sewer lines serve the project? ☑Yes ☐No
- Will a line extension within an existing district be necessary to serve the project? ☐Yes ☑No

  If Yes:
  - Describe extensions or capacity expansions proposed to serve this project: _____

iv. Will a new wastewater (sewage) treatment district be formed to serve the project site? ☐Yes ☑No

If Yes:
- Applicant/sponsor for new district: _____
- Date application submitted or anticipated: _____
- What is the receiving water for the wastewater discharge? _____

v. If public facilities will not be used, describe plans to provide wastewater treatment for the project, including specifying proposed receiving water (name and classification if surface discharge or describe subsurface disposal plans):

_____

vi. Describe any plans or designs to capture, recycle or reuse liquid waste: _____

e. Will the proposed action disturb more than one acre and create stormwater runoff, either from new point sources (i.e. ditches, pipes, swales, curbs, gutters or other concentrated flows of stormwater) or non-point source (i.e. sheet flow) during construction or post construction? ☐Yes ☑No

If Yes:

i. How much impervious surface will the project create in relation to total size of project parcel?

_____ Square feet or _____ acres (impervious surface)

_____ Square feet or _____ acres (parcel size)

ii. Describe types of new point sources. _____

iii. Where will the stormwater runoff be directed (i.e. on-site stormwater management facility/structures, adjacent properties, groundwater, on-site surface water or off-site surface waters)?

_____

- If to surface waters, identify receiving water bodies or wetlands: _____
- Will stormwater runoff flow to adjacent properties? ☐Yes ☐No

iv. Does the proposed plan minimize impervious surfaces, use pervious materials or collect and re-use stormwater? ☐Yes ☐No

f. Does the proposed action include, or will it use on-site, one or more sources of air emissions, including fuel combustion, waste incineration, or other processes or operations? ☑Yes ☐No

If Yes, identify:

i. Mobile sources during project operations (e.g., heavy equipment, fleet or delivery vehicles)
Construction Equipment, Delivery Trucks

ii. Stationary sources during construction (e.g., power generation, structural heating, batch plant, crushers)
N/A

iii. Stationary sources during operations (e.g., process emissions, large boilers, electric generation)
N/A

g. Will any air emission sources named in D.2.f (above), require a NY State Air Registration, Air Facility Permit, or Federal Clean Air Act Title IV or Title V Permit? ☐Yes ☑No

If Yes:

i. Is the project site located in an Air quality non-attainment area? (Area routinely or periodically fails to meet ambient air quality standards for all or some parts of the year) ☐Yes ☐No

ii. In addition to emissions as calculated in the application, the project will generate:
- _____Tons/year (short tons) of Carbon Dioxide (CO_2)
- _____Tons/year (short tons) of Nitrous Oxide (N_2O)
- _____Tons/year (short tons) of Perfluorocarbons (PFCs)
- _____Tons/year (short tons) of Sulfur Hexafluoride (SF_6)
- _____Tons/year (short tons) of Carbon Dioxide equivalent of Hydroflourocarbons (HFCs)
- _____Tons/year (short tons) of Hazardous Air Pollutants (HAPs)

h. Will the proposed action generate or emit methane (including, but not limited to, sewage treatment plants, landfills, composting facilities)? ☐Yes ☑No

If Yes:

i. Estimate methane generation in tons/year (metric): _____

ii. Describe any methane capture, control or elimination measures included in project design (e.g., combustion to generate heat or electricity, flaring): _____

_____

i. Will the proposed action result in the release of air pollutants from open-air operations or processes, such as quarry or landfill operations? ☐Yes ☑No

If Yes: Describe operations and nature of emissions (e.g., diesel exhaust, rock particulates/dust):

_____

_____

j. Will the proposed action result in a substantial increase in traffic above present levels or generate substantial new demand for transportation facilities or services? ☐Yes ☑No

If Yes:

i. When is the peak traffic expected (Check all that apply): ☐ Morning ☐ Evening ☐Weekend
☐ Randomly between hours of _____ to _____.

ii. For commercial activities only, projected number of truck trips/day and type (e.g., semi trailers and dump trucks): _____

_____

iii. Parking spaces: Existing _____ Proposed _____ Net increase/decrease _____

iv. Does the proposed action include any shared use parking? ☐Yes ☐No

v. If the proposed action includes any modification of existing roads, creation of new roads or change in existing access, describe:

_____

vi. Are public/private transportation service(s) or facilities available within ½ mile of the proposed site? ☐Yes ☐No

vii Will the proposed action include access to public transportation or accommodations for use of hybrid, electric or other alternative fueled vehicles? ☐Yes ☐No

viii. Will the proposed action include plans for pedestrian or bicycle accommodations for connections to existing pedestrian or bicycle routes? ☐Yes ☐No

k. Will the proposed action (for commercial or industrial projects only) generate new or additional demand for energy? ☐Yes ☐No

If Yes:

i. Estimate annual electricity demand during operation of the proposed action: _____

_____

ii. Anticipated sources/suppliers of electricity for the project (e.g., on-site combustion, on-site renewable, via grid/local utility, or other):

_____

iii. Will the proposed action require a new, or an upgrade, to an existing substation? ☐Yes ☐No

l. Hours of operation. Answer all items which apply.

i. During Construction:

- Monday - Friday: 8 AM until 4 PM
- Saturday: 8 AM until Noon
- Sunday: _____
- Holidays: _____

ii. During Operations:

- Monday - Friday: _____
- Saturday: _____
- Sunday: _____
- Holidays: _____

m. Will the proposed action produce noise that will exceed existing ambient noise levels during construction, operation, or both? ☑ Yes ☐ No

If yes:

i. Provide details including sources, time of day and duration:

During site preparation there will be some noise from construction equipment. During exterior construction, there will be noticable noise from small construction tools (i.e. saws, hammers, etc.)

ii. Will the proposed action remove existing natural barriers that could act as a noise barrier or screen? ☐ Yes ☑ No

Describe: _____

n. Will the proposed action have outdoor lighting? ☑ Yes ☐ No

If yes:

i. Describe source(s), location(s), height of fixture(s), direction/aim, and proximity to nearest occupied structures:

Building mounted, night sky compliant residential lighting at entry doors.

ii. Will proposed action remove existing natural barriers that could act as a light barrier or screen? ☐ Yes ☑ No

Describe: _____

o. Does the proposed action have the potential to produce odors for more than one hour per day? ☐ Yes ☑ No

If Yes, describe possible sources, potential frequency and duration of odor emissions, and proximity to nearest occupied structures: _____

p. Will the proposed action include any bulk storage of petroleum (combined capacity of over 1,100 gallons) or chemical products 185 gallons in above ground storage or any amount in underground storage? ☐ Yes ☑ No

If Yes:

i. Product(s) to be stored _____

ii. Volume(s) _____ per unit time _____ (e.g., month, year)

iii. Generally, describe the proposed storage facilities: _____

q. Will the proposed action (commercial, industrial and recreational projects only) use pesticides (i.e., herbicides, insecticides) during construction or operation? ☐ Yes ☐ No

If Yes:

i. Describe proposed treatment(s):

ii. Will the proposed action use Integrated Pest Management Practices? ☐ Yes ☐ No

r. Will the proposed action (commercial or industrial projects only) involve or require the management or disposal of solid waste (excluding hazardous materials)? ☐ Yes ☐ No

If Yes:

i. Describe any solid waste(s) to be generated during construction or operation of the facility:

- Construction: _____ tons per _____ (unit of time)
- Operation : _____ tons per _____ (unit of time)

ii. Describe any proposals for on-site minimization, recycling or reuse of materials to avoid disposal as solid waste:

- Construction: _____
- Operation: _____

iii. Proposed disposal methods/facilities for solid waste generated on-site:

- Construction: _____
- Operation: _____

s. Does the proposed action include construction or modification of a solid waste management facility? ☐ Yes ☑ No

If Yes:

i. Type of management or handling of waste proposed for the site (e.g., recycling or transfer station, composting, landfill, or other disposal activities): _____

ii. Anticipated rate of disposal/processing:

- _____ Tons/month, if transfer or other non-combustion/thermal treatment, or
- _____ Tons/hour, if combustion or thermal treatment

iii. If landfill, anticipated site life: _____ years

t. Will the proposed action at the site involve the commercial generation, treatment, storage, or disposal of hazardous waste? ☐ Yes ☑ No

If Yes:

i. Name(s) of all hazardous wastes or constituents to be generated, handled or managed at facility: _____

ii. Generally describe processes or activities involving hazardous wastes or constituents: _____

iii. Specify amount to be handled or generated _____ tons/month

iv. Describe any proposals for on-site minimization, recycling or reuse of hazardous constituents: _____

v. Will any hazardous wastes be disposed at an existing offsite hazardous waste facility? ☐ Yes ☐ No

If Yes: provide name and location of facility: _____

If No: describe proposed management of any hazardous wastes which will not be sent to a hazardous waste facility:

E. Site and Setting of Proposed Action

E.1. Land uses on and surrounding the project site

a. Existing land uses.

i. Check all uses that occur on, adjoining and near the project site.

☑ Urban ☐ Industrial ☐ Commercial ☐ Residential (suburban) ☐ Rural (non-farm)
☐ Forest ☐ Agriculture ☐ Aquatic ☐ Other (specify): _____

ii. If mix of uses, generally describe:

b. Land uses and covertypes on the project site.

Land use or Covertype	Current Acreage	Acreage After Project Completion	Change (Acres +/-)
• Roads, buildings, and other paved or impervious surfaces	0.097	0.109	+0.012
• Forested	-	-	-
• Meadows, grasslands or brushlands (non-agricultural, including abandoned agricultural)	-	-	-
• Agricultural (includes active orchards, field, greenhouse etc.)	-	-	-
• Surface water features (lakes, ponds, streams, rivers, etc.)	-	-	-
• Wetlands (freshwater or tidal)	-	-	-
• Non-vegetated (bare rock, earth or fill)	-	-	-
• Other Describe: _____	0.247	0.235	-0.012

c. Is the project site presently used by members of the community for public recreation? ☐Yes ☑No

i. If Yes: explain: _____

d. Are there any facilities serving children, the elderly, people with disabilities (e.g., schools, hospitals, licensed day care centers, or group homes) within 1500 feet of the project site? ☐Yes ☑No

If Yes,

i. Identify Facilities:

_____

_____

e. Does the project site contain an existing dam? ☐Yes ☑No

If Yes:

i. Dimensions of the dam and impoundment:

- Dam height: _____ feet
- Dam length: _____ feet
- Surface area: _____ acres
- Volume impounded: _____ gallons OR acre-feet

ii. Dam's existing hazard classification: _____

iii. Provide date and summarize results of last inspection:

_____

_____

f. Has the project site ever been used as a municipal, commercial or industrial solid waste management facility, or does the project site adjoin property which is now, or was at one time, used as a solid waste management facility? ☐Yes ☑No

If Yes:

i. Has the facility been formally closed? ☐Yes ☐ No

- If yes, cite sources/documentation: _____

ii. Describe the location of the project site relative to the boundaries of the solid waste management facility:

_____

_____

iii. Describe any development constraints due to the prior solid waste activities: _____

_____

g. Have hazardous wastes been generated, treated and/or disposed of at the site, or does the project site adjoin property which is now or was at one time used to commercially treat, store and/or dispose of hazardous waste? ☐Yes ☑No

If Yes:

i. Describe waste(s) handled and waste management activities, including approximate time when activities occurred:

_____

_____

h. Potential contamination history. Has there been a reported spill at the proposed project site, or have any remedial actions been conducted at or adjacent to the proposed site? ☐Yes ☑ No

If Yes:

i. Is any portion of the site listed on the NYSDEC Spills Incidents database or Environmental Site Remediation database? Check all that apply: ☐Yes ☐No

☐ Yes – Spills Incidents database — Provide DEC ID number(s): _____

☐ Yes – Environmental Site Remediation database — Provide DEC ID number(s): _____

☐ Neither database

ii. If site has been subject of RCRA corrective activities, describe control measures: _____

_____

_____

iii. Is the project within 2000 feet of any site in the NYSDEC Environmental Site Remediation database? ☐Yes ☑No

If yes, provide DEC ID number(s): _____

iv. If yes to (i), (ii) or (iii) above, describe current status of site(s):

_____

_____

v. Is the project site subject to an institutional control limiting property uses? ☐Yes ☑No

- If yes, DEC site ID number: _____
- Describe the type of institutional control (e.g., deed restriction or easement): _____
- Describe any use limitations: _____
- Describe any engineering controls: _____
- Will the project affect the institutional or engineering controls in place? ☐Yes ☐No
- Explain: _____

E.2. Natural Resources On or Near Project Site

a. What is the average depth to bedrock on the project site? 2.5 to 6 feet

b. Are there bedrock outcroppings on the project site? ☐Yes ☑No
If Yes, what proportion of the site is comprised of bedrock outcroppings? _____%

c. Predominant soil type(s) present on project site:

SrB Stockfield Urban Land Complex	100 %
	%
	%

d. What is the average depth to the water table on the project site? Average: >6 feet feet

e. Drainage status of project site soils:
☐ Well Drained: 100 % of site
☐ Moderately Well Drained: _____% of site
☐ Poorly Drained _____% of site

f. Approximate proportion of proposed action site with slopes:
☑ 0-10%: 100 % of site
☐ 10-15%: _____% of site
☐ 15% or greater: _____% of site

g. Are there any unique geologic features on the project site? ☐Yes ☑No
If Yes, describe: _____

h. Surface water features.

i. Does any portion of the project site contain wetlands or other waterbodies (including streams, rivers, ponds or lakes)? ☐Yes ☑No

ii. Do any wetlands or other waterbodies adjoin the project site? ☐Yes ☑No

If Yes to either *i* or *ii*, continue. If No, skip to E.2.i.

iii. Are any of the wetlands or waterbodies within or adjoining the project site regulated by any federal, state or local agency? ☐Yes ☑No

iv. For each identified regulated wetland and waterbody on the project site, provide the following information:

- Streams: Name _____ Classification _____
- Lakes or Ponds: Name _____ Classification _____
- Wetlands: Name _____ Approximate Size _____
- Wetland No. (if regulated by DEC) _____

v. Are any of the above water bodies listed in the most recent compilation of NYS water quality-impaired waterbodies? ☐Yes ☑No

If yes, name of impaired water body/bodies and basis for listing as impaired: _____

i. Is the project site in a designated Floodway? ☐Yes ☑No

j. Is the project site in the 100-year Floodplain? ☐Yes ☑No

k. Is the project site in the 500-year Floodplain? ☐Yes ☑No

l. Is the project site located over, or immediately adjoining, a primary, principal or sole source aquifer? ☐Yes ☑No
If Yes:

i. Name of aquifer: _____

m. Identify the predominant wildlife species that occupy or use the project site:
Squirrelas, Rabbits,

n. Does the project site contain a designated significant natural community? ☑ Yes ☐ No

If Yes:

i. Describe the habitat/community (composition, function, and basis for designation):
Appalachian Oak-Hickory Forest

ii. Source(s) of description or evaluation: DEC Autofill

iii. Extent of community/habitat:

- Currently: 2334.0 acres
- Following completion of project as proposed: 2334.0 acres
- Gain or loss (indicate + or -): Zero acres

o. Does project site contain any species of plant or animal that is listed by the federal government or NYS as endangered or threatened, or does it contain any areas identified as habitat for an endangered or threatened species? ☑ Yes ☐ No

If Yes:

i. Species and listing (endangered or threatened):
Timber Rattlesnake

p. Does the project site contain any species of plant or animal that is listed by NYS as rare, or as a species of special concern? ☐ Yes ☑ No

If Yes:

i. Species and listing:

q. Is the project site or adjoining area currently used for hunting, trapping, fishing or shell fishing? ☐ Yes ☑ No

If yes, give a brief description of how the proposed action may affect that use:

E.3. Designated Public Resources On or Near Project Site

a. Is the project site, or any portion of it, located in a designated agricultural district certified pursuant to Agriculture and Markets Law, Article 25-AA, Section 303 and 304? ☐ Yes ☑ No

If Yes, provide county plus district name/number:

b. Are agricultural lands consisting of highly productive soils present? ☐ Yes ☑ No

i. If Yes: acreage(s) on project site?

ii. Source(s) of soil rating(s):

c. Does the project site contain all or part of, or is it substantially contiguous to, a registered National Natural Landmark? ☐ Yes ☑ No

If Yes:

i. Nature of the natural landmark: ☐ Biological Community ☐ Geological Feature

ii. Provide brief description of landmark, including values behind designation and approximate size/extent:

d. Is the project site located in or does it adjoin a state listed Critical Environmental Area? ☐ Yes ☑ No

If Yes:

i. CEA name:

ii. Basis for designation:

iii. Designating agency and date:

e. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places? ☐ Yes ☑ No

If Yes:

i. Nature of historic/archaeological resource: ☐ Archaeological Site ☐ Historic Building or District

ii. Name: _____

iii. Brief description of attributes on which listing is based:

_____

f. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory? ☑ Yes ☐ No

g. Have additional archaeological or historic site(s) or resources been identified on the project site? ☐ Yes ☑ No

If Yes:

i. Describe possible resource(s): _____

ii. Basis for identification: _____

h. Is the project site within fives miles of any officially designated and publicly accessible federal, state, or local scenic or aesthetic resource? ☑ Yes ☐ No

If Yes:

i. Identify resource: Hudson River, Storm King Highway Overlook

ii. Nature of, or basis for, designation (e.g., established highway overlook, state or local park, state historic trail or scenic byway, etc.): Scenic River, Scenic Overlook

iii. Distance between project and resource: 4.5 & 1.2 (respecively) miles.

i. Is the project site located within a designated river corridor under the Wild, Scenic and Recreational Rivers Program 6 NYCRR 666? ☐ Yes ☑ No

If Yes:

i. Identify the name of the river and its designation: _____

ii. Is the activity consistent with development restrictions contained in 6NYCRR Part 666? ☐ Yes ☐ No

F. Additional Information

Attach any additional information which may be needed to clarify your project.

If you have identified any adverse impacts which could be associated with your proposal, please describe those impacts plus any measures which you propose to avoid or minimize them.

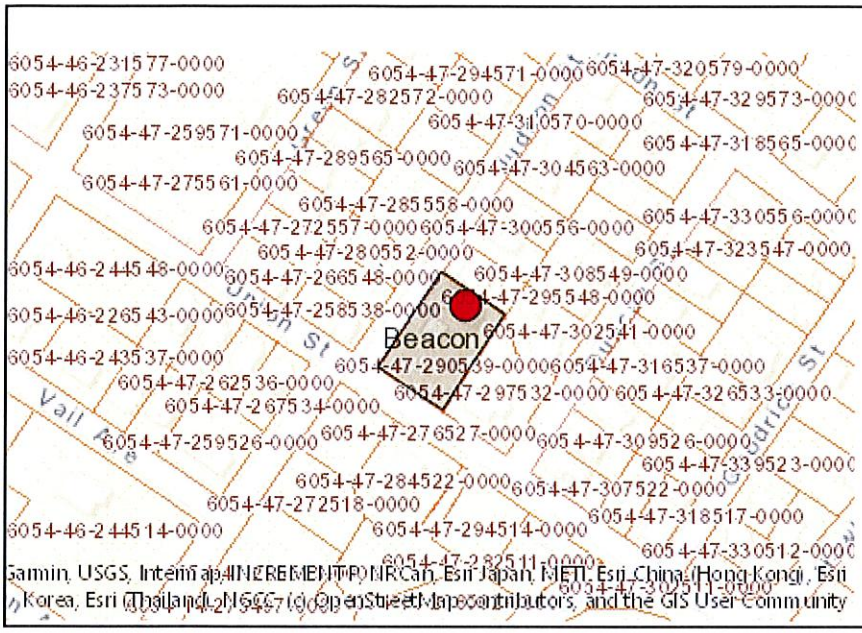
G. Verification

I certify that the information provided is true to the best of my knowledge.

Applicant/Sponsor Name 46 Judson Street, LLC Date 23 August 2022

Signature _____ Title Surveyor for Applicant

PRINT FORM



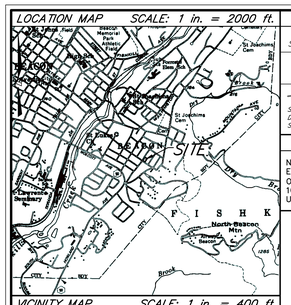
Disclaimer: The EAF Mapper is a screening tool intended to assist project sponsors and reviewing agencies in preparing an environmental assessment form (EAF). Not all questions asked in the EAF are answered by the EAF Mapper. Additional information on any EAF question can be obtained by consulting the EAF Workbooks. Although the EAF Mapper provides the most up-to-date digital data available to DEC, you may also need to contact local or other data sources in order to obtain data not provided by the Mapper. Digital data is not a substitute for agency determinations.



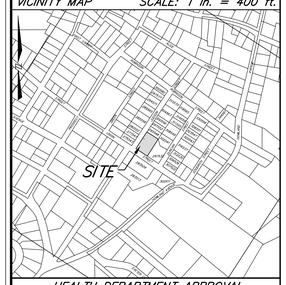
B.i.i [Coastal or Waterfront Area]	No
B.i.ii [Local Waterfront Revitalization Area]	Yes
C.2.b. [Special Planning District]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h [DEC Spills or Remediation Site - Potential Contamination History]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.i [DEC Spills or Remediation Site - Listed]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.i [DEC Spills or Remediation Site - Environmental Site Remediation Database]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.iii [Within 2,000' of DEC Remediation Site]	No
E.2.g [Unique Geologic Features]	No
E.2.h.i [Surface Water Features]	No
E.2.h.ii [Surface Water Features]	No
E.2.h.iii [Surface Water Features]	No
E.2.h.v [Impaired Water Bodies]	No
E.2.i. [Floodway]	No
E.2.j. [100 Year Floodplain]	No
E.2.k. [500 Year Floodplain]	No
E.2.l. [Aquifers]	No
E.2.n. [Natural Communities]	Yes
E.2.n.i [Natural Communities - Name]	Appalachian Oak-Hickory Forest
E.2.n.i [Natural Communities - Acres]	2334.0
E.2.o. [Endangered or Threatened Species]	Yes

E.2.o. [Endangered or Threatened Species - Name]	Timber Rattlesnake
E.2.p. [Rare Plants or Animals]	No
E.3.a. [Agricultural District]	No
E.3.c. [National Natural Landmark]	No
E.3.d [Critical Environmental Area]	No
E.3.e. [National or State Register of Historic Places or State Eligible Sites]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.3.f. [Archeological Sites]	Yes
E.3.i. [Designated River Corridor]	No

LOCATION MAP SCALE: 1 in. = 2000 ft.



VICINITY MAP SCALE: 1 in. = 400 ft.



HEALTH DEPARTMENT APPROVAL

This plan does not constitute a Realty Subdivision as defined by Article XI, Title II Section 1115, of the Public Health Law of the State of New York, and Article XI of the Dutchess County Sanitary Code.

Permission is hereby granted for the filing of this map with the clerk of Dutchess County. Approval for arrangements for water supply and/or sewage disposal is neither sought nor granted.

_____

Authorized Representative of the Commissioner of Health

PLANNING BOARD APPROVAL

"Approved by Resolution of the Planning Board of the City of Beacon, New York, on the _____ day of_____, 2022, 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 _____, 2022, by
_____, Chairman
_____, Secretary

In absence of the Chairman or Secretary, the Acting Chairman or Acting Secretary Respectively may sign in this place

NOTES

1. Unauthorized alteration or addition to a document prepared by a licensed Land Surveyor or licensed Professional Engineer is a violation of Section 7209, Sub-Division 2 of the New York State Education Law.
2. The topographic data hereon was compiled from an actual field survey conducted by Badey & Watson on January 20, 2022.
3. The vertical datum hereon is North American Vertical Datum of 1988 (NAVD 1988).
4. No NYSDEC or Federal Wetlands were found onsite.
5. The Federal Emergency Management Agency (FEMA) has determined that this property lies within Flood Hazard Zone X as indicated hereon. The Zone boundaries were taken from Flood Insurance Rate Maps (FIRM)Community Map No. 36027C0577E with an effective date of May 2, 2012.
6. Pipe size and material based on City's sewer mapping & manhole inspection, and information provided by City Engineer.

REVISIONS

See Title	R01	Original Drawing.
May 31, 2022	R02	Planning Board Comments
July 25, 2022	R03	Planning Board Comments
Aug 29, 2022	R04	Planning Board Comments Structure on Lot E1 Updated

LEGEND

—350—	CONTOUR LINE
CIP	CAST IRON PIPE
CPP	CORRUGATED PLASTIC PIPE
HDPE	HIGH DENSITY POLYETHYLENE PIPE
362.8	SPOT ELEVATION
FF=362.8	FIRST FLOOR ELEVATION
FS=363.5	FIRST FLOOR SILL ELEVATION
SUBTERRANEAN	
G	GAS LINE (PLATE PROVIDED)
5	DEEP TEST LOCATION W/DESIGNATION

SURVEYED & PREPARED BY

BADEY & WATSON
Surveying & Engineering, D.P.C.
3063 Route 9
Cold Spring, NY 10516
www.Badey-Watson.com
845.265.9217
877.3.141593 (Toll Free)

SOILS LEGEND

Map Symbol	Hydrologic Group	Soil Name
SrB	C	Stockbridge–Urban land complex, 3 to 8 percent slopes

———— = Soil delineation (boundary) lines

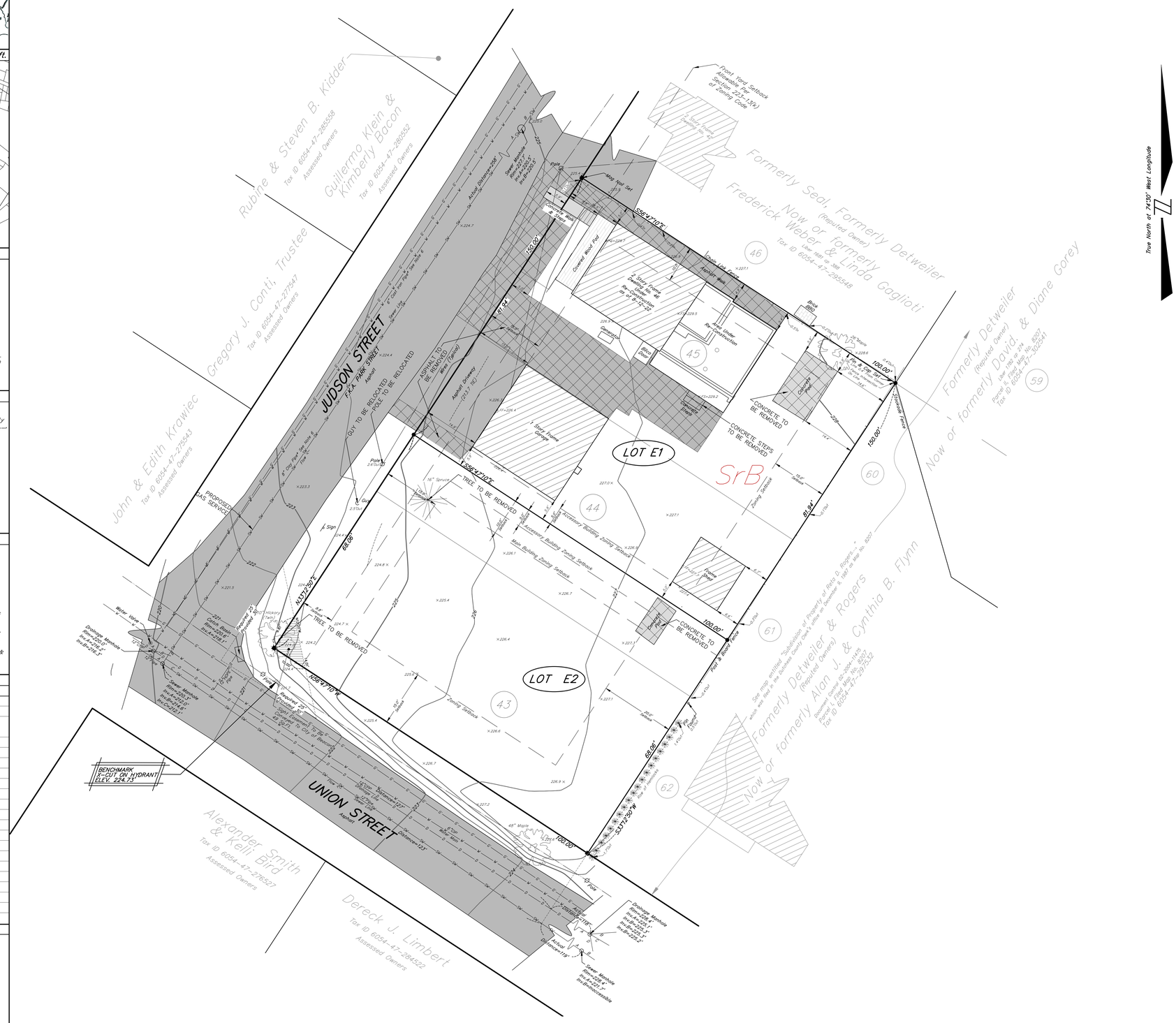
Soils classifications and delineated lines have been derived from U.S. Department of Agriculture, Natural Resources Conservation Service "Soil Survey of Dutchess County, New York" compiled 1999

UNDERGROUND WARNING -- CODE RULE 753

NEW YORK STATE INDUSTRIAL CODE 753 REQUIRES EXCAVATORS TO CALL THE DIG SAFELY NEW YORK ORGANIZATION (DIAL 811) AT LEAST 2, BUT NO MORE THAN 10 WORKING DAYS PRIOR TO AN EXCAVATION. NON-MEMBER UTILITIES MUST BE CONTACTED SEPARATELY.

ZONING REQUIREMENTS (R1-5)

	REQUIRED (R1-5)	LOT E1 EXISTING	LOT E1 PROPOSED	LOT E2 EXISTING	LOT E2 PROPOSED
Min. Lot Area	5,000 Sq. Ft.	15,000 Sq. Ft.	8,194 Sq. Ft.	N/A	6,806 Sq. Ft.
Min. Lot Width	50 Ft.	150 Ft.	81.9 Ft.	N/A	68.1 Ft.
Min. Lot Depth	100 Ft.	100 Ft.	N/A	N/A	100 Ft
Min. Setback from Front Yard	15 Ft.	8.8 Ft.	N/A	N/A	15 Ft.
Alt. Min. Front Yard Setback* Section 223-13(k)	8.8 Ft.	8.8 Ft.	8.8 Ft.	N/A	15 Ft.
Min. Setback from Rear Yard	20 Ft.	6.6 Ft.	N/A	N/A	24.3 Ft.
Min. Setback from Side Yard	10 Ft.	4.9 Ft.	N/A	N/A	16.2 Ft.
Max. Building Height	35 ft./2½ Stories	29.9 Ft.	N/A	N/A	30.6 Ft.
Max. Lot Coverage	N/A	2,274.3 Sq. Ft.	2,274.3 Sq. Ft.	N/A	2,306.4 Sq. Ft.
Min. Accessory Building	5 Ft.	5.9 Ft.	5.0 Ft.	N/A	5.1 Ft.


JUDSON STREET
F.K.A. PARK STREET
UNION STREET
LOT E1
LOT E2
SrB
Rubine & Steven B. Kidder
Tax ID 6054-47-285538
Assessed Owners
Guillermo Klein & Kimberly Bacon
Tax ID 6054-47-280552
Assessed Owners
Gregory J. Conti, Trustee
Tax ID 6054-47-275547
Assessed Owners
John & Edith Krawiec
Tax ID 6054-47-275543
Assessed Owners
Alexander Smith & Kelli Bird
Tax ID 6054-47-276527
Assessed Owners
Dereck J. Limbert
Tax ID 6054-47-284522
Assessed Owners
Formerly Seal, Formerly Detweiler (Reputed Owner) Now or formerly Frederick Weber & Linda Caglioti
Tax ID 6054-47-295548
Formerly Detweiler (Reputed Owner) Now or formerly David & Diane Gorey
Liber 1781 at Page 207
Parcel II, Filed Map No. 6207
Tax ID 6054-47-302541
Formerly Detweiler (Reputed Owner) Now or formerly Alan J. & Cynthia B. Flynn
Liber 1781 at Page 207
Parcel I, Filed Map No. 6207
Tax ID 6054-47-291532
See map entitled "Subdivision of Property of Ralph S. Rogers..." which was filed in the Dutchess County Clerk's office on December 8, 1887 as Map No. 1
Document Control #22-994-1345
Tax ID 6054-47-291532
Front Yard Setback Applicable Per Section 223-13(k) of Zoning Code
Setback Varies Zoning Varies
Proposed 20' Drainage Easement To The City of Beacon
Proposed 20' Sanitary Sewer Easement To The City of Beacon
PROPOSED GAS SERVICE
Asphalt Driveway (13.7' +/-)
ASPHALT TO BE REMOVED
Brick Patio
Covered Wood Pad
Shed
Shed Addition
Concrete Pad
Concrete Steps
Stone Retaining Wall
Stone Garage
Pond
Gazebo
Sign
Pergola
Paver Patio
Wood Deck
Concrete Patio
Wood Fence
Chainlink Fence
Zoning Setback
Accessory Building Zoning Setback
Main Building Zoning Setback
Water Valve
Drainage Manhole Rim=226.0' Inv.#1=216.3' Inv.#2=216.3'
Catch Basin Rim=226.1' Inv.#=216.1'
Sewer Manhole Rim=223.3' Inv.#1=211.9' Inv.#2=211.9' Inv.#3=211.7'
Sewer Manhole Rim=223.5' Inv.#1=213.5' Inv.#2=213.5' Inv.#3=213.3'
Drainage Manhole Rim=226.6' Inv.#1=220.1' Inv.#2=220.1' Inv.#3=220.2'
Sewer Manhole Rim=225.1' Inv.#1=215.8' Inv.#2=215.8' Inv.#3=unaccessable
Utility Pole
Guy Wire
Overhead Utility Lines
Underground Electric
Underground Gas
Underground Telephone
Underground Cable
Underground Water
Underground Sewer
Underground Drainage
Tree Line
Fence
Stone Wall
Curb
Edge of Pavement
Edge of Gravel
Edge of Concrete
Edge of Brick
Edge of Wood Deck
Edge of Stone
Edge of Shed
Edge of Covered Wood Pad
Edge of Pergola
Edge of Gazebo
Edge of Stone Garage
Edge of Stone Retaining Wall
Edge of Paver Patio
Edge of Concrete Patio
Edge of Brick Patio
Edge of Shed Addition
Edge of Concrete Steps
Edge of Concrete Pad
Edge of Asphalt
Edge of Asphalt Driveway
Edge of Wood Fence
Edge of Chainlink Fence
Edge of Pond
Edge of Brush
Edge of Woods
Edge of Tree
Edge of Shrub
Edge of Grass
Edge of Lawn
Edge of Meadow
Edge of Garden
Edge of Flower Bed
Edge of Mulch
Edge of Rock
Edge of Boulder
Edge of Retaining Wall
Edge of Fence
Edge of Gate
Edge of Post
Edge of Pole
Edge of Light
Edge of Sign
Edge of Mailbox
Edge of Newspaper Box
Edge of Flag
Edge of Flagpole
Edge of Bench
Edge of Table
Edge of Chair
Edge of Umbrella
Edge of Grill
Edge of Fire Pit
Edge of Playground Equipment
Edge of Swing Set
Edge of Slide
Edge of Sandbox
Edge of Basketball Hoop
Edge of Soccer Goal
Edge of Tennis Court
Edge of Pool
Edge of Hot Tub
Edge of Sauna
Edge of Outdoor Shower
Edge of Outdoor Kitchen
Edge of Outdoor Fireplace
Edge of Outdoor Seating
Edge of Outdoor Dining
Edge of Outdoor Lounge
Edge of Outdoor Bar
Edge of Outdoor Grill
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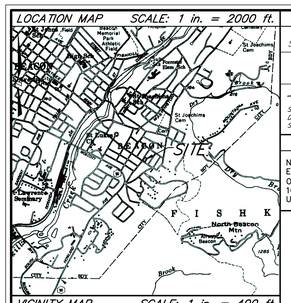
LOCATION MAP SCALE: 1 in. = 2000 ft.



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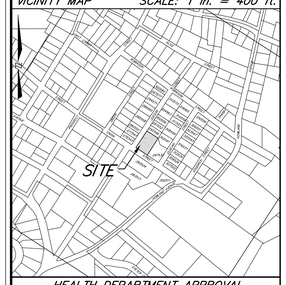

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Authorized Representative of the Commissioner of Health

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Signed this____day of _____, 2022, by
_____, Chairman
_____, Secretary

In absence of the Chairman or Secretary, the Acting Chairman or Acting Secretary Respectively may sign in this place

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3. The vertical datum hereon is North American Vertical Datum of 1988 (NAVD 1988).
4. No NYSDEC or Federal Wetlands were found onsite.
5. The Federal Emergency Management Agency (FEMA) has determined that this property lies within Flood Hazard Zone X as indicated hereon. The Zone boundaries were taken from Flood Insurance Rate Maps (FIRM)Community Map No. 3602700577E with an effective date of May 2, 2012.
6. Pipe size and material based on City's sewer mapping & manhole inspection, and information provided by City Engineer.

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July 25, 2022	R03	Planning Board Comments
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LEGEND

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362.8	SPOT ELEVATION
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FF=362.8	FIRST FLOOR SILL ELEVATION
SUBTERRANEAN	
—G—	GAS LINE (PLATE PROVIDED)
5	DEEP TEST LOCATION W/DESIGNATION

SURVEYED & PREPARED BY

BADEY & WATSON
Surveying & Engineering, D.P.C.
3063 Route 9
Cold Spring, NY 10516
www.Badey-Watson.com
845.265.9217
877.3.141593 (Toll Free)

SOILS LEGEND

Map Symbol	Hydrologic Group	Soil Name
SrB	C	Stockbridge–Urban land complex, 3 to 8 percent slopes

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Min. Lot Width	50 Ft.	150 Ft.	81.9 Ft.	N/A	68.1 Ft.
Min. Lot Depth	100 Ft.	100 Ft.	N/A	N/A	100 Ft
Min. Setback from Front Yard	15 Ft.	8.8 Ft.	N/A	N/A	15 Ft.
Alt. Min. Front Yard Setback* Section 223-13(k)		8.8 Ft.	8.8 Ft.	N/A	15 Ft.
Min. Setback from Rear Yard	20 Ft.	6.6 Ft.	N/A	N/A	24.3 Ft.
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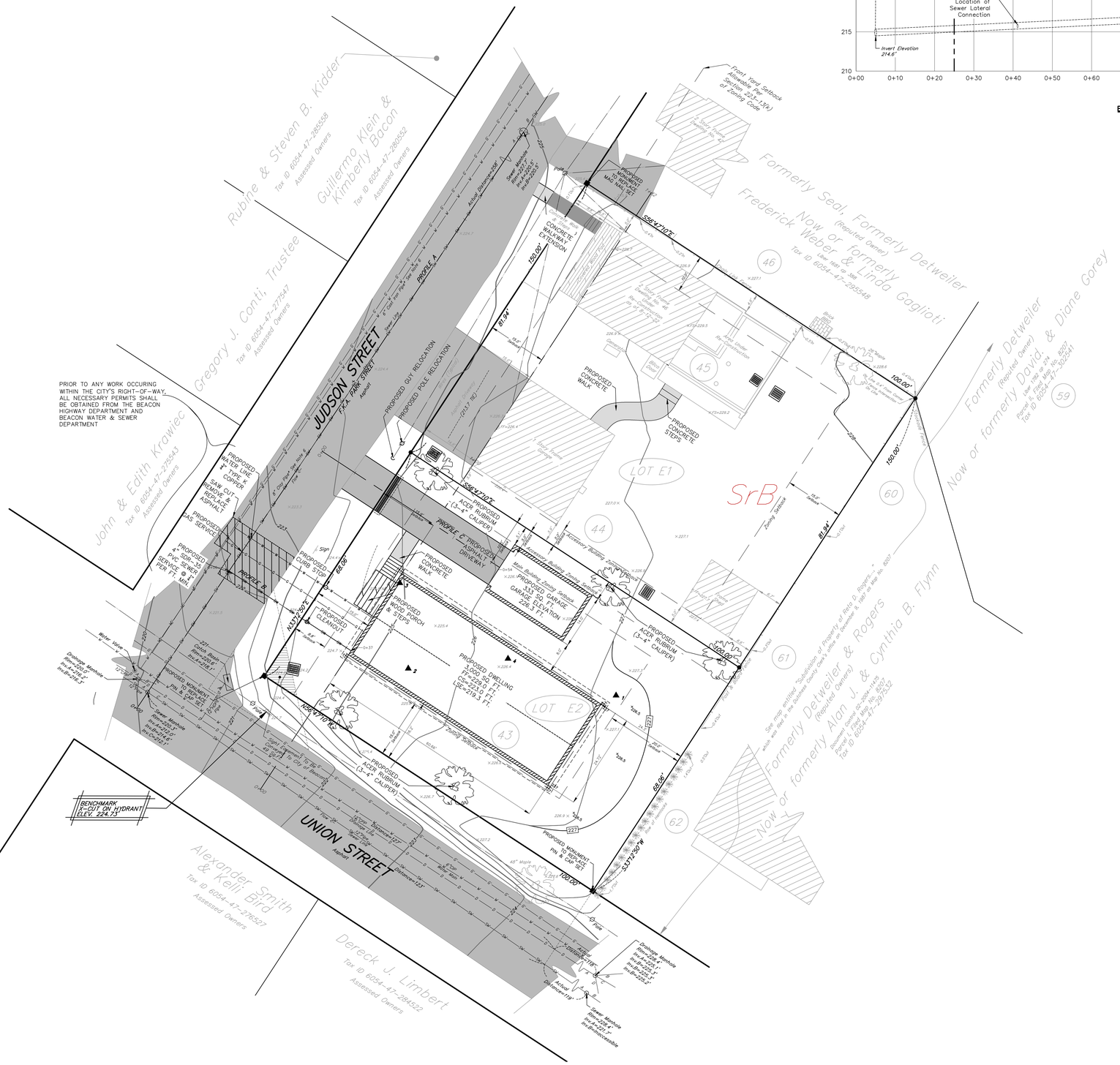
Max. Building Height	35 ft./2½ Stories	29.9 Ft.	N/A	N/A	30.6 Ft.
Max. Lot Coverage	N/A	2,274.3 Sq. Ft.	2,274.3 Sq. Ft.	N/A	2,306.4 Sq. Ft.
Min. Accessory Building	5 Ft.	5.9 Ft.	5.0 Ft.	N/A	5.1 Ft.

FIELD TEST RESULTS

DEEP TEST HOLES

NO. 1	NO. 2	NO. 3	NO. 4	SOIL LAYER DESCRIPTION
2022	2022	2022	2022	
0 8	0 8	0 8	0 8	TOPSOIL
– –	– 8	8 36	8 42	LIGHT BROWN CLAY LOAM
8 28	– –	– –	– –	LIGHT BROWN SANDY LOAM
28 32	8 36	36 48	42 72	RED BROWN SANDY LOAM W/ FINE SAND
32 36		48 72		BEDROCK

NOTE: ALL DEPTHS ARE IN INCHES FROM TOP OF HOLE.
NO GROUND WATER ENCOUNTERED
ROCK ENCOUNTERED THROUGHOUT

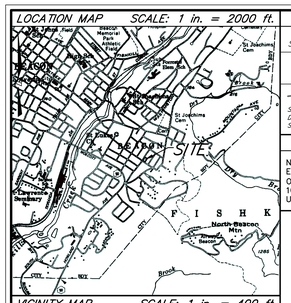

JUDSON STREET
F.K.A. PARK STREET
Asphalt
UNION STREET
Asphalt
PROFILE A
PROFILE B
PROFILE C
PROPOSED WATER LINE 4" TYPE K COPPER
SAW CUT REMOVE & REPLACE ASPHALT
PROPOSED GAS SERVICE
PROPOSED 4" PVC SEWER SERVICE @ 2.0% MIN. PER FT.
PROPOSED CURB STOP
PROPOSED CLEANOUT
PROPOSED CONCRETE WALK
PROPOSED RISER & POST STEPS
PROPOSED CONCRETE WALKWAY EXTENSION
PROPOSED GUY RELOCATION
PROPOSED POLE RELOCATION
PROPOSED CONCRETE STEPS
PROPOSED ASPHALT DRIVEWAY
PROPOSED GARAGE 432 SQ. FT. GARAGE ELEVATION 226.3 FT.
PROPOSED DWELLING FOOTPRINT 1,000 SQ. FT. CS=223.0 FT. FF=229.0 FT. GE=226.3 FT.
PROPOSED ACER RUBRUM (3-4" CALIPER)
PROPOSED MONUMENT TO BE SET MAG NAIL & WASHER
PROPOSED MONUMENT PIN & CAP TO BE SET
PRIOR TO ANY WORK OCCURING WITHIN THE CITY'S RIGHT-OF-WAY, ALL NECESSARY PERMITS SHALL BE OBTAINED FROM THE BEACON HIGHWAY DEPARTMENT AND BEACON WATER & SEWER DEPARTMENT
BENCHMARK: X-CUT ON HYDRANT ELEV. 224.73'
Front Yard Setback Alternative Per Section 223-13(k) of Zoning Code
Rubine & Steven B. Kidder Tax ID 6054-47-285538 Assessed Owners
Guillermo Klein & Kimberly Bacon Tax ID 6054-47-280552 Assessed Owners
Gregory J. Conti, Trustee Tax ID 6054-47-27547 Assessed Owners
John & Edith Krawiec Tax ID 6054-47-27543 Assessed Owners
Alexander Smith & Kelli Bird Tax ID 6054-47-276527 Assessed Owners
Dereck J. Limbert Tax ID 6054-47-284522 Assessed Owners
Formerly Seal, Formerly Detweiler (Reputed Owner) Now or formerly Frederick Weber & Linda Gaglioti Liber 1981 of Deeds Page 38 Tax ID 6054-47-295548
Formerly Detweiler (Reputed Owner) Now or formerly David, & Diane Gorey Parcel II, Filed Map No. 6207 Liber 1783 of Deeds Page 214 Tax ID 6054-47-302541
Now or formerly Alan J. & Cynthia B. Flynn
Now or formerly Detweiler & Rogers
See map entitled "Subdivision of Property of Reis A. Rogers..." which was filed in the Dutchess County Clerk's office as Document 8, 1981 as Map No. 6207
Now or formerly Formerly Detweiler (Reputed Owners) Document Control ID 2004 1105 Parcel I, Filed Map No. 6207 Tax ID 6054-47-293532
S64°47'10"E 150.00'
S25°12'50"W 100.00'
N64°47'10"W 150.00'
N25°12'50"E 68.08'
S64°47'10"E 81.94'
S25°12'50"W 68.08'
N64°47'10"W 81.94'
S64°47'10"E 150.00'
S25°12'50"W 100.00'
N64°47'10"W 150.00'
N25°12'50"E 68.08'
Actual Distance=123'
Actual Distance=119'
Actual Distance=121'
Actual Distance=119'
Sewer Manhole Rim=227.0' Inv.E=219.0' Inv.W=219.1'
Sewer Manhole Rim=227.0' Inv.E=219.0' Inv.W=219.1'
Sewer Manhole Rim=227.0' Inv.E=219.0' Inv.W=219.1'
Sewer Manhole Rim=227.0' Inv.E=219.0' Inv.W=219.1'
Sewer Manhole Rim=228.4' Inv.E=220.1' Inv.W=220.2

GEOGRAPHIC INDEX 41-29-49.3 -73-57-26.7

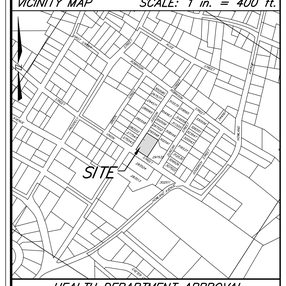
199

Drawing Name: SB26242__R04_V22 Layout: SUBDIVISION W.O. No. 26242 Checked by JMR Spell checked by JFT/AEY Drawn by JFT/AEY Closed by GJW On 02-02-22 T.M. : 6054-47-290539

LOCATION MAP SCALE: 1 in. = 2000 ft.



VICINITY MAP SCALE: 1 in. = 400 ft.



HEALTH DEPARTMENT APPROVAL

This plan does not constitute a Realty Subdivision as defined by Article XI, Title II Section 1115, of the Public Health Law of the State of New York, and Article XI of the Dutchess County Sanitary Code.

Permission is hereby granted for the filing of this map with the clerk of Dutchess County. Approval for arrangements for water supply and/or sewage disposal is neither sought nor granted.

_____

Authorized Representative of the Commissioner of Health

PLANNING BOARD APPROVAL

"Approved by Resolution of the Planning Board of the City of Beacon, New York, on the _____ day of_____ 2022, 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 _____, 2022, by
_____, Chairman
_____, Secretary

In absence of the Chairman or Secretary, the Acting Chairman or Acting Secretary Respectively may sign in this place

NOTES

1. *Unauthorized alteration or addition to a document prepared by a licensed Land Surveyor or licensed Professional Engineer is a violation of Section 7209, Sub-Division 2 of the New York State Education Law.*
2. *The topographic data hereon was compiled from an actual field survey conducted by Badey & Watson on January 20, 2022.*
3. *The vertical datum hereon is North American Vertical Datum of 1988 (NAVD 1988).*
4. *No NYSDEC or Federal Wetlands were found onsite.*
5. *The Federal Emergency Management Agency (FEMA) has determined that this property lies within Flood Hazard Zone X as indicated hereon. The Zone boundaries were taken from Flood Insurance Rate Maps (FIRM)Community Map No. 360270C577E with an effective date of May 2, 2012.*
6. *Pipe size and material based on City's sewer mapping & manhole inspection, and information provided by City Engineer.*

REVISIONS

See Title	R01	Original Drawing.
May 31, 2022	R02	Planning Board Comments
July 25, 2022	R03	Planning Board Comments
Aug. 29, 2022	R04	Planning Board Comments Repositioned Drainage Easement Structure on Lot E1 Updated

LEGEND

—350—	CONTOUR LINE
CIP	CAST IRON PIPE
CPP	CORRUGATED PLASTIC PIPE
HDPE	HIGH DENSITY POLYETHYLENE PIPE
362.8	SPOT ELEVATION
FF=362.8	FIRST FLOOR ELEVATION
FS=362.8	FIRST FLOOR SILL ELEVATION
	SUBTERRANEAN
—G—	GAS LINE (PLATE PROVIDED)
▲ 5	DEEP TEST LOCATION W/DESIGNATION

SURVEYED & PREPARED BY

BADEY & WATSON
Surveying & Engineering, D.P.C.
3063 Route 9
Cold Spring, NY 10516
www.Badey-Watson.com
845.265.9217
877.3.141593 (Toll Free)

SOILS LEGEND

Map Symbol	Hydrologic Group	Soil Name
SrB	C	Stockbridge-Urban land complex, 3 to 8 percent slopes

———— = Soil delineation (boundary) lines

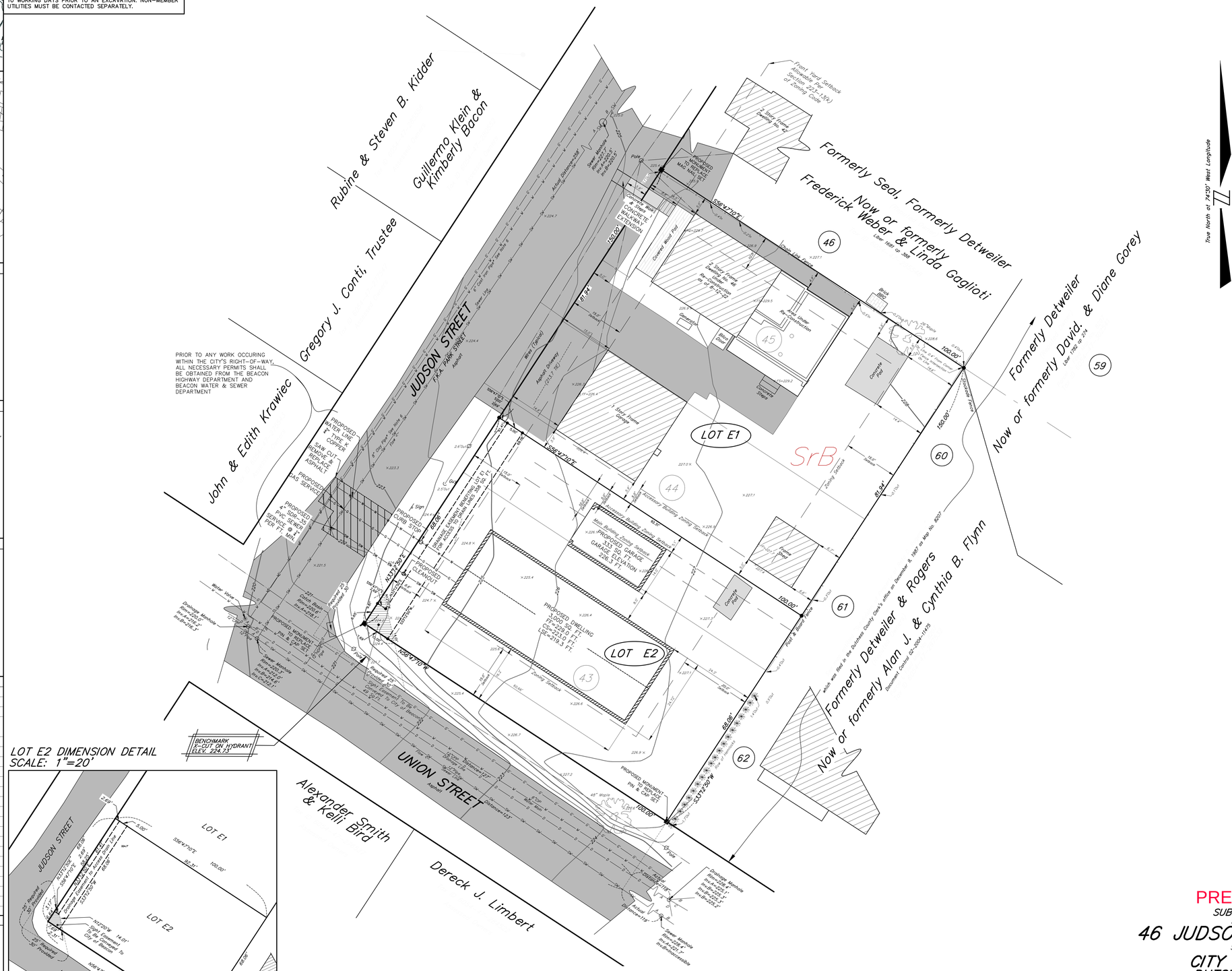
Soils classifications and delineated lines have been derived from U.S. Department of Agriculture, Natural Resources Conservation Service "Soil Survey of Dutchess County, New York" compiled 1999

UNDERGROUND WARNING -- CODE RULE 753

NEW YORK STATE INDUSTRIAL CODE 753 REQUIRES EXCAVATORS TO CALL THE DIG SAFELY NEW YORK ORGANIZATION (DIAL 811) AT LEAST 2, BUT NO MORE THAN 10 WORKING DAYS PRIOR TO AN EXCAVATION. NON-MEMBER UTILITIES MUST BE CONTACTED SEPARATELY.

ZONING REQUIREMENTS (R1-5)

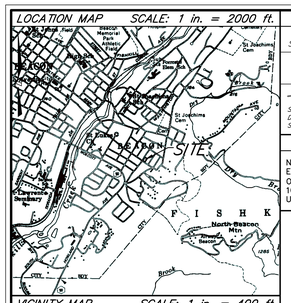
	REQUIRED (R1-5)	LOT E1 EXISTING	LOT E1 PROPOSED	LOT E2 EXISTING	LOT E2 PROPOSED
Min. Lot Area	5,000 Sq. Ft.	15,000 Sq. Ft.	8,194 Sq. Ft.	N/A	6,806 Sq. Ft.
Min. Lot Width	50 Ft.	150 Ft.	81.9 Ft.	N/A	68.1 Ft.
Min. Lot Depth	100 Ft.	100 Ft.	N/A	N/A	100 Ft
Min. Setback from Front Yard	15 Ft.	8.8 Ft.	N/A	N/A	15 Ft.
Alt. Min. Front Yard Setback* Section 223-13(k)	8.8 Ft.	8.8 Ft.	8.8 Ft.	N/A	15 Ft.
Min. Setback from Rear Yard	20 Ft.	6.6 Ft.	N/A	N/A	24.3 Ft.
Min. Setback from Side Yard	10 Ft.	4.9 Ft.	N/A	N/A	16.2 Ft.
Max. Building Height	35 ft./2½ Stories	29.9 Ft.	N/A	N/A	30.6 Ft.
Max. Lot Coverage	N/A	2,274.3 Sq. Ft.	2,274.3 Sq. Ft.	N/A	2,306.4 Sq. Ft.
Min. Accessory Building	5 Ft.	5.9 Ft.	5.0 Ft.	N/A	5.1 Ft.


Rubine & Steven B. Kidder
Guillermo Klein & Kimberly Bacon
Gregory J. Conti, Trustee
John & Edith Krawiec
Alexander Smith & Kelli Bird
Dereck J. Limbert
Formerly Seal, Formerly Detweiler Now or formerly Frederick Weber & Linda Goglioti
Liber 1681 at 308
Formerly Detweiler Now or formerly David & Diane Gorey
Liber 1682 at 314
Formerly Detweiler Now or formerly Alan J. & Cynthia B. Flynn
Deed was filed in the Dutchess County Clerk's office on December 8, 1967 as Map No. 6207
Document Control 02-2004-11429
JUDSON STREET
F.K.A. PARK STREET
UNION STREET
Asphalt
LOT E1
LOT E2
SrB
PROPOSED DWELLING 37,000 SQ. FT. CF=229.0 FT. LSF=219.3 FT.
PROPOSED GARAGE 1,133 SQ. FT. GARAGE SF ELEVATION 228.3 FT.
PROPOSED SUB-GRADE WELL SEWER PER FT. @ 4% MIN.
PROPOSED WATER LINE TYP. CORP. @ SAW CUT, REMOVE & REPLACE ASPHALT
PROPOSED GAS SERVICE
PROPOSED CURB STOP
PROPOSED CLEANOUT
PROPOSED MONUMENT PIN & CAP SET
EXISTING MONUMENT TO REMAIN
EXISTING MONUMENT TO BE REMOVED
Proposed 25' Drainage Easement
Proposed 25' Sewer Easement
Proposed 25' Water Easement
Proposed 25' Access Easement
Proposed 25' Utility Easement
Proposed 25' Light Pole Easement To City of Beacon
Proposed 25' Traffic Signal Easement To City of Beacon
Proposed 25' Sidewalk Easement To City of Beacon
Proposed 25' Slope Easement
Proposed 25' Retaining Wall Easement
Proposed 25' Drainage Easement To City of Beacon
Proposed 25' Sewer Easement To City of Beacon
Proposed 25' Water Easement To City of Beacon
Proposed 25' Access Easement To City of Beacon
Proposed 25' Utility Easement To City of Beacon
Proposed 25' Slope Easement To City of Beacon
Proposed 25' Retaining Wall Easement To City of Beacon

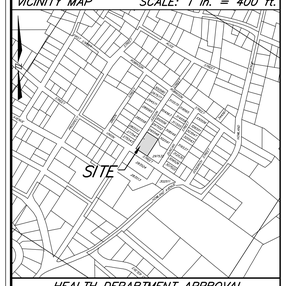
GEOGRAPHIC INDEX 41-29-49.3 -73-57-26.7

200

LOCATION MAP SCALE: 1 in. = 2000 ft.



VICINITY MAP SCALE: 1 in. = 400 ft.



SOILS LEGEND

Map Symbol	Hydrologic Group	Soil Name
SrB	C	Stockbridge–Urban land complex, 3 to 8 percent slopes

——— = Soil delineation (boundary) lines

Soils classifications and delineated lines have been derived from U.S. Department of Agriculture, Natural Resources Conservation Service "Soil Survey of Dutchess County, New York" compiled 1999

FIELD TEST RESULTS

DEEP TEST HOLES

NO. 1		NO. 2		NO. 3		NO. 4		SOIL LAYER DESCRIPTION
2022		2022		2022		2022		
0	8	0	8	0	8	0	8	TOPSOIL
–	–	–	8	8	36	8	42	LIGHT BROWN CLAY LOAM
8	28	–	–	–	–	–	–	LIGHT BROWN SANDY LOAM
28	32	8	36	36	48	42	72	RED BROWN SANDY LOAM W/ FINE SAND
32		36		48		72		BEDROCK

NOTE: ALL DEPTHS ARE IN INCHES FROM TOP OF HOLE.
NO GROUND WATER ENCOUNTERED
ROCK ENCOUNTERED THROUGHOUT

UNDERGROUND WARNING -- CODE RULE 753

NEW YORK STATE INDUSTRIAL CODE 753 REQUIRES EXCAVATORS TO CALL THE DIG SAFELY NEW YORK ORGANIZATION (DIAL 811) AT LEAST 2, BUT NO MORE THAN 10 WORKING DAYS PRIOR TO AN EXCAVATION. NON-MEMBER UTILITIES MUST BE CONTACTED SEPARATELY.

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_____
Authorized Representative of the Commissioner of Health

PLANNING BOARD APPROVAL

"Approved by Resolution of the Planning Board of the City of Beacon, New York, on the _____ day of_____, 2022, 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 _____, 2022, by
_____, Chairman
_____, Secretary

In absence of the Chairman or Secretory, the Acting Chairman or Acting Secretary Respectively may sign in this place

NOTES

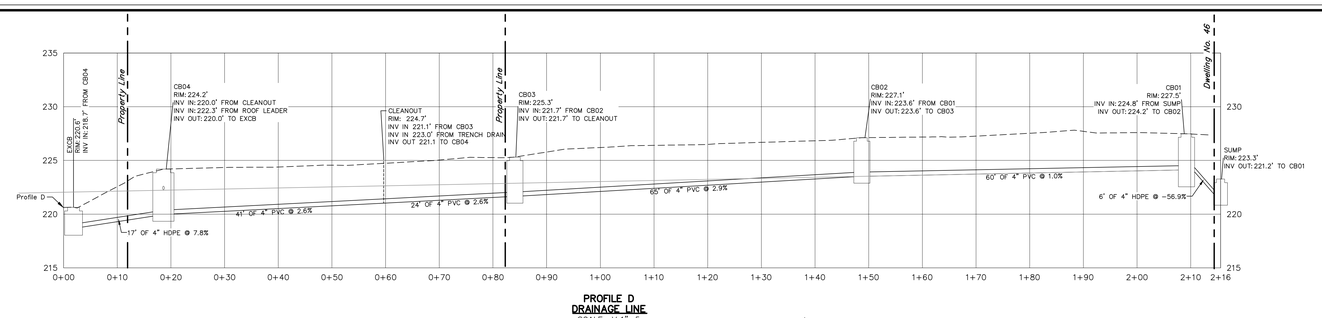
1. Unauthorized alteration or addition to a document prepared by a licensed Land Surveyor or licensed Professional Engineer is a violation of Section 7209, Sub-Division 2 of the New York State Education Law.
2. The topographic data hereon was compiled from an actual field survey conducted by Badey & Watson on January 20, 2022.
3. The vertical datum hereon is North American Vertical Datum of 1988 (NAVD 1988).
4. No NYSDEC or Federal Wetlands were found onsite.
5. The Federal Emergency Management Agency (FEMA) has determined that this property lies within Flood Hazard Zone X as indicated hereon. The Zone boundaries were taken from Flood Insurance Rate Maps (FIRM)Community Map No. 3602720577E with an effective date of May 2, 2012.
6. Pipe size and material based on City's sewer mapping & manhole inspection, and information provided by City Engineer.

REVISIONS

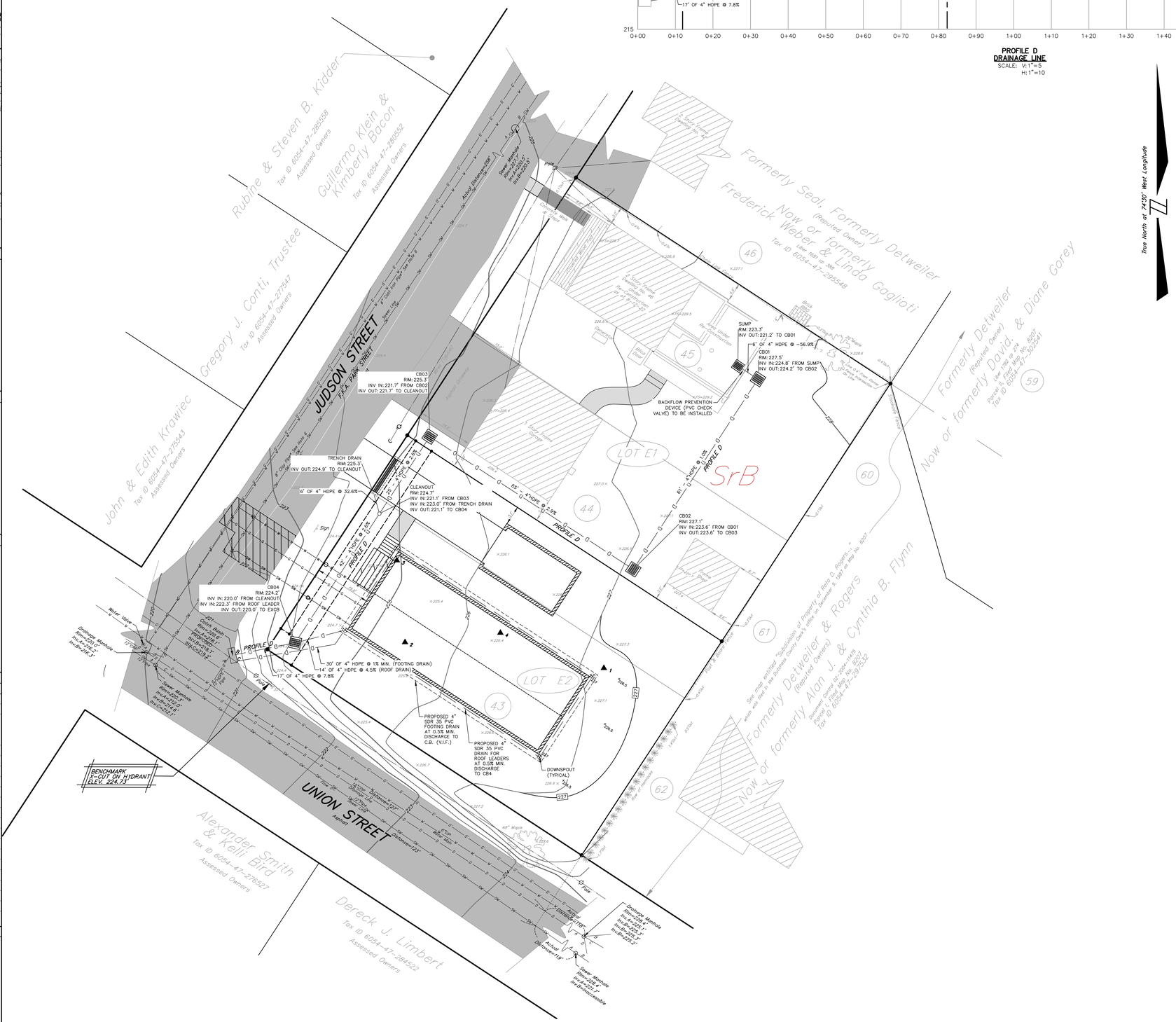
See Title	*R01*	*Original Drawing.*
May 31, 2022	*R02*	*Planning Board Comments*
July 25, 2022	*R03*	*Planning Board Comments*
Aug 29, 2022	*R04*	*Planning Board Comments* *Repositioned Drainage and Corresponding Drainage Easement*

LEGEND

—350—	CONTOUR LINE
CIP	CAST IRON PIPE
CPP	CORRUGATED PLASTIC PIPE
HDPE	HIGH DENSITY POLYETHYLENE PIPE
362.8	SPOT ELEVATION
FF=362.8	FIRST FLOOR ELEVATION
FF=362.8	FIRST FLOOR SILL ELEVATION
SUBTERRANEAN	
G	GAS LINE (PLATE PROVIDED)
▲5	DEEP TEST LOCATION W/DESIGNATION



PROFILE D
DRAINAGE LINE
SCALE: V:1"=5
H:1"=10


JUDSON STREET
F.K.A. PARK STREET
UNION STREET
Rubine & Steven B. Kidder
Tax ID 6054-47-285538
Assessed Owners
Guillermo Klein & Kimberly Bacon
Tax ID 6054-47-280552
Assessed Owners
Gregory J. Conti, Trustee
Tax ID 6054-47-27547
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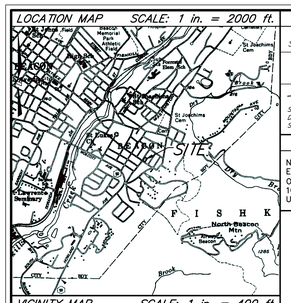
John & Edith Krawiec
Tax ID 6054-47-27554
Assessed Owners
Alexander Smith & Kelli Bird
Tax ID 6054-47-276527
Assessed Owners
Dereck J. Limbert
Tax ID 6054-47-284522
Assessed Owners
Formerly Seal, Formerly Detweiler
Now or formerly
Frederick Weber & Linda Caglioti
Liber 1681 Pg. 388
Tax ID 6054-47-295548
Formerly Detweiler
(Reputed Owner)
Now or formerly David, & Diane Gorey
Parcel II, Filed Map No. 6207
Tax ID 6054-47-302541
See map entitled "Subdivision of Property of Reta A. Rogers..." which was filed in the Dutchess County Clerk's office as Revised Filed Map No. 6207
Formerly Detweiler & Rogers
Now or formerly Alan J. & Cynthia B. Flynn
Tax ID 6054-47-29532
CB03
RIM: 225.3'
INV IN:221.7' FROM CB02
INV OUT: 221.7' TO CLEANOUT
SUMP
RIM: 223.3'
INV OUT: 221.2' TO CB01
6' OF 4" HDPE @ -56.9%
CB01
RIM: 227.5'
INV IN: 224.8' FROM SUMP
INV OUT: 224.2' TO CB02
BACKFLOW PREVENTION DEVICE (PVC CHECK VALVE) TO BE INSTALLED
TRENCH DRAIN
RIM: 225.3'
INV OUT: 224.9' TO CLEANOUT
8" OF 4" HDPE @ 32.6%
CLEANOUT
RIM: 224.7'
INV IN: 221.1' FROM CB03
INV IN: 223.0' FROM TRENCH DRAIN
INV OUT: 221.1' TO CB04
65' - 4" HDPE @ 2.9%
61' - 4" HDPE @ 1.0%
CB02
RIM: 227.1'
INV IN: 223.6' FROM CB01
INV OUT: 223.6' TO CB03
CB04
RIM: 224.2'
INV IN: 220.0' FROM CLEANOUT
INV IN: 222.3' FROM ROOF LEADER
INV OUT: 220.0' TO EXCB
30' OF 4" HDPE @ 1% MIN. (FOOTING DRAIN)
14' OF 4" HDPE @ 4.5% (ROOF DRAIN)
17' OF 4" HDPE @ 7.8%
PROPOSED 4" SDR 35 PVC FOOTING DRAIN AT 0.5% MIN. DISCHARGE TO C.B. (V.I.F.)
PROPOSED 4" SDR 35 PVC DRAIN FOR ROOF LEADERS AT 0.5% MIN. DISCHARGE TO CB4
DOWNSPOUT (TYPICAL)
BENCHMARK
S-CUT ON HYDRANT
ELEV. 224.73
LOT E1
LOT E2
SrB
PROFILE D
Water Valve
Drainage Manhole
Rim=227.1'
Inv.=224.1'
Inv.=223.9'
Inv.=223.7'
Inv.=223.5'
Sewer Manhole
Rim=229.0'
Inv.=221.6'
Inv.=221.4'
Inv.=221.2'
Sewer Manhole
Rim=228.1'
Inv.=221.7'
Inv.=Bottomless
Drainage Manhole
Rim=228.1'
Inv.=224.1'
Inv.=223.9'
Inv.=223.7'
Inv.=223.5'
Catch Basin
Rim=227.6'
Inv.=224.6'
Inv.=224.4'
Inv.=224.2'
Catch Basin
Rim=227.1'
Inv.=223.9'
Inv.=223.7'
Inv.=223.5

LOCATION MAP SCALE: 1 in. = 2000 ft.



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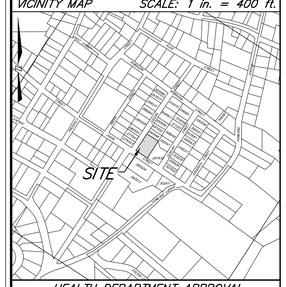

SOILS LEGEND

Map Symbol	Hydrologic Group	Soil Name
SrB	C	Stockbridge-Urban land complex, 3 to 8 percent slopes

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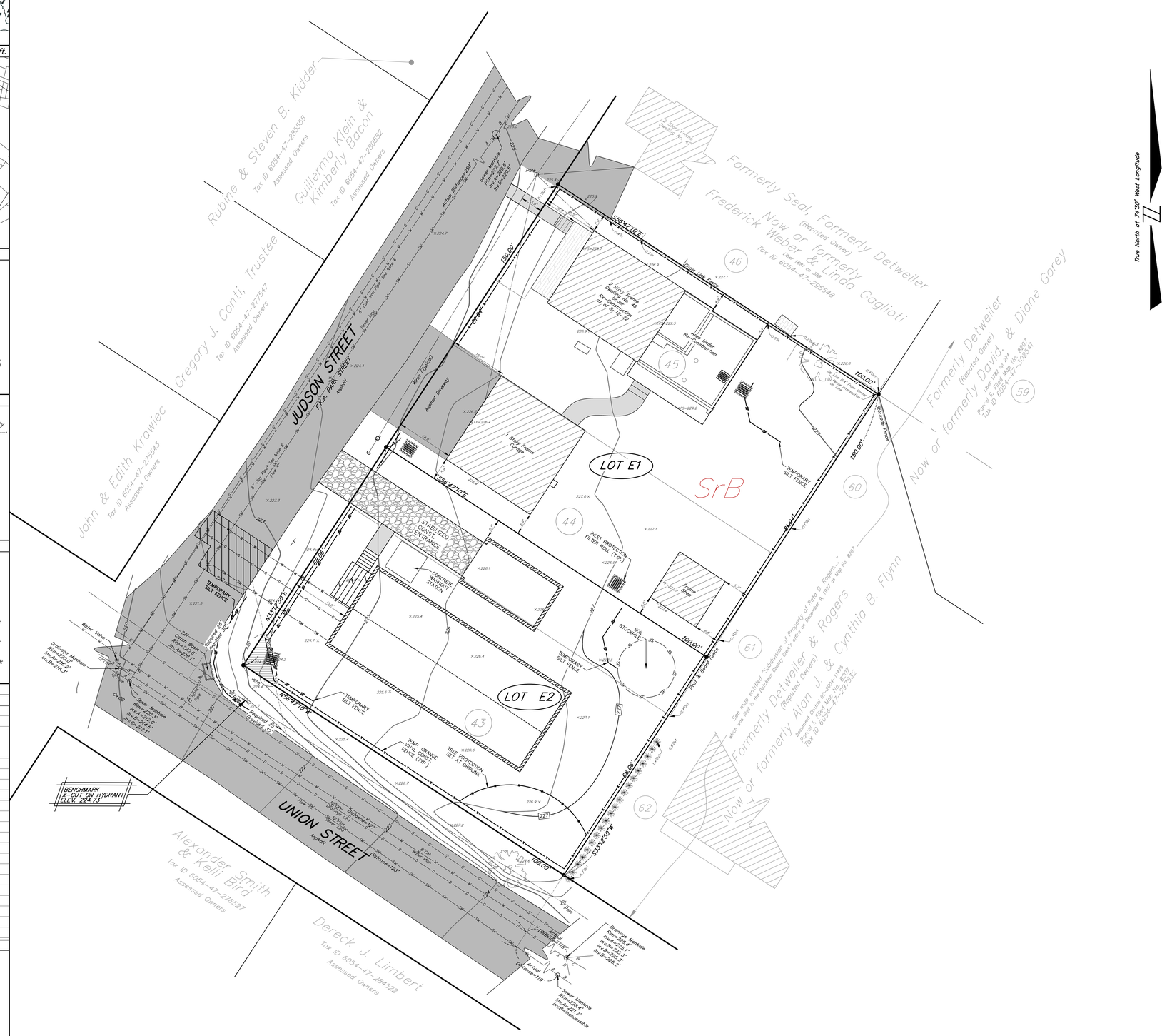
ZONING REQUIREMENTS (R1-5)

	REQUIRED (R1-5)	LOT E1		LOT E2	
		EXISTING	PROPOSED	EXISTING	PROPOSED
Min. Lot Area	5,000 Sq. Ft.	15,000 Sq. Ft.	8,194 Sq. Ft.	N/A	6,806 Sq. Ft.
Min. Lot Width	50 Ft.	150 Ft.	81.9 Ft.	N/A	68.1 Ft.
Min. Lot Depth	100 Ft.	100 Ft.	N/A	N/A	100 Ft
Min. Setback from Front Yard	15 Ft.	8.8 Ft.	N/A	N/A	15 Ft.
Alt. Min. Front Yard Setback* Section 223-13(k)	8.8 Ft.	8.8 Ft.	8.8 Ft.	N/A	15 Ft.
Min. Setback from Rear Yard	20 Ft.	6.6 Ft.	N/A	N/A	24.3 Ft.
Min. Setback from Side Yard	10 Ft.	4.9 Ft.	N/A	N/A	16.2 Ft.
Max. Building Height	35 ft./2½ Stories	29.9 Ft.	N/A	N/A	30.6 Ft.
Max. Lot Coverage	N/A	2,274.3 Sq. Ft.	2,274.3 Sq. Ft.	N/A	2,306.4 Sq. Ft.
Min. Accessory Building	5 Ft.	5.9 Ft.	5.0 Ft.	N/A	5.1 Ft.


JUDSON STREET
f.k.a. PARK STREET
Asphalt
UNION STREET
Asphalt
LOT E1
LOT E2
SrB
S56°47'10"E
150.00'
N33°13'50"E
100.00'
N56°47'10"W
150.00'
S33°13'50"W
100.00'
Rubine & Steven B. Kidder
Tax ID 6054-47-285558
Assessed Owners
Guillermo Klein & Kimberly Bacon
Tax ID 6054-47-285552
Assessed Owners
Gregory J. Conti, Trustee
Tax ID 6054-47-277547
Assessed Owners
John & Edith Krawiec
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Assessed Owners
Alexander Smith & Kelli Bird
Tax ID 6054-47-276527
Assessed Owners
Dereck J. Limbert
Tax ID 6054-47-284522
Assessed Owners
Formerly Seal, Formerly Detweiler
Now or formerly
(Reputed Owner)
Frederick Weber & Linda Gaglioti
See Vol. 1681 Pg. 188
Tax ID 6054-47-280548
Formerly Detweiler
Now or formerly David & Diane Gorey
(Reputed Owner)
See Vol. 1736 Pg. 1
Parcel II
Tax ID 6054-47-302541
Formerly Detweiler & Rogers
Now or formerly Alan J. & Cynthia B. Flynn
(Reputed Owners)
See map entitled "Subdivision of Property of Reba D. Rivers", which was filed in the Dutchess County Clerk's office on December 9, 1947 as Map No. 6207
Tax ID 6054-47-297532
Existing Two Family Dwelling No. 44
Existing Single Family Dwelling No. 46 To Be Demolished As Part Of Site Development
Existing Single Family Dwelling No. 45 To Be Demolished As Part Of Site Development
Existing Shed To Be Demolished As Part Of Site Development
Existing Garage
Asphalt Driveway
Stone Veneer Retaining Wall
Stockade Fence
Chain Link Fence
Wire Fence
Post & Board Fence
Hedge
Tree
Pole
Guide Rail
Utility Box
Water Valve
Drainage Manhole
Sewer Manhole
Catch Basin
Inlet
Proposed 25' Sewer Easement
Proposed 10' Sewer Easement
Proposed 8" Sewer Line
Proposed 4" Sewer Lateral
Proposed Sewer Manhole
Proposed Cleanout
Proposed Connection to Existing Sewer Manhole
Proposed Connection to Existing Cleanout
Proposed Sewer Manhole to be Abandoned
Proposed Cleanout to be Abandoned
Proposed Connection to Existing Sewer Manhole to be Abandoned
Proposed Connection to Existing Cleanout to be Abandoned
Proposed Sewer Manhole to be Abandoned & Converted to Cleanout
Proposed Connection to Existing Sewer Manhole to be Abandoned & Converted to Cleanout
Proposed Sewer Manhole to be Abandoned & Converted to Inlet
Proposed Connection to Existing Sewer Manhole to be Abandoned & Converted to Inlet
Asphalt Driveway
Stone Retaining Wall
Stabilized Construction Entrance
Concrete Wash Station
Inlet Protection Filter Roll (Typ.)
Temporary Silt Fence
Temp. Orange Construct Fence (Typ.)
Tree Protection Det. A1 Display
Soil Stockpile
Asphalt Driveway
Stone Retaining Wall
Sewer Manhole
Inv.In=224.0
Inv.Out=223.7
Inv.In=223.5
Inv.Out=223.2
Inv.In=223.0
Inv.Out=222.5
Inv.In=222.3
Inv.Out=222.0
Inv.In=222.1
Inv.Out=221.8
Inv.In=Inaccessible
Inv.Out=221.5
Inv.In=221.7
Inv.Out=221.4
Inv.In=221.4
Inv.Out=221.1
Inv.In=221.2
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Inv.In=216.5
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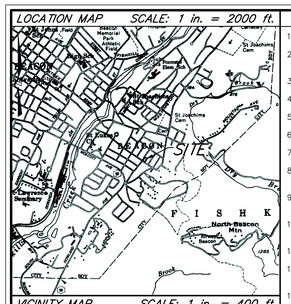
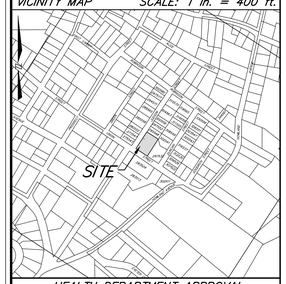
Inv.In=216.1
Inv.Out=215.8

LOCATION MAP
SCALE: 1 in. = 2000 ft.



VICINITY MAP
SCALE: 1 in. = 400 ft.



HEALTH DEPARTMENT APPROVAL

This plan does not constitute a Realty Subdivision as defined by Article XI, Title II Section 1115, of the Public Health Law of the State of New York, and Article XI of the Dutchess County Sanitary Code.

Permission is hereby granted for the filing of this map with the clerk of Dutchess County. Approval for arrangements for water supply and/or sewage disposal is neither sought nor granted.

Authorized Representative of the Commissioner of Health

PLANNING BOARD APPROVAL

"Approved by Resolution of the Planning Board of the City of Beacon, New York, on the _____ day of_____, 2022, 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 _____, 2022, by
_____, Chairman
_____, Secretary

In absence of the Chairman or Secretory, the Acting Chairman or Acting Secretary Respectively may sign in this place

NOTES

1. *Unauthorized alteration or addition to a document prepared by a licensed Land Surveyor or licensed Professional Engineer is a violation of Section 7209, Sub-Division 2 of the New York State Education Law.*
2. *The topographic data hereon was compiled from an actual field survey conducted by Badey & Watson on January 20, 2022.*
3. *The vertical datum hereon is North American Vertical Datum of 1988 (NAVD 1988).*
4. *No NYSDEC or Federal Wetlands were found onsite.*
5. *The Federal Emergency Management Agency (FEMA) has determined that this property lies within Flood Hazard Zone X as indicated hereon. The Zone boundaries were taken from Flood Insurance Rate Maps (FIRM)Community Map No. 36027C0577E with an effective date of May 2, 2012.*
6. *Pipe size and material based on City's sewer mapping & manhole inspection, and information provided by City Engineer.*

REVISIONS

See Title	R01	Original Drawing.
May 31, 2022	R02	Planning Board Comments
July 25, 2022	R03	Planning Board Comments
Aug 29, 2022	R04	Planning Board Comments Added Concrete Washout & Orange Construction Fence Detail

LEGEND

—150—	CONTOUR LINE
CIP	CAST IRON PIPE
CPP	CORRUGATED PLASTIC PIPE
HDPE	HIGH DENSITY POLYETHYLENE PIPE
162	SPOT ELEVATION
FF=362.5	FIRST FLOOR ELEVATION
FS=362.5	FIRST FLOOR SILL ELEVATION
—G—	SUBTERRANEAN GAS LINE (PLATE PROVIDED)
5	DEEP TEST LOCATION W/DESIGNATION

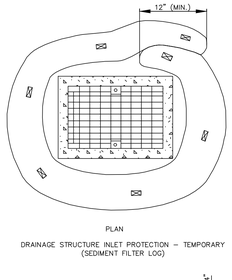
EROSION & SEDIMENT CONTROL NOTES

1. PRIOR TO THE START OF CONSTRUCTION ACTIVITY, THE TEMPORARY STRUCTURAL SEDIMENT CONTROLS (SILT FENCE, STABILIZED CONSTRUCTION ENTRANCE, ETC.) FOR THE ANTICIPATED WORK MUST BE INSTALLED.
2. THE LIMITS OF LAND DISTURBANCE MUST BE PHYSICALLY MARKED ON-SITE WITH ORANGE CONSTRUCTION FENCE. SILT FENCE MUST BE INSTALLED ON-CONTOUR AND SHALL NOT BE USED TO DELINEATE THE LIMIT OF CONTRACT, OR PROPERTY LINE.
3. MASS CLEARINGS AND GRADING MUST BE AVOIDED. CLEAR AND GRUB ONLY WHAT IS REQUIRED FOR IMMEDIATE CONSTRUCTION ACTIVITY.
4. EXPOSED SOILS ANTICIPATED TO REMAIN IDLE FOR MORE THAN FOURTEEN (14) DAYS SHALL BE IMMEDIATELY STABILIZED WITH TEMPORARY SEED AND MULCH.
5. WHEREVER POSSIBLE, NATURAL VEGETATION IS TO BE PROTECTED BY LIMITING THE CLEARING AND GRUBBING OPERATION, AS WELL AS RESTRICTING CONSTRUCTION EQUIPMENT TO THE WORK AREA.
6. WHERE FEASIBLE, LARGE TREES TO BE PRESERVED SHALL BE FENCED OFF SO THAT THE ROOT SYSTEM AND OVERHANGING BRANCHES ARE PROTECTED FROM CONSTRUCTION EQUIPMENT.
7. OFF-SITE RUNOFF SHOULD BE DIVERTED FROM HIGHLY ERODIBLE SOILS AND STEEP SLOPES TO STABLE AREAS WITH TEMPORARY DIKES AND/OR SWALES.
8. PERMANENT SEEDING SHOULD OPTIMALLY BE UNDERTAKEN IN THE SPRING FROM MARCH THROUGH MAY, AND IN LATE SUMMER AND EARLY FALL FROM SEPTEMBER TO OCTOBER 15. PERMANENT SEEDING MAY BE UNDERTAKEN DURING THE SUMMER, PROVIDING AN ADEQUATE WATERING SCHEDULE IS MAINTAINED.
9. DURING THE PEAK SUMMER MONTHS AND IN THE FALL AFTER OCTOBER 15, WHEN SEEDING IS OTHERWISE FOUND TO BE IMPRACTICABLE, AN APPROPRIATE TEMPORARY MULCH SHALL BE APPLIED. TEMPORARY SEEDING WITH RYE CAN BE UTILIZED THROUGH NOVEMBER.
10. ALL SLOPES STEEPER THAN 3H:1V AS WELL AS PERIMETER DIKES, SEDIMENT BASINS OR TRAPS, AND EMBANKMENTS SHALL, UPON COMPLETION, BE IMMEDIATELY STABILIZED WITH SOD, SEED AND ANCHORED STRAW MULCH, OR OTHER APPROVED STABILIZATION MEASURES (RECP).
11. MAINTENANCE SHALL BE PERFORMED AS NECESSARY TO ENSURE CONTINUED STABILIZATION. AREAS OUTSIDE OF THE PERIMETER SEDIMENT CONTROL SYSTEM SHALL NOT BE DISTURBED.
12. AREAS WHERE PERMANENT VEGETATION IS TO BE ESTABLISHED SHALL BE DRESSED WITH A MINIMUM OF 4 INCHES OF TOPSOIL. COMPACTED SUB-SOILS SHALL BE DISKED OR TILLED PRIOR TO PLACEMENT OF TOPSOIL. SURFACE SHALL BE RAKED SMOOTH, REMOVING STICKS, FOREIGN MATTER, AND STONES OVER 1" IN DIAMETER.
13. TOPSOIL SHALL HAVE AT LEAST 6% BY WEIGHT OF FINE TEXTURED STABLE ORGANIC MATERIAL, AND NO GREATER THAN 20% IT SHALL CONTAIN NOT LESS THAN 20% OF MATERIAL PASSING THE NO. 200 SIEVE, AND NOT MORE THAN 15% CLAY. IT SHALL BE RELATIVELY FREE OF STONES OVER 1-1/2" INCHES IN DIAMETER, TRASH, NOXIOUS WEEDS, AND SHALL HAVE LESS THAN 10% GRAVEL.
14. SEEDING FOR TEMPORARY STABILIZATION OR IN PREPARATION OF WINTER SHUTDOWN SHALL BE APPLIED AT THE FOLLOWING RATE AND SCHEDULE: SPRING OR SUMMER OR EARLY FALL, USE RYEGRASS AT 30 LBS PER ACRE. LATE FALL OR EARLY WINTER, USE WINTER RYE AT 100 LBS PER ACRE.
15. PERMANENT SEEDING FOR FINAL STABILIZATION SHOULD BE APPLIED EITHER FROM SPRING-THAW TO MID-MAY OR MID-AUGUST TO EARLY OCTOBER WITH A 65/20/15 MIX OF KENTUCKY BLUEGRASS/PERENNIAL RYEGRASS/FINE FESCUE AT 160 LBS. PER ACRE. IF SEEDING IS DONE BETWEEN MID-MAY AND MID-AUGUST, IRRIGATION MAY BE REQUIRED TO ACHIEVE FINAL STABILIZATION.
16. HAY OR STRAW MULCH SHALL BE APPLIED TO ALL SEEDED AREAS, TEMPORARY OR PERMANENT, AT A RATE OF 2 TONS PER ACRE (OR 3 BALES PER 1,000 SQ FT).
17. WHEN SPECIFIED, ROLLED EROSION CONTROL BLANKET SHALL BE STRAW BIODEGRADABLE DOUBLE-NET BLANKET (EBX-S2 NN) AS MANUFACTURED BY CARTHAGE MILLS, SHALL BE PROVIDED ON ALL FINAL GRADES STEEPER THAN 1 VERTICAL OVER 3 HORIZONTAL (UP TO 2H:1V).
18. WHEN SPECIFIED, INLET PROTECTION SHALL BE INSTALLED CONCURRENTLY WITH CATCH BASIN INSTALLATION. IN THE SAME MANNER, ROCK OUTLET PROTECTION SHALL BE INSTALLED CONCURRENTLY WITH PIPE DISCHARGE INSTALLATION.
19. EROSION AND SEDIMENT CONTROL PRACTICES WITHIN THE ACTIVE WORK AREA SHALL BE INSPECTED DAILY TO ENSURE THAT THEY ARE BEING MAINTAINED IN EFFECTIVE OPERATING CONDITION AT ALL TIMES.
20. IN AREAS WHERE SOIL DISTURBANCE ACTIVITY HAS TEMPORARILY OR PERMANENTLY CLEARED, THE APPLICATION OF SOIL STABILIZATION MEASURES MUST BE INITIATED BY THE END OF THE NEXT BUSINESS DAY AND COMPLETED WITHIN FOURTEEN (14) DAYS FROM THE DATE THE CURRENT SOIL DISTURBANCE ACTIVITY CEASED.
21. DISCHARGES FROM DEWATERING ACTIVITIES, INCLUDING DISCHARGES FROM DEWATERING OF TRENCHES AND EXCAVATIONS, MUST BE MANAGED BY APPROPRIATE CONTROL MEASURES.
22. STABILIZED CONSTRUCTION ENTRANCE(S) SHALL BE MAINTAINED SO AS TO PREVENT THE TRACKING OF SEDIMENT OFF-SITE. SEDIMENT TRACKED ONTO PAVED RIGHTS-OF-WAY SHALL BE SWEPT CLEAN AT THE END OF EACH WORK DAY.
23. SEDIMENT SHALL BE REMOVED FROM SILT FENCE WHEN IT BECOMES 6" DEEP AT THE FABRIC. SILT FENCE SHALL BE REPLACED WHEN FABRIC BECOMES RIPPED OR FRAYED.
24. SEDIMENT SHALL BE REMOVED FROM SEDIMENT TRAPPING DEVICES WHEN ACCOMMODATION REACHES 50% OF DESIGN CAPACITY. STONE SHALL BE CLEANED OR REPLACED WHEN SEDIMENT POOL NO LONGER DRAINS PROPERLY.

GOOD HOUSEKEEPING

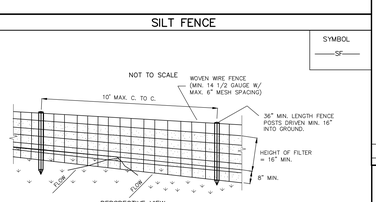
1. ALL WASTE MATERIAL WILL BE COLLECTED AND STORED IN A SECURELY LIDDED METAL DUMPSTER SUPPLIED BY A WASTE HANDLER THAT IS A LICENSED SOLID WASTE MANAGEMENT COMPANY. ALL TRASH AND CONSTRUCTION DEBRIS FROM THE SITE SHALL BE DEPOSITED IN THE DUMPSTER(S). THE DUMPSTER SHALL BE EMPTIED ON AN AS-NEEDED BASIS AND THE TRASH WILL BE HAULED TO AN APPROVED LANDFILL. NO CONSTRUCTION MATERIALS WILL BE BURIED ON-SITE. ALL PERSONNEL WILL BE INSTRUCTED REGARDING THE CORRECT PROCEDURE FOR WASTE DISPOSAL.
2. ALL SANITARY WASTE WILL BE COLLECTED FROM THE PORTABLE UNITS A MINIMUM OF TWO TIMES PER WEEK BY A LICENSED SANITARY WASTE MANAGEMENT CONTRACTOR.
3. GOOD HOUSEKEEPING AND SPILL CONTROL PRACTICES WILL BE FOLLOWED DURING CONSTRUCTION TO MINIMIZE STORMWATER CONTAMINATION FROM PETROLEUM PRODUCTS, FERTILIZERS, PAINTS, AND CONCRETE. TO PREVENT STORMWATER CONTAMINATION FROM THE SITE, GOOD HOUSEKEEPING PRACTICES ARE LISTED BELOW:
   - FERTILIZERS WILL BE APPLIED ONLY IN THE MINIMUM AMOUNTS RECOMMENDED BY THE MANUFACTURER, UNLESS SPECIFIED OTHERWISE BY THE ENGINEER AND WILL BE WORKED INTO THE SOIL TO LIMIT EXPOSURE TO STORMWATER.
   - FERTILIZERS WILL BE STORED IN A COVERED SHED AND PARTIALLY USED BAGS WILL BE TRANSFERRED TO A SEALABLE BIN TO AVOID SPILLS.
   - A COVERED DUMPSTER WILL BE USED FOR ALL WASTE MATERIALS.
   - MATERIALS AND EQUIPMENT NECESSARY FOR SPILL CLEAN-UP WILL BE KEPT IN THE TEMPORARY MATERIAL STORAGE TRAILER ON-SITE. EQUIPMENT WILL INCLUDE BUT NOT BE LIMITED TO: BROOMS, DUST PANS, MOPS, RAGS, GLOVES, GOGGLES, FAST ABSORBENT MATERIAL, SAND, SAW DUST, AND PLASTIC AND METAL TRASH CONTAINERS.
   - CONCRETE TRUCKS WILL NOT BE ALLOWED TO WASH OUT OR DISCHARGE SURPLUS CONCRETE OR DRUM WASH WATER ON THE SITE.
   - WHEN TESTING/CLEANING OF WATER SUPPLY LINES, THE DISCHARGE FROM THE TESTED PIPE WILL BE COLLECTED AND CONVEYED TO A COMPLETED STORMWATER COLLECTION SYSTEM.
   - A STABILIZED CONSTRUCTION ENTRANCE WILL BE CONSTRUCTED TO REDUCE VEHICLE TRACKING OF SEDIMENT.
   - DUMP TRUCKS HAULING MATERIAL FROM THE CONSTRUCTION SITE WILL BE COVERED WITH A TARPAULIN.
   - RUTS CAUSED BY EQUIPMENT USED FOR SITE CLEARING AND GRADING WILL BE ELIMINATED BY RE-GRADING.
4. VEHICLE MAINTENANCE - ALL ON-SITE VEHICLES WILL BE MONITORED FOR LEAKS AND RECEIVE REGULAR PREVENTATIVE MAINTENANCE TO REDUCE THE CHANCE OF LEAKAGE. ANY VEHICLE LEAKING FUEL OR HYDRAULIC FUEL WILL BE IMMEDIATELY SCHEDULED FOR REPAIRS AND USE WILL BE DISCONTINUED UNTIL REPAIRS ARE MADE.
5. SPILL PREVENTION AND RESPONSE - THE FOLLOWING CONTROLS AND PROCEDURES SHALL BE USED TO MINIMIZE THE POTENTIAL FOR LEAKS, SPILLS AND OTHER RELEASES:
   - PERSONNEL WILL BE MADE AWARE OF EMERGENCY TELEPHONE NUMBERS.
   - THE OWNER/OPERATOR AND OR CONTRACTOR SHALL IMMEDIATELY CONTACT NYSDEC IN THE EVENT OF A SPILL, AND SHALL TAKE ALL APPROPRIATE STEPS TO CONTAIN THE SPILL, INCLUDING CONSTRUCTION OF A DIKE AROUND THE SPILL AND PLACING ABSORBENT MATERIAL OVER THIS SPILL.
   - THE OWNER/OPERATOR AND OR CONTRACTOR SHALL INSTRUCT PERSONNEL THAT SPILLAGE OF FUELS, OILS, AND SIMILAR CHEMICALS MUST BE AVOIDED.
   - OILS AND CHEMICALS WILL BE STORED IN APPROPRIATE AND TIGHTLY CAPPED CONTAINERS. CONTAINERS SHALL NOT BE DISPOSED OF ON THE PROJECT SITE.
   - OILS, CHEMICALS, MATERIAL, EQUIPMENT, AND SANITARY FACILITIES WILL BE STORED/LOCATED AWAY FROM TREES AND AT LEAST 100 FEET FROM STREAMS, WELLS, WET AREAS, AND OTHER ENVIRONMENTALLY SENSITIVE SITES.
   - DISPOSE OF CHEMICAL CONTAINERS AND SURPLUS CHEMICALS OFF THE PROJECT SITE IN ACCORDANCE WITH LABEL DIRECTIONS AND LEGAL REQUIREMENTS.
   - USE TIGHT CONNECTIONS AND HOSES WITH APPROPRIATE NOZZLES IN ALL OPERATIONS INVOLVING FUELS.
   - USE FUNNELS WHEN POURING FUELS, LUBRICATING MATERIALS OR CHEMICALS.
   - REFUELING OF CONSTRUCTION EQUIPMENT WILL TAKE PLACE IN PARKING AREAS TO PROVIDE RAPID RESPONSE TO EMERGENCY SITUATIONS.
   - PETROLEUM SPILLS AND MOST HAZARDOUS MATERIALS SPILLS MUST BE REPORTED TO THE NYS DEC HOTLINE (1-800-457-7362), UNLESS THEY MEET ALL OF THE FOLLOWING CRITERIA:
     THE SPILL IS KNOWN TO BE LESS THAN 5 GALLONS; AND
     THE SPILL IS CONTAINED AND UNDER THE CONTROL OF THE SPILLER; AND
     THE SPILL HAS NOT AND WILL NOT REACH THE STATE'S WATER OR ANY LAND; AND
     THE SPILL IS CLEANED UP WITHIN 2 HOURS OF DISCOVERY.
   - SPILLS SHALL ALSO BE REPORTED TO THE LOCAL AUTHORITIES, IF REQUIRED. FOR SPILLS NOT DEEMED REPORTABLE, THE FACTS CONCERNING THE INCIDENT SHALL BE DOCUMENTED BY THE SPILLER, AND A RECORD MAINTAINED FOR ONE YEAR.

INLET PROTECTION FILTER LOG
(NOT TO SCALE)



SILT FENCE

SYMBOL: SF

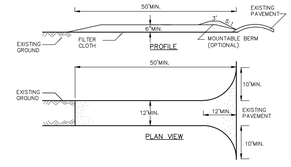


CONSTRUCTION SPECIFICATIONS

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 OVER-LAPPED BY SIX INCHES AND FOLDED. FILTER CLOTH SHALL BE EITHER FILTER X, MIRAFI 100X, STABILINKA T140N, OR APPROVED EQUIVALENT.
4. PREFABRICATED UNITS SHALL BE GEOFAB, ENVIROFENCE, OR APPROVED EQUIVALENT.
5. MAINTENANCE SHALL BE PERFORMED AS NEEDED AND MATERIAL REMOVED WHEN "BULGES" DEVELOP IN THE SILT FENCE.

STABILIZED CONSTRUCTION ENTRANCE

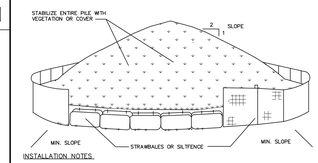
SYMBOL



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 TRACTED ONTO PUBLIC RIGHTS-OF-WAY MUST BE REMOVED IMMEDIATELY.
8. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN 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.

SOIL STOCKPILE DETAIL
(NOT TO SCALE)



INSTALLATION NOTES:

1. AREA CHOSEN FOR STOCKPILING OPERATIONS SHALL BE DRY AND STABLE.
2. MAXIMUM SLOPE OF STOCKPILE SHALL BE 1:2.
3. UPON COMPLETION OF SOIL STOCKPILING, EACH PILE SHALL BE SURROUNDED WITH EITHER SILT FENCING OR STRAWBALES, THEN STABILIZED WITH VEGETATION OR COVERED.
4. SEE SILT FENCE DETAIL FOR INSTALLATION OF SILTFENCE.

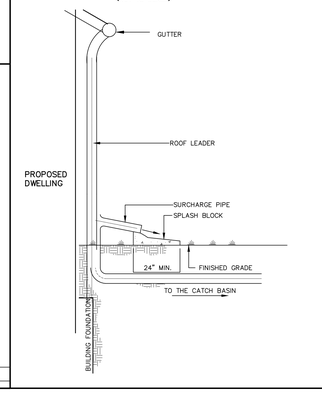
TIMING

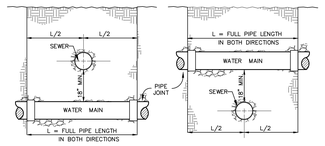
TOPSOIL SHOULD NOT BE STRIPPED, STOCKPILED, OR REPLACED UNTIL APPROPRIATE SEDIMENT CONTROL DEVICES ARE IN PLACE. TOPSOILING SHOULD NOT OCCUR DURING WINTER MONTHS. SOILS SHOULD NOT BE STRIPPED OR STOCKPILED UNLESS CONSTRUCTION IS SCHEDULED WITHIN THE SAME BUILDING SEASON.

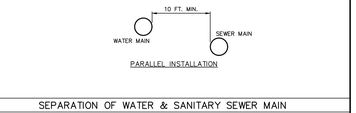
MAINTENANCE

PERIMETER SEDIMENT CONTROLS MUST BE MAINTAINED ACCORDING TO THE STANDARDS DESCRIBED IN THIS MANUAL. STOCKPILES AND FILL AREAS SHALL BE INSPECTED PERIODICALLY (I.E. WEEKLY) FOR SIGNS OF EROSION OR PROBLEMS WITH PLANT ESTABLISHMENT.

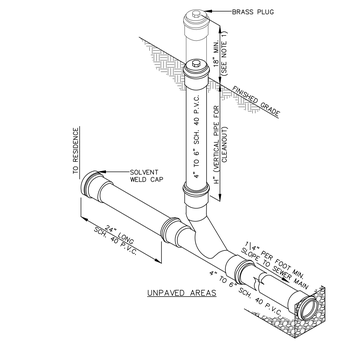
ROOF LEADER DETAIL
(NOT TO SCALE)







SEPARATION OF WATER & SANITARY SEWER MAIN
NOT TO SCALE

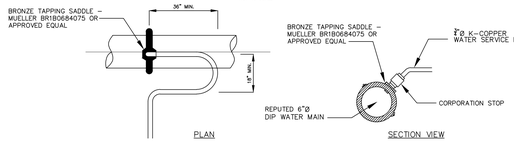


NOTES:

1. CLEANOUT STACK SHALL EXTEND A MINIMUM OF 18" ABOVE GRADE FOR NEW CONSTRUCTION UNTIL SERVICE IS CONNECTED AND/OR FINISHED GRADE IS ESTABLISHED. CLEANOUTS SHALL BE INSTALLED AT GRADE FOR EXISTING SERVICES UNLESS OTHERWISE DIRECTED.
2. WYE, LATERAL, & C.O. ASSEMBLY MUST BE BEDDED IN 1/4" TO 3/4" WASHED GRAVEL

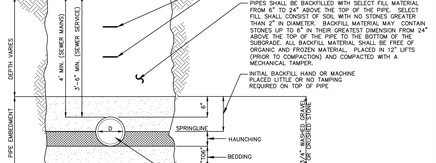
SE-007 TYPICAL P.V.C. SEWER CLEANOUT DETAIL
NOT TO SCALE

WATER SERVICE CONNECTION DETAIL
NOT TO SCALE



NOTES:

1. A MINIMUM 5' COVER SHALL BE PROVIDED ON THE WATER SERVICE LINE (CONDITIONED ON ACTUAL 5' MIN. WATER MAIN DEPTH).
2. CORPORATION STOP TO BE COMPRESSION TYPE MUELLER.
3. WATER SERVICE LINE TO HAVE A "GOOSENECK" NEAR THE CORPORATION STOP.
4. CORPORATION STOP TO BE INSTALLED IN THE UPPER HALF OF THE WATER MAIN AT AN ANGLE APPROXIMATELY 45° FROM HORIZONTAL.
5. THE CONTRACTOR SHALL INSTALL A FULL BODIED STAINLESS STEEL TAPPING SLEEVE AT THE PROPOSED WATER SERVICE LOCATION.

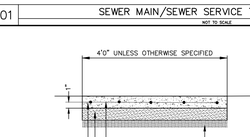


NOTES:

1. NO ROCK IS TO PROJECT INTO WITHIN THE EDGES OF THE TRENCH. IN ROCK EXCAVATION PIPE SHALL BE A MIN. OF 6" OVER AND AWAY FROM ROCK.
2. BACKFILL SHALL BE PLACED SO AS TO NOT DISTURB THE PIPE ALIGNMENT
3. BACKFILL WITHIN THE CITY'S RIGHT-OF-WAY SHALL BE NYSDOT ITEM 304.12, TYPE 2 - ITEM 4, FOR THE ENTIRE TRENCH DEPTH, COMPACTED IN 6" LIFTS TO 95% MODIFIED PROCTOR.

SE-001 SEWER MAIN/SEWER SERVICE TRENCH DETAIL
NOT TO SCALE

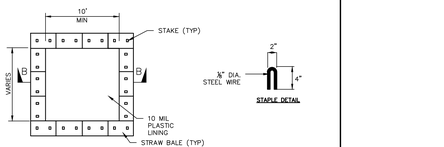
PV-040 CONCRETE WALK DETAIL
NOT TO SCALE

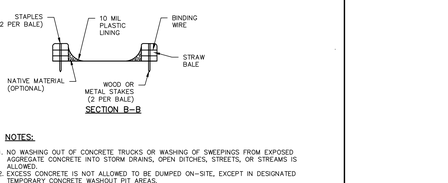


NOTE:

SCORE PANELS EVERY 5'-0" TRANSVERSE EXPANSION JOINTS 20'-0" O.C. OR AS DIRECTED SET 1/4" BELOW SURFACE OF WALK AND SEAL.

SEE PLAN FOR ADJACENT CONDITIONS PITCH AWAY FROM BUILDING OR TOWARDS DRIVE.

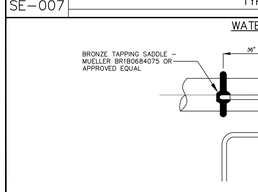




NOTES:

1. NO WASHING OUT OF CONCRETE TRUCKS OR WASHING OF SWEEPINGS FROM EXPOSED AGGREGATE CONCRETE INTO STORM DRAINS, OPEN DITCHES, STREETS, OR STREAMS IS ALLOWED.
2. EXCESS CONCRETE IS NOT ALLOWED TO BE DUMPED ON-SITE, EXCEPT IN DESIGNATED TEMPORARY CONCRETE WASHOUT PIT AREAS.
3. ON-SITE TEMPORARY CONCRETE WASHOUT AREAS WILL BE LOCATED AT LEAST 50 FEET FROM STORM DRAINS, OPEN DITCHES, OR WATER BODIES AS DETERMINED IN FIELD.
4. TEMPORARY CONCRETE WASHOUT FACILITIES WILL BE CONSTRUCTED AND MAINTAINED WITH SUFFICIENT QUALITY AND SIZE TO CONTAIN ALL LIQUID AND CONCRETE WASH GENERATED BY WASHOUT OPERATIONS.
5. WASHOUT FACILITIES WILL BE CLEANED OUT OR REPLACED ONCE THE WASHOUT IS 75% FULL.
6. PLASTIC LINING MATERIAL WILL BE MINIMUM OF 10 MIL POLYETHYLENE SHEETING AND WILL BE FREE OF HOLES, TEARS, OR OTHER DEFECTS.
7. WHEN WASHOUT FACILITIES ARE NO LONGER REQUIRED FOR WORK, THE HARDENED CONCRETE WILL BE REMOVED AND DISPOSED OF OFFSITE. MATERIALS USED TO CONSTRUCT TEMPORARY CONCRETE WASHOUT FACILITIES WILL BE REMOVED FROM THE SITE OR DISPOSED OF.

CONCRETE WASHOUT DETAIL
NOT TO SCALE

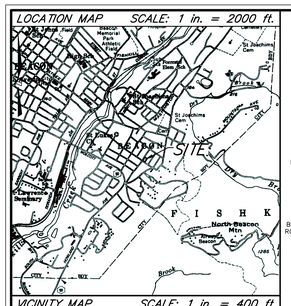


NOTE:
NO OTHER UTILITIES ARE TO BE INSTALLED WITHIN THIS TRENCH

TYPICAL STORM DRAINAGE TRENCH DETAIL
(NOT TO SCALE)

NOTE:
1. NO OTHER UTILITIES ARE TO BE INSTALLED WITHIN THIS TRENCH
2. BACKFILL WITHIN THE CITY'S ROAD RIGHT-OF-WAY SHALL BE NYSDOT ITEM

LOCATION MAP SCALE: 1 in. = 2000 ft.


SITE
Beacon
Fishkill
Matteawan
Main St
Wolcott Ave
Teller Ave
Verplanck Ave
Dennings Ave
Fishkill Creek
Long Hill Rd
Rte 9D
Rte 52
Rte 84
Rte 9
Rte 9D
Rte 52
Rte 84
Rte 9
Rte 9D
Rte 52
Rte 84
Rte 9

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

July 25, 2022

John Gunn, Chair
Beacon Planning Board
1 Municipal Plaza
Beacon, NY 12508

Re: Application of 46 Judson Street, LLC – Submission of Revised Materials

Dear Mr. Gunn and Members of the Planning Board:

Accompanying this letter are 5 sets of the revised plat and plans for the captioned application, as follows:

1. Preliminary Subdivision Plat;
2. Plan Set Sheet 1 of 6 Removals & Existing Conditions;
3. Plan Set Sheet 2 of 6 Improvement Plan;
4. Plan Set Sheet 3 of 6 Drainage Plan;
5. Plan Set Sheet 4 of 6 Erosion & Sediment Control Plan;
6. Plan Set Sheet 5 of 6 Details (1 of 2); and
7. Plan Set Sheet 6 of 6 Details (2 of 2).

Also included are 5 copies of Part 1 of a Full Environmental Assessment Form, which the Board directed us to prepare during its review at the July 2022 meeting.

These plans contain two significant changes to which we call your attention.

The Drainage Easement on Lot E2 in favor of Lot E1 has been rerouted. This reduces the burden on Lot E2 by shortening the length of the easement and relocating it to an area where we believe repairs and service requirements will be less disruptive.

The foot print area of the proposed house on Lot E2 has been reduced by approximately 9%. However, we must note that there was an error on the plan that resulted from our misunderstanding of the architect's plan that was provided two us. The architect's plan and our plans posted the proposed house area as 3,000 square feet. We understood that to mean a 1500 square foot footprint. It did not, the architect's posting that we adopted and posted was intended to express "living area" and did not include the exterior walls of the proposed building. We apologize for our error and have corrected the plans accordingly.

The plans, which were revised in other several ways, including responses to Mr. Russo's August 4, 2022, letter to the Board. Following are brief comments on how the revised plans responded to Mr. Russo's comments

As to Mr. Russo's Comments:

General

1. A note has been added to Sheet 2 of the plan set indicating that "Until such time as a Certificate of Occupancy for the ongoing reconstruction of the house on Lot E1 has been issued, the Building Inspector is granted access to verify where the existing roof leaders and sump drain to."
2. As noted in comment 1 under "Existing Conditions and Removal Plan (Sheet 2 of 6}, we have also added the "Proposed Monuments" to the subdivision plat.

Preliminary Plat

1. A note has been added to the plat indicating the Drainage Easement through Lot E2 is for the benefit of Lot E1.

Existing Conditions & Removal Plan (Sheet 2 of 6)

1. Pins were set to mark the corners of the property and are still in place. The plan is to replace those corners marked "Proposed Monuments" with a more substantial concrete monument. Accordingly, we have not removed the note. Please note that we have also added the "Proposed Monuments" to the subdivision plat.

Improvement Plan (Sheet 2 of 6)

1. The drop manhole previously specified has been replaced with elbows and a cleanout, as suggested
2. The table showing the soil test results has been corrected.
3. The table showing the soil test has been modified to indicate that the rock encountered is bedrock

Drainage Plan (Sheet 3 of 6)

1. The footing drain is now connected directly to the City's catch basin.
2. The downspouts on the proposed house have been directed to a drain line that surrounds the proposed building and carries the roof drainage to the westerly corner of the house and then into the new catch basin.

Detail Sheet 2 (Sheet 6 of 6)

1. The Trench Detail has been updated include the type and thickness of the base material that is to be installed
2. The Asphalt Pavement Detail has been modified to specify the 1½-inch top course and 4-inch binder course. Notes specifying that tack coating and crack sealant is to be used have been added to the detail.

Other Modifications (Not part of Mr. Russo's comments)

1. A Concrete Washout Detail has been added to Sheet 5.
2. A Construction Fencing Detail has been added to Sheet 5.
3. A Tree Protection Detail has been added to Sheet 6.
4. Installation of tree protection has been specified for the 48-inch Maple at the southerly most corner of the property on Sheet 4.

We trust that these comments will be helpful during your continued review. We look forward to discussing them with you during the Planning Board's September 13, 2022, meeting. Thank you for your continued attention to this application.

Yours truly,
BADEY & WATSON
Surveying & Engineering, D.P.C.



by
Glennon J. Watson, L.S.

cc: John Russo, PE
John Clarke, Planner
Paula Dowd, 46 Judson Street, LLC

LANC & TULLY

ENGINEERING AND SURVEYING, P.C.

John J. O'Rourke, P.E., Principal
David E. Higgins, P.E., Principal
John Queenan, P.E., Principal
Rodney C. Knowlton, L.S., Principal
Jerry A. Woods, L.S., Principal
John D. Russo, P.E., Principal
John Lanc, P.E., L.S.
Arthur R. Tully, P.E.

September 8, 2022

Mr. John Gunn
Beacon Planning Board Chair
City of Beacon
1 Municipal Plaza
Beacon, NY 12508

RE: 46 Judson St. – 2 Lot Subdivision
Tax No. 6054-21-028928
City of Beacon

Dear Mr. Gunn:

My office has received the following in regard to a 2-lot subdivision of the parcel located at 46 Judson Street:

- Correspondence from Badey & Watson dated July 25, 2022.
- Full Environmental Assessment Form, dated August 23, 2022.
- Plan titled "Preliminary Plat prepared for 46 Judson Street LLC", with the latest revision date of August 29, 2022.
- Plan set titled "46 Judson Street LLC", consisting of the following plans as prepared by Badey & Watson.
  - Sheet 1 of 6 titled "Removals & Existing Conditions Plan", with latest revision date of August 29, 2022.
  - Sheet 2 of 6 titled "Improvement Plan", with the latest revision date of August 29, 2022.
  - Sheet 3 of 6 titled "Drainage Plan", with the latest revision date of August 29, 2022.
  - Sheet 4 of 6 titled "Erosion & Sediment Control Plan", with the latest revision date of August 29, 2022.
  - Sheet 5 of 6 titled "Details 1 of 2", with the latest revision date of August 29, 2022.
  - Sheet 6 of 6 titled "Details 2 of 2", with the latest revision date of August 29, 2022.

The proposed project entails the subdivision of a 15,000 square foot parcel located at 46 Judson Street into 2 lots, with proposed Lot E1 being 8,194 square feet in size with an existing single-family residence, and proposed Lot E2 being 6,806 square feet in size to allow for the construction of an additional single-family residence. The project is located in the R1-5 Zone. Based on our review of the above plans, we would like to offer the following comments:

General Comments:

1. Descriptions for the various easements proposed on site shall be prepared and submitted for review.

Improvement Plan (Sheet 2 of 6):

1. The symbol on the plan that appears to represent a drainage structure, shall be labeled as such to clarify what they represent.

2. As rock was encountered throughout the location of the proposed dwelling, we would recommend that a note be added to the plans stating that any rock encountered that requires removal shall be done by mechanical means only.

This completes our review at this time. Further comments may be provided based on future submissions. **A written response letter addressing each of the above comments should be provided with the next submission.** If you have any questions, or require any additional information, please do not hesitate to contact our office.

Very truly,

LANC & TULLY, P.C.

John Russo, P.E.

cc: John Clarke, Planner
Jennifer Gray, Esq.
David Buckley, Building Inspector

John Clarke Planning and Design jclarkeplandesign@gmail.com
845.797.4152

To: John Gunn, Chair, and the City of Beacon Planning Board
Date: September 9, 2022
Re: **46 Judson Street Subdivision**

I have reviewed the July 25, 2022 response letter from Badey & Watson, August 23, 2022 Full EAF Part 1, August 29, 2022 Preliminary Plat, and a 6-sheet Preliminary Subdivision Plan set, dated August 29, 2022.

Proposal

The applicant is proposing to subdivide a 15,000 square foot parcel with one existing house into two lots for the construction of an additional house. Parcel E1 would have 8,194 square feet and Parcel E2 would have 6,806 square feet. The proposed parcels are in the R1-5 zoning district.

Comments and Recommendations

All my previous comments have been addressed.

If you have any questions or need additional information, please feel free to contact me.

John Clarke, Beacon Planning Consultant

c: Dave Buckley, Building Inspector
Jennifer L. Gray, Esq., City Attorney
Arthur R. Tully, P.E., City Engineer
John Russo, P.E., City Engineer
Glenn Watson, L.S., Badey & Watson Surveying and Engineering, D.P.C.

Full Environmental Assessment Form
Part 3 - Evaluation of the Magnitude and Importance of Project Impacts
and
Determination of Significance

Part 3 provides the reasons in support of the determination of significance. The lead agency must complete Part 3 for every question in Part 2 where the impact has been identified as potentially moderate to large or where there is a need to explain why a particular element of the proposed action will not, or may, result in a significant adverse environmental impact.

Based on the analysis in Part 3, the lead agency must decide whether to require an environmental impact statement to further assess the proposed action or whether available information is sufficient for the lead agency to conclude that the proposed action will not have a significant adverse environmental impact. By completing the certification on the next page, the lead agency can complete its determination of significance.

Reasons Supporting This Determination:
To complete this section:

- Identify the impact based on the Part 2 responses and describe its magnitude. Magnitude considers factors such as severity, size or extent of an impact.
- Assess the importance of the impact. Importance relates to the geographic scope, duration, probability of the impact occurring, number of people affected by the impact and any additional environmental consequences if the impact were to occur.
- The assessment should take into consideration any design element or project changes.
- Repeat this process for each Part 2 question where the impact has been identified as potentially moderate to large or where there is a need to explain why a particular element of the proposed action will not, or may, result in a significant adverse environmental impact.
- Provide the reason(s) why the impact may, or will not, result in a significant adverse environmental impact
- For Conditional Negative Declarations identify the specific condition(s) imposed that will modify the proposed action so that no significant adverse environmental impacts will result.
- Attach additional sheets, as needed.

See attached.

Determination of Significance - Type 1 and Unlisted Actions

SEQR Status: ☐ Type 1 ☑ Unlisted

Identify portions of EAF completed for this Project: ☐ Part 1 ☑ Part 2 ☑ Part 3

Upon review of the information recorded on this EAF, as noted, plus this additional support information
All application materials submitted by the applicant, memoranda from CIty staff and consultants, agency and public comments, and testimony from meetings held on the application.

and considering both the magnitude and importance of each identified potential impact, it is the conclusion of the City of Beacon Planning Board as lead agency that:

☑ A. This project will result in no significant adverse impacts on the environment, and, therefore, an environmental impact statement need not be prepared. Accordingly, this negative declaration is issued.

☐ B. Although this project could have a significant adverse impact on the environment, that impact will be avoided or substantially mitigated because of the following conditions which will be required by the lead agency:

There will, therefore, be no significant adverse impacts from the project as conditioned, and, therefore, this conditioned negative declaration is issued. A conditioned negative declaration may be used only for UNLISTED actions (see 6 NYCRR 617.7(d)).

☐ C. This Project may result in one or more significant adverse impacts on the environment, and an environmental impact statement must be prepared to further assess the impact(s) and possible mitigation and to explore alternatives to avoid or reduce those impacts. Accordingly, this positive declaration is issued.

Name of Action: 46 Judson Street Subdivision	
Name of Lead Agency: City of Beacon Planning Board	
Name of Responsible Officer in Lead Agency: John Gunn	
Title of Responsible Officer: Chairman	
Signature of Responsible Officer in Lead Agency:	Date:
Signature of Preparer (if different from Responsible Officer)	Date:

For Further Information:

Contact Person: Amanda Caputo, Planning Board Secretary

Address: One Municipal Plaza, Beacon NY 12508

Telephone Number: 845-838-5002

E-mail: acaputo@beaconny.gov

For Type 1 Actions and Conditioned Negative Declarations, a copy of this Notice is sent to:

Chief Executive Officer of the political subdivision in which the action will be principally located (e.g., Town / City / Village of)
Other involved agencies (if any)
Applicant (if any)
Environmental Notice Bulletin: http://www.dec.ny.gov/enb/enb.html

PRINT FULL FORM

ATTACHMENT TO
NEGATIVE DECLARATION
REASONS SUPPORTING DETERMINATION

APPLICATION FOR SUBDIVISION APPROVAL
FOR 46 JUDSON STREET

Parcel No. 6054-47-290539

CONCLUSIONS

This Part 3 analysis has been prepared to address all relevant areas of environmental concern as identified in the review by the Planning Board. This Part 3 analysis will discuss and explain the analysis of the potential impacts, and why a particular element of the proposed action will not result in a significant adverse environmental impact. Such analysis is appropriately set forth in Part 3, even if the potential impact was identified as "none" or "small." Based upon a review of Parts 1 and 2 of the Full Environmental Assessment Form (EAF) and all other application materials that were submitted in support of the Proposed Action, along with reports from City staff and consultants, information from involved and interested agencies, and information from the public, the Planning Board, acting as Lead Agency, provides the following rationale for its SEQRA Determination.

Project Description:

The Proposed Action is the subdivision of a 15,000 s.f. parcel with one existing house into two lots for the construction of an additional house. Parcel E1 will have 8,194 square feet and Parcel E2 will have 6,806 square feet. The property is located at 46 Judson Street in the R1-5 Zoning District on property known and designated on the Tax Map as Parcel No. 6054-47-290539 (the "Property").

The Proposed Action is an Unlisted action. The Planning Board circulated its Notice of Intent to act as Lead Agency and received no objections.

Summary of Rationale for Negative Declaration

The Proposed Action will not result in any significant adverse impacts on the environment. In summary:

- **Impact on Land: The Proposed Action will not have a significant adverse environmental impact as a result of any physical change to the project site.**

  The project site is located in the R1-5 Zoning District and is currently improved with a single family dwelling. The Proposed Action would involve the subdivision of the existing lot and the construction of one new single family dwelling with typical grading and site work associated with such construction. There are no wetlands, water bodies, very steep slopes or other environmentally sensitive areas on the Property. The depth to bedrock is less than 6 feet in some areas of the site that will be the subject of construction. Due to the likely presence of rock on-site, it is possible that blasting or chipping may be necessary. If blasting or chipping

is necessary, the least intrusive means shall be implemented and such activities shall be performed in accordance with all applicable state and local requirements. No blasting shall be permitted without approval from the Building Department. No on-site rock processing is proposed, nor shall it be permitted on-site.

The Proposed Action will not have a significant adverse environmental impact as a result of physical changes to the Property.

- **Impact on Geological Features: The Proposed Action will not have a significant adverse environmental impact on any unique or unusual land forms on the site.**

There are no unique geological features on the Property.

- **Impacts on Surface Water and Groundwater: The Proposed Action will not have a significant adverse environmental impact on surface or groundwater quality or quantity.**

Residential land uses are generally not associated with the discharge of contaminants into aquifers or other groundwater sources. There will be no bulk storage of petroleum or chemicals on-site. The Project includes the implementation of erosion and sediment controls during construction and connections to the City's storm sewer. The Project does not include or require wastewater discharged to groundwater. The Project will be connected to the existing public water distribution and sanitary sewer systems. Adequate water supply and sewer capacity exist for these additional flows.

For these reasons, the Proposed Action will not result in any significant adverse impact to surface or groundwater quality or quantity.

- **Impact on Flooding: The Proposed Action will not have a significant adverse environmental impact on or alter drainage flows or patterns, or surface water runoff.**

According to the Full EAF the Property is not located within a regulated flood plain and there are no wetlands. The Project includes the implementation of erosion and sediment controls, plus post-construction discharge of stormwater drainage into the City's storm sewer. For these reasons and those stated above, the Proposed Action will not have a significant adverse impact on drainage flows or patterns, or surface water runoff.

Impact on Air: The Proposed Action will not have a significant adverse environmental impact on air quality.

Construction activities associated with grading and excavation could result in temporary air quality impacts. Air quality in the area, however, is not expected to be significantly impacted by project construction because the construction activities will be temporary and confined to the Property. Construction vehicles will emit certain air pollutants through engine exhaust. There is also the potential for fugitive dust to be created during the construction period from site preparation activities, including removal of existing impervious surfaces and vegetation, and site grading. Fugitive dust emissions will be mitigated by wetting and stabilizing soils to suppress

dust generation. Other dust suppression methods will include the spraying of soil stockpiles during dry periods and covering trucks carrying solid and other dry materials. These unavoidable short term impacts to air quality will cease upon project completion. Construction will be conducted in accordance with all applicable federal, state and local codes. It is anticipated that nearby properties will experience temporary fugitive dust and an elevation in vehicle emissions from construction vehicles throughout occasional periods during construction of the proposed project. This is a temporary, construction-related, unavoidable impact that is not significant.

For these reasons, the Proposed Action will not have a significant adverse environmental impact on air quality.

- **Impact on Plants and Animals: The Proposed Action will not have a significant adverse environmental impact on flora or fauna.**

  The Full EAF indicates that the Property may contain or serve as habitat for the Timber rattlesnake. The site is already developed with a single family home and manicured lawn in a suburban environment, therefore it is not likely that the Property serves as habitat for the Timber rattlesnake.

  One regulated tree is proposed to be removed (16" spruce) and five tree are proposed to be planted (3-4" acer rubrum). In addition, a 48" Maple located in the City Union Street right-of-way will be protected during construction as specified on Sheet 4 of the proposed plans.

  For these reasons, the Proposed Action will not have a significant adverse environmental impact on flora or fauna.

- **Impact on Agricultural Resources: The Proposed Action will not have a significant adverse environmental impact on agricultural resources.**

  There are no agricultural resources in the vicinity of the Property.

- **Impact on Aesthetic Resources: The Proposed Action will not have a significant adverse environmental impact on aesthetic resources.**

  The Proposed Action will not result in the obstruction, elimination or significant screening of one or more officially designated scenic views, or visible from any publicly accessible vantage points either seasonally nor year around.

  For these reasons, the Proposed Action will not have a significant adverse environmental impact on aesthetic resources.

- **Impact on Historic and Archeological Resources: The Proposed Action will not have a significant adverse environmental impact on historic or archeological resources.**

  The subdivision of the Property into two lots for the construction of one new single family home in an existing residential neighborhood will not have a significant adverse impact on

historic or archeological resources. There are no historic resources in the immediate vicinity of the Site and the nature of the area as a developed suburban neighborhood makes impacts to archeological resources unlikely and not significant.

For these reasons, the Proposed Action will not have a significant adverse impact on historic or agricultural resources.

- **Impact on Open Space and Recreation: The Proposed Action will not have a significant adverse environmental impact on open space and recreation.**

The area of the Proposed Action is not designated as open space by the City of Beacon. The Proposed Action will not result in the loss of a current or future recreational resource, eliminate significant open space, or result in loss of an area now used informally by the community as an open space resource. A recreation set aside or fee may be required which will be used for the future need for park and recreational opportunities in the City of Beacon.

For these reasons, the Proposed Action will not have a significant adverse impact on open space and recreation.

- **Impact on Critical Environmental Areas: The Proposed Action will not have a significant adverse environmental impact on Critical Environmental Areas.**

The Proposed Action is not located in a Critical Environmental Area.

- **Impact on Transportation: The Proposed Action will not have a significant adverse environmental impact on transportation.**

The construction of one single family home will not result in a significant adverse traffic impact.

- **Impact on Energy: The Proposed Action will not have a significant adverse environmental impact on energy.**

The existing energy infrastructure will adequately serve the additional demand associated with one single family home. The Proposed Action does not require a new, or an upgrade to any existing substation. For these reasons, the Proposed Action will not have a significant adverse impact on energy.

- **Impact on Noise, Odor and Light: The Proposed Action will not have a significant adverse environmental impact as a result of objectionable odors, noise or light.**

The Proposed Action is not anticipated to generate any noxious odors. Outdoor lighting will be consistent with typical residential lighting. Noise impacts associated with the proposed Project will be limited to temporary impacts generated during construction. Temporary noise impacts associated with construction will be mitigated by limiting construction activities to the hours between 7:00 a.m. and 7:00 p.m. Due to the likely presence of rock on-site, it is possible that blasting or chipping may be necessary. If blasting or chipping is necessary, the least intrusive means shall be implemented and such activities shall be performed in

accordance with all applicable state and local requirements. No blasting shall be permitted without approval from the Building Department. No on-site rock processing is proposed, nor shall it be permitted on-site. In addition, there will be no significant noise impacts post-construction.

For these reasons, the Proposed Action will not have a significant adverse environmental impact as a result of objectionable odors, noise or light.

- **Impact on Human Health: The Proposed Action will not have a significant adverse environmental impact on human health from exposure to new or existing sources of contaminants.**

  Residential land uses are generally not associated with significant adverse impacts on human health from exposure to new or existing sources of contaminants.

  For these reasons, the Proposed Action will not have a significant adverse environmental impact on human health from exposure to new or existing sources of contaminants.

- **Consistency with Community Plans and Community Character: The Proposed Action is not inconsistent with adopted community plans and community character.**

  The Proposed Action is generally consistent with the Comprehensive Plan and City Zoning Code, will not have a significant impact on municipal services, and is consistent with the character of the existing neighborhood.

Based upon this information and the information in the Full Environmental Assessment Form and all other documents and information in the record, the Planning Board finds that the Proposed Action will not have any significant adverse impacts upon the environment. This Negative Declaration indicates that no environmental impact statement need be prepared and that the SEQRA process is complete.

Adopted: September 13, 2022
Beacon, New York

Motion by _____, seconded by _____:

Kevin Byrne	Voting:	Len Warner	Voting:
J.C. Calderon	Voting:	Randall Williams	Voting:
Karen Quiana	Voting:	John Gunn, Chairman	Voting:
Jill Reynolds	Voting:		

Full Environmental Assessment Form
Part 2 - Identification of Potential Project Impacts

Part 2 is to be completed by the lead agency. Part 2 is designed to help the lead agency inventory all potential resources that could be affected by a proposed project or action. We recognize that the lead agency's reviewer(s) will not necessarily be environmental professionals. So, the questions are designed to walk a reviewer through the assessment process by providing a series of questions that can be answered using the information found in Part 1. To further assist the lead agency in completing Part 2, the form identifies the most relevant questions in Part 1 that will provide the information needed to answer the Part 2 question. When Part 2 is completed, the lead agency will have identified the relevant environmental areas that may be impacted by the proposed activity.

If the lead agency is a state agency **and** the action is in any Coastal Area, complete the Coastal Assessment Form before proceeding with this assessment.

Tips for completing Part 2:

- Review all of the information provided in Part 1.
- Review any application, maps, supporting materials and the Full EAF Workbook.
- Answer each of the 18 questions in Part 2.
- If you answer "**Yes"** to a numbered question, please complete all the questions that follow in that section.
- If you answer "**No"** to a numbered question, move on to the next numbered question.
- Check appropriate column to indicate the anticipated size of the impact.
- Proposed projects that would exceed a numeric threshold contained in a question should result in the reviewing agency checking the box "Moderate to large impact may occur."
- The reviewer is not expected to be an expert in environmental analysis.
- If you are not sure or undecided about the size of an impact, it may help to review the sub-questions for the general question and consult the workbook.
- When answering a question consider all components of the proposed activity, that is, the "whole action".
- Consider the possibility for long-term and cumulative impacts as well as direct impacts.
- Answer the question in a reasonable manner considering the scale and context of the project.

1. Impact on Land
Proposed action may involve construction on, or physical alteration of, the land surface of the proposed site. (See Part 1. D.1)
If "Yes", answer questions a - j. If "No", move on to Section 2.

☐ NO ☑ YES

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may involve construction on land where depth to water table is less than 3 feet.	E2d	☑	☐
b. The proposed action may involve construction on slopes of 15% or greater.	E2f	☑	☐
c. The proposed action may involve construction on land where bedrock is exposed, or generally within 5 feet of existing ground surface.	E2a	☑	☐
d. The proposed action may involve the excavation and removal of more than 1,000 tons of natural material.	D2a	☑	☐
e. The proposed action may involve construction that continues for more than one year or in multiple phases.	D1e	☑	☐
f. The proposed action may result in increased erosion, whether from physical disturbance or vegetation removal (including from treatment by herbicides).	D2e, D2q	☑	☐
g. The proposed action is, or may be, located within a Coastal Erosion hazard area.	B1i	☑	☐
h. Other impacts: _____ _____		☐	☐

2. Impact on Geological Features

The proposed action may result in the modification or destruction of, or inhibit access to, any unique or unusual land forms on the site (e.g., cliffs, dunes, minerals, fossils, caves). (See Part 1. E.2.g) ☑ NO ☐ YES

If "Yes", answer questions a - c. If "No", move on to Section 3.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. Identify the specific land form(s) attached: _____ _____	E2g	☐	☐
b. The proposed action may affect or is adjacent to a geological feature listed as a registered National Natural Landmark. Specific feature: _____	E3c	☐	☐
c. Other impacts: _____ _____		☐	☐

3. Impacts on Surface Water

The proposed action may affect one or more wetlands or other surface water bodies (e.g., streams, rivers, ponds or lakes). (See Part 1. D.2, E.2.h) ☑ NO ☐ YES

If "Yes", answer questions a - l. If "No", move on to Section 4.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may create a new water body.	D2b, D1h	☐	☐
b. The proposed action may result in an increase or decrease of over 10% or more than a 10 acre increase or decrease in the surface area of any body of water.	D2b	☐	☐
c. The proposed action may involve dredging more than 100 cubic yards of material from a wetland or water body.	D2a	☐	☐
d. The proposed action may involve construction within or adjoining a freshwater or tidal wetland, or in the bed or banks of any other water body.	E2h	☐	☐
e. The proposed action may create turbidity in a waterbody, either from upland erosion, runoff or by disturbing bottom sediments.	D2a, D2h	☐	☐
f. The proposed action may include construction of one or more intake(s) for withdrawal of water from surface water.	D2c	☐	☐
g. The proposed action may include construction of one or more outfall(s) for discharge of wastewater to surface water(s).	D2d	☐	☐
h. The proposed action may cause soil erosion, or otherwise create a source of stormwater discharge that may lead to siltation or other degradation of receiving water bodies.	D2e	☐	☐
i. The proposed action may affect the water quality of any water bodies within or downstream of the site of the proposed action.	E2h	☐	☐
j. The proposed action may involve the application of pesticides or herbicides in or around any water body.	D2q, E2h	☐	☐
k. The proposed action may require the construction of new, or expansion of existing, wastewater treatment facilities.	D1a, D2d	☐	☐

l. Other impacts: _____ _____		□	□

4. Impact on groundwater

The proposed action may result in new or additional use of ground water, or may have the potential to introduce contaminants to ground water or an aquifer. (See Part 1. D.2.a, D.2.c, D.2.d, D.2.p, D.2.q, D.2.t) ☐ NO ☑ YES

If "Yes", answer questions a - h. If "No", move on to Section 5.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may require new water supply wells, or create additional demand on supplies from existing water supply wells.	D2c	☑	☐
b. Water supply demand from the proposed action may exceed safe and sustainable withdrawal capacity rate of the local supply or aquifer. Cite Source: _____	D2c	☑	☐
c. The proposed action may allow or result in residential uses in areas without water and sewer services.	D1a, D2c	☑	☐
d. The proposed action may include or require wastewater discharged to groundwater.	D2d, E2l	☑	☐
e. The proposed action may result in the construction of water supply wells in locations where groundwater is, or is suspected to be, contaminated.	D2c, E1f, E1g, E1h	☑	☐
f. The proposed action may require the bulk storage of petroleum or chemical products over ground water or an aquifer.	D2p, E2l	☑	☐
g. The proposed action may involve the commercial application of pesticides within 100 feet of potable drinking water or irrigation sources.	E2h, D2q, E2l, D2c	☑	☐
h. Other impacts: _____ _____		☐	☐

5. Impact on Flooding

The proposed action may result in development on lands subject to flooding. (See Part 1. E.2) ☑ NO ☐ YES

If "Yes", answer questions a - g. If "No", move on to Section 6.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may result in development in a designated floodway.	E2i	□	□
b. The proposed action may result in development within a 100 year floodplain.	E2j	□	□
c. The proposed action may result in development within a 500 year floodplain.	E2k	□	□
d. The proposed action may result in, or require, modification of existing drainage patterns.	D2b, D2e	□	□
e. The proposed action may change flood water flows that contribute to flooding.	D2b, E2i, E2j, E2k	□	□
f. If there is a dam located on the site of the proposed action, is the dam in need of repair, or upgrade?	E1e	□	□

g. Other impacts: _____ _____		☐	☐

6. Impacts on Air

The proposed action may include a state regulated air emission source. (See Part 1. D.2.f., D.2.h, D.2.g) ☑ NO ☐ YES

If "Yes", answer questions a - f. If "No", move on to Section 7.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. If the proposed action requires federal or state air emission permits, the action may also emit one or more greenhouse gases at or above the following levels:			
i. More than 1000 tons/year of carbon dioxide (CO_2)	D2g	☐	☐
ii. More than 3.5 tons/year of nitrous oxide (N_2O)	D2g	☐	☐
iii. More than 1000 tons/year of carbon equivalent of perfluorocarbons (PFCs)	D2g	☐	☐
iv. More than .045 tons/year of sulfur hexafluoride (SF_6)	D2g	☐	☐
v. More than 1000 tons/year of carbon dioxide equivalent of hydrochloroflourocarbons (HFCs) emissions	D2g	☐	☐
vi. 43 tons/year or more of methane	D2h	☐	☐
b. The proposed action may generate 10 tons/year or more of any one designated hazardous air pollutant, or 25 tons/year or more of any combination of such hazardous air pollutants.	D2g	☐	☐
c. The proposed action may require a state air registration, or may produce an emissions rate of total contaminants that may exceed 5 lbs. per hour, or may include a heat source capable of producing more than 10 million BTU's per hour.	D2f, D2g	☐	☐
d. The proposed action may reach 50% of any of the thresholds in "a" through "c", above.	D2g	☐	☐
e. The proposed action may result in the combustion or thermal treatment of more than 1 ton of refuse per hour.	D2s	☐	☐
f. Other impacts: _____ _____		☐	☐

7. Impact on Plants and Animals

The proposed action may result in a loss of flora or fauna. (See Part 1. E.2. m.-q.) ☐ NO ☑ YES

If "Yes", answer questions a - j. If "No", move on to Section 8.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may cause reduction in population or loss of individuals of any threatened or endangered species, as listed by New York State or the Federal government, that use the site, or are found on, over, or near the site.	E2o	☑	☐
b. The proposed action may result in a reduction or degradation of any habitat used by any rare, threatened or endangered species, as listed by New York State or the federal government.	E2o	☑	☐
c. The proposed action may cause reduction in population, or loss of individuals, of any species of special concern or conservation need, as listed by New York State or the Federal government, that use the site, or are found on, over, or near the site.	E2p	☑	☐
d. The proposed action may result in a reduction or degradation of any habitat used by any species of special concern and conservation need, as listed by New York State or the Federal government.	E2p	☑	☐

e. The proposed action may diminish the capacity of a registered National Natural Landmark to support the biological community it was established to protect.	E3c	☑	☐
f. The proposed action may result in the removal of, or ground disturbance in, any portion of a designated significant natural community. Source: _____	E2n	☑	☐
g. The proposed action may substantially interfere with nesting/breeding, foraging, or over-wintering habitat for the predominant species that occupy or use the project site.	E2m	☑	☐
h. The proposed action requires the conversion of more than 10 acres of forest, grassland or any other regionally or locally important habitat. Habitat type & information source: _____ _____	E1b	☑	☐
i. Proposed action (commercial, industrial or recreational projects, only) involves use of herbicides or pesticides.	D2q	☑	☐
j. Other impacts: _____ _____		☐	☐

8. Impact on Agricultural Resources

The proposed action may impact agricultural resources. (See Part 1. E.3.a. and b.) ☑ NO ☐ YES

If "Yes", answer questions a - h. If "No", move on to Section 9.

	Relevant Part I Question(s)	**No, or small impact may occur**	**Moderate to large impact may occur**
a. The proposed action may impact soil classified within soil group 1 through 4 of the NYS Land Classification System.	E2c, E3b	□	□
b. The proposed action may sever, cross or otherwise limit access to agricultural land (includes cropland, hayfields, pasture, vineyard, orchard, etc).	E1a, Elb	□	□
c. The proposed action may result in the excavation or compaction of the soil profile of active agricultural land.	E3b	□	□
d. The proposed action may irreversibly convert agricultural land to non-agricultural uses, either more than 2.5 acres if located in an Agricultural District, or more than 10 acres if not within an Agricultural District.	E1b, E3a	□	□
e. The proposed action may disrupt or prevent installation of an agricultural land management system.	El a, E1b	□	□
f. The proposed action may result, directly or indirectly, in increased development potential or pressure on farmland.	C2c, C3, D2c, D2d	□	□
g. The proposed project is not consistent with the adopted municipal Farmland Protection Plan.	C2c	□	□
h. Other impacts: _____		□	□

9. Impact on Aesthetic Resources

The land use of the proposed action are obviously different from, or are in sharp contrast to, current land use patterns between the proposed project and a scenic or aesthetic resource. (Part 1. E.1.a, E.1.b, E.3.h.)

☑ NO ☐ YES

If "Yes", answer questions a - g. If "No", go to Section 10.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. Proposed action may be visible from any officially designated federal, state, or local scenic or aesthetic resource.	E3h	☐	☐
b. The proposed action may result in the obstruction, elimination or significant screening of one or more officially designated scenic views.	E3h, C2b	☐	☐
c. The proposed action may be visible from publicly accessible vantage points: i. Seasonally (e.g., screened by summer foliage, but visible during other seasons) ii. Year round	E3h	 ☐ ☐	 ☐ ☐
d. The situation or activity in which viewers are engaged while viewing the proposed action is: i. Routine travel by residents, including travel to and from work ii. Recreational or tourism based activities	E3h E2q, E1c	 ☐ ☐	 ☐ ☐
e. The proposed action may cause a diminishment of the public enjoyment and appreciation of the designated aesthetic resource.	E3h	☐	☐
f. There are similar projects visible within the following distance of the proposed project: 0-1/2 mile ½ -3 mile 3-5 mile 5+ mile	D1a, E1a, D1f, D1g	☐	☐
g. Other impacts: _____ _____		☐	☐

10. Impact on Historic and Archeological Resources

The proposed action may occur in or adjacent to a historic or archaeological resource. (Part 1. E.3.e, f. and g.)

☐ NO ☑ YES

If "Yes", answer questions a - e. If "No", go to Section 11.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may occur wholly or partially within, or substantially contiguous to, any buildings, archaeological site or district which is listed on the National or State Register of Historical Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places.	E3e	☑	☐
b. The proposed action may occur wholly or partially within, or substantially contiguous to, an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory.	E3f	☑	☐
c. The proposed action may occur wholly or partially within, or substantially contiguous to, an archaeological site not included on the NY SHPO inventory. Source: _____	E3g	☑	☐

d. Other impacts: _____ _____		☐	☐
e. If any of the above (a-d) are answered "Moderate to large impact may occur", continue with the following questions to help support conclusions in Part 3:			
i. The proposed action may result in the destruction or alteration of all or part of the site or property.	E3e, E3g, E3f	☐	☐
ii. The proposed action may result in the alteration of the property's setting or integrity.	E3e, E3f, E3g, E1a, E1b	☐	☐
iii. The proposed action may result in the introduction of visual elements which are out of character with the site or property, or may alter its setting.	E3e, E3f, E3g, E3h, C2, C3	☐	☐

11. Impact on Open Space and Recreation

The proposed action may result in a loss of recreational opportunities or a reduction of an open space resource as designated in any adopted municipal open space plan.
(See Part 1. C.2.c, E.1.c., E.2.q.)
If "Yes", answer questions a - e. If "No", go to Section 12.

☑ NO ☐ YES

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may result in an impairment of natural functions, or "ecosystem services", provided by an undeveloped area, including but not limited to stormwater storage, nutrient cycling, wildlife habitat.	D2e, E1b E2h, E2m, E2o, E2n, E2p	□	□
b. The proposed action may result in the loss of a current or future recreational resource.	C2a, E1c, C2c, E2q	□	□
c. The proposed action may eliminate open space or recreational resource in an area with few such resources.	C2a, C2c E1c, E2q	□	□
d. The proposed action may result in loss of an area now used informally by the community as an open space resource.	C2c, E1c	□	□
e. Other impacts: _____ _____		□	□

12. Impact on Critical Environmental Areas

The proposed action may be located within or adjacent to a critical environmental area (CEA). (See Part 1. E.3.d)
If "Yes", answer questions a - c. If "No", go to Section 13.

☑ NO ☐ YES

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may result in a reduction in the quantity of the resource or characteristic which was the basis for designation of the CEA.	E3d	□	□
b. The proposed action may result in a reduction in the quality of the resource or characteristic which was the basis for designation of the CEA.	E3d	□	□
c. Other impacts: _____ _____		□	□

13. Impact on Transportation

The proposed action may result in a change to existing transportation systems. ☑ NO ☐ YES
(See Part 1. D.2.j)
If "Yes", answer questions a - f. If "No", go to Section 14.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. Projected traffic increase may exceed capacity of existing road network.	D2j	☐	☐
b. The proposed action may result in the construction of paved parking area for 500 or more vehicles.	D2j	☐	☐
c. The proposed action will degrade existing transit access.	D2j	☐	☐
d. The proposed action will degrade existing pedestrian or bicycle accommodations.	D2j	☐	☐
e. The proposed action may alter the present pattern of movement of people or goods.	D2j	☐	☐
f. Other impacts: _____ _____		☐	☐

14. Impact on Energy

The proposed action may cause an increase in the use of any form of energy. ☐ NO ☑ YES
(See Part 1. D.2.k)
If "Yes", answer questions a - e. If "No", go to Section 15.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action will require a new, or an upgrade to an existing, substation.	D2k	☑	☐
b. The proposed action will require the creation or extension of an energy transmission or supply system to serve more than 50 single or two-family residences or to serve a commercial or industrial use.	D1f, D1q, D2k	☑	☐
c. The proposed action may utilize more than 2,500 MWhrs per year of electricity.	D2k	☑	☐
d. The proposed action may involve heating and/or cooling of more than 100,000 square feet of building area when completed.	D1g	☑	☐
e. Other Impacts: _____ _____		☐	☐

15. Impact on Noise, Odor, and Light

The proposed action may result in an increase in noise, odors, or outdoor lighting. ☐ NO ☑ YES
(See Part 1. D.2.m., n., and o.)
If "Yes", answer questions a - f. If "No", go to Section 16.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may produce sound above noise levels established by local regulation.	D2m	☑	☐
b. The proposed action may result in blasting within 1,500 feet of any residence, hospital, school, licensed day care center, or nursing home.	D2m, E1d	☑	☐
c. The proposed action may result in routine odors for more than one hour per day.	D2o	☑	☐

d. The proposed action may result in light shining onto adjoining properties.	D2n	☑	☐
e. The proposed action may result in lighting creating sky-glow brighter than existing area conditions.	D2n, E1a	☑	☐
f. Other impacts: _____ _____		☐	☐

16. Impact on Human Health

The proposed action may have an impact on human health from exposure to new or existing sources of contaminants. (See Part 1.D.2.q., E.1. d. f. g. and h.) ☑ NO ☐ YES

If "Yes", answer questions a - m. If "No", go to Section 17.

	Relevant Part I Question(s)	No,or small impact may cccur	Moderate to large impact may occur
a. The proposed action is located within 1500 feet of a school, hospital, licensed day care center, group home, nursing home or retirement community.	E1d	☐	☐
b. The site of the proposed action is currently undergoing remediation.	E1g, E1h	☐	☐
c. There is a completed emergency spill remediation, or a completed environmental site remediation on, or adjacent to, the site of the proposed action.	E1g, E1h	☐	☐
d. The site of the action is subject to an institutional control limiting the use of the property (e.g., easement or deed restriction).	E1g, E1h	☐	☐
e. The proposed action may affect institutional control measures that were put in place to ensure that the site remains protective of the environment and human health.	E1g, E1h	☐	☐
f. The proposed action has adequate control measures in place to ensure that future generation, treatment and/or disposal of hazardous wastes will be protective of the environment and human health.	D2t	☐	☐
g. The proposed action involves construction or modification of a solid waste management facility.	D2q, E1f	☐	☐
h. The proposed action may result in the unearthing of solid or hazardous waste.	D2q, E1f	☐	☐
i. The proposed action may result in an increase in the rate of disposal, or processing, of solid waste.	D2r, D2s	☐	☐
j. The proposed action may result in excavation or other disturbance within 2000 feet of a site used for the disposal of solid or hazardous waste.	E1f, E1g E1h	☐	☐
k. The proposed action may result in the migration of explosive gases from a landfill site to adjacent off site structures.	E1f, E1g	☐	☐
l. The proposed action may result in the release of contaminated leachate from the project site.	D2s, E1f, D2r	☐	☐
m. Other impacts: _____ _____			

17. Consistency with Community Plans

The proposed action is not consistent with adopted land use plans. ☑ NO ☐ YES

(See Part 1. C.1, C.2. and C.3.)

If "Yes", answer questions a - h. If "No", go to Section 18.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action's land use components may be different from, or in sharp contrast to, current surrounding land use pattern(s).	C2, C3, D1a E1a, E1b	☐	☐
b. The proposed action will cause the permanent population of the city, town or village in which the project is located to grow by more than 5%.	C2	☐	☐
c. The proposed action is inconsistent with local land use plans or zoning regulations.	C2, C2, C3	☐	☐
d. The proposed action is inconsistent with any County plans, or other regional land use plans.	C2, C2	☐	☐
e. The proposed action may cause a change in the density of development that is not supported by existing infrastructure or is distant from existing infrastructure.	C3, D1c, D1d, D1f, D1d, Elb	☐	☐
f. The proposed action is located in an area characterized by low density development that will require new or expanded public infrastructure.	C4, D2c, D2d D2j	☐	☐
g. The proposed action may induce secondary development impacts (e.g., residential or commercial development not included in the proposed action)	C2a	☐	☐
h. Other: _____ _____		☐	☐

18. Consistency with Community Character

The proposed project is inconsistent with the existing community character. ☑ NO ☐ YES

(See Part 1. C.2, C.3, D.2, E.3)

If "Yes", answer questions a - g. If "No", proceed to Part 3.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may replace or eliminate existing facilities, structures, or areas of historic importance to the community.	E3e, E3f, E3g	☐	☐
b. The proposed action may create a demand for additional community services (e.g. schools, police and fire)	C4	☐	☐
c. The proposed action may displace affordable or low-income housing in an area where there is a shortage of such housing.	C2, C3, D1f D1g, E1a	☐	☐
d. The proposed action may interfere with the use or enjoyment of officially recognized or designated public resources.	C2, E3	☐	☐
e. The proposed action is inconsistent with the predominant architectural scale and character.	C2, C3	☐	☐
f. Proposed action is inconsistent with the character of the existing natural landscape.	C2, C3 E1a, E1b E2g, E2h	☐	☐
g. Other impacts: _____ _____		☐	☐

PRINT FULL FORM

Amanda Caputo

From: Flynn, Alan <aflynn@LaBellaPC.com>
Sent: Tuesday, September 13, 2022 9:48 AM
To: Amanda Caputo
Cc: Flynn, Alan
Subject: Judson Street Subdivision
Attachments: 46_Judson_02_IMPROVEMENT-markup-flynn.pdf

Amanda,

Could you please forward the following email and attachment for tonight's planning board regarding the Judson Street subdivision to all the planning board members and city consultants.
I most likely won't be able to attend.

Thanks,
Alan Flynn
160 Union St.
Beacon

Members of the planning board and city consultants,

Let me start by saying that the applicant and her engineer have been receptive of my comments about their plans. I am the neighbor at 160 Union who shares a property line with the two new lots. We have talked about privacy, sunlight, and screening.
Considering that, i stopped paying attention for the last 2 iterations of the plan set.
When I opened the new set for tonight's planning board meeting i was surprised to find that the location of the proposed house had shifted almost 10 feet towards Union Street . I reached out to the developer's consultant, and it appears, the push forward towards Union St. was for aesthetic reasons in wanting to have a detached garage. The applicants engineer recites city code 223-13k in the bulk table. This regulation allows for the reduction and addition of setbacks to be aligned with neighboring houses. It's main purpose is to promote symmetry in blocks. The symmetry will come from aligning the proposed house with my house facing Judson. It is the closest home by a factor of three to the proposed home and is in a more dominant position on the block. I am not sure if the location of my house is estimated from aerial or an actual ground location. The regulation (223-13k) can be used to increase or decrease the setback to align houses. Since it is already being used on Judson Street to benefit the non-resident developer proposed home it should also be applied to the side facing Union this would be an increase to about 27.4 feet from 15 feet to benefit the homeowner most affected by this subdivision. Keeping the house in its current pushed forward location blocks any natural light post 3pm. This is especially important in the winter as our sunrise is delayed due to our proximity to the mountain, we don't need to lose 3 more hours of sunlight so a developer can cash out on an enormous home. I would recommend the proposed location of the home be staked out in the field for a pre sunset planning board field visit prior to approval. There is no perfect location for the new house, but there are better positions. I have also marked up a pdf with some other thoughts.

If all this falls on deaf ears i will note that the side set back on Union needs to be increased to 17.1 feet per city code 223-13j or maybe the side setback towards my home needs to be increased to 25 feet.
I can't tell what is supposed to be front since there are no steps or a front door on the front of the house which is using the required 15 foot front yard setback.

I am speaking as a homeowner and resident with kids in the school and many relatives in town. We are not going anywhere. We have spent over 250,000 dollars on renovations over the bast 18 years. Our wellbeing and assets is more important to protect than a developer who will flop over to the next “hip” town once the boom is over here. Nothing i have requested would leave you subject to legal action because the interpretation of the code is all subjective.

And let me remind you that the board has more power than is generally used.

195-6 Where the Planning Board finds that, because of the special circumstances of a particular case, extraordinary hardship may result from strict compliance with this chapter, or where the Planning Board believes that modification of chapter better serves the City's interest(s), the Board may modify this chapter so that substantial justice may be done and the public interest secured; provided, however, that any such modification will be consistent with the spirit and intent of this chapter, all City laws, the City Development Plan, and the Official Map. In permitting any such modification, the Planning Board shall attach such conditions as are, in its judgment, necessary to substantially secure the objectives of the standard or requirement so modified.

223-13j Corner lots. On a corner lot in any residence district, there shall be provided a side yard on the side street equal in depth to the required front yard on said lot, or, if the lot is to be occupied by a one-family home, such side yard may be reduced to 25% of actual lot width.

223-13k Exception for existing alignment of buildings. If on one side of a street within 250 feet of any lot there is pronounced uniformity of alignment of the fronts of existing buildings and of the depths of front yards **greater or less** than the depth specified in the Schedules of Regulations,[1] a front yard shall be required in connection with any new building which shall conform as nearly as practicable to those existing on the adjacent lots, except that no such building shall be required to set back from the street a distance greater than 40 feet.

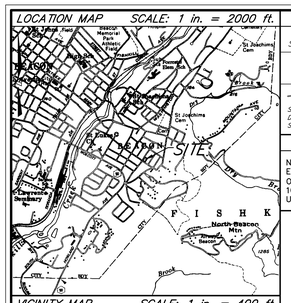
Thanks for your time,
Please read this at planning board meeting or at least paraphrase.

I have attached a marked up pdf of the improvement plan.

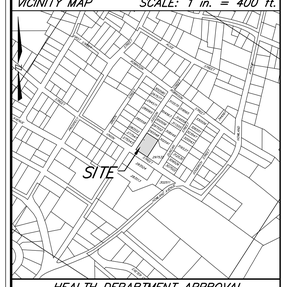
Alan Flynn

845-486-1565 **office**
845-416-4326 **cell**

LOCATION MAP SCALE: 1 in. = 2000 ft.



VICINITY MAP SCALE: 1 in. = 400 ft.



HEALTH DEPARTMENT APPROVAL

This plan does not constitute a Realty Subdivision as defined by Article XI, Title II Section 1115, of the Public Health Law of the State of New York, and Article XI of the Dutchess County Sanitary Code.

Permission is hereby granted for the filing of this map with the clerk of Dutchess County. Approval for arrangements for water supply and/or sewage disposal is neither sought nor granted.

Authorized Representative of the Commissioner of Health

PLANNING BOARD APPROVAL

"Approved by Resolution of the Planning Board of the City of Beacon, New York, on the _____ day of_____, 2022, 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 _____, 2022, by
_____, Chairman
_____, Secretary

In absence of the Chairman or Secretary, the Acting Chairman or Acting Secretary Respectively may sign in this place

NOTES

1. *Unauthorized alteration or addition to a document prepared by a licensed Land Surveyor or licensed Professional Engineer is a violation of Section 7209, Sub-Division 2 of the New York State Education Law.*
2. *The topographic data hereon was compiled from an actual field survey conducted by Badey & Watson on January 20, 2022.*
3. *The vertical datum hereon is North American Vertical Datum of 1988 (NAVD 1988).*
4. *No NYSDEC or Federal Wetlands were found onsite.*
5. *The Federal Emergency Management Agency (FEMA) has determined that this property lies within Flood Hazard Zone X as indicated hereon. The Zone boundaries were taken from Flood Insurance Rate Maps (FIRM)Community Map No. 36027C0577E with an effective date of May 2, 2012.*
6. *Pipe size and material based on City's sewer mapping & manhole inspection, and information provided by City Engineer.*

REVISIONS

See Title	R01	Original Drawing.
May 31, 2022	R02	Planning Board Comments
July 25, 2022	R03	Planning Board Comments
Aug 29, 2022	R04	Planning Board Comments Structure on Lot E1 Updated

LEGEND

- CONTOUR LINE
- CIP CAST IRON PIPE
- CPP CORRUGATED PLASTIC PIPE
- HDPE HIGH DENSITY POLYETHYLENE PIPE
- 362.8 SPOT ELEVATION
- FF=362.8 FIRST FLOOR ELEVATION
- FS=362.8 FIRST FLOOR SILL ELEVATION
- SUBTERRANEAN GAS LINE (PLATE PROVIDED)
- 5 DEEP TEST LOCATION W/DESIGNATION

SURVEYED & PREPARED BY

BADEY & WATSON
Surveying & Engineering, D.P.C.
3063 Route 9
Cold Spring, NY 10516
www.Badey-Watson.com
845.265.9217
877.3.141593 (Toll Free)

SOILS LEGEND

Map Symbol	Hydrologic Group	Soil Name
SrB	C	Stockbridge–Urban land complex, 3 to 8 percent slopes

——— = Soil delineation (boundary) lines

Soils classifications and delineated lines have been derived from U.S. Department of Agriculture, Natural Resources Conservation Service "Soil Survey of Dutchess County, New York" compiled 1999

UNDERGROUND WARNING — CODE RULE 753

NEW YORK STATE INDUSTRIAL CODE 753 REQUIRES EXCAVATORS TO CALL THE DIG SAFELY NEW YORK ORGANIZATION (DIAL 811) AT LEAST 2, BUT NO MORE THAN 10 WORKING DAYS PRIOR TO AN EXCAVATION. NON-MEMBER UTILITIES MUST BE CONTACTED SEPARATELY.

ZONING REQUIREMENTS (R1-5)

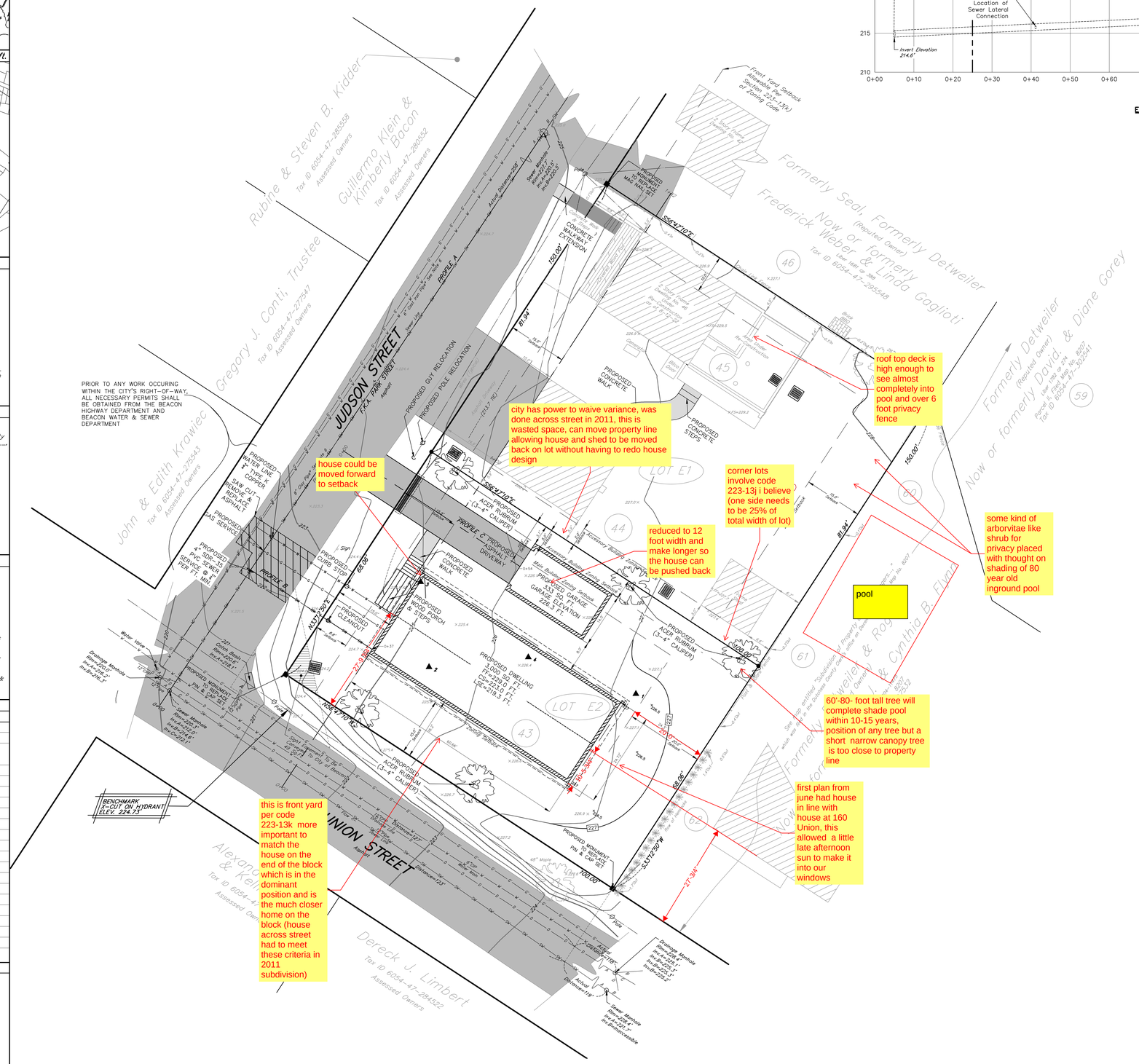
	REQUIRED (R1-5)	LOT E1 EXISTING	LOT E1 PROPOSED	LOT E2 EXISTING	LOT E2 PROPOSED
Min. Lot Area	5,000 Sq. Ft.	15,000 Sq. Ft.	8,194 Sq. Ft.	N/A	6,806 Sq. Ft.
Min. Lot Width	50 Ft.	150 Ft.	81.9 Ft.	N/A	68.1 Ft.
Min. Lot Depth	100 Ft.	100 Ft.	N/A	N/A	100 Ft
Min. Setback from Front Yard	15 Ft.	8.8 Ft.	N/A	N/A	15 Ft.
Alt. Min. Front Yard Setback* Section 223-13(k)	8.8 Ft.	8.8 Ft.	8.8 Ft.	N/A	15 Ft.
Min. Setback from Rear Yard	20 Ft.	6.6 Ft.	N/A	N/A	24.3 Ft.
Min. Setback from Side Yard	10 Ft.	4.9 Ft.	N/A	N/A	16.2 Ft.
Max. Building Height	35 ft./2½ Stories	29.9 Ft.	N/A	N/A	30.6 Ft.
Max. Lot Coverage	N/A	2,274.3 Sq. Ft.	2,274.3 Sq. Ft.	N/A	2,306.4 Sq. Ft.
Min. Accessory Building	5 Ft.	5.9 Ft.	5.0 Ft.	N/A	5.1 Ft.

FIELD TEST RESULTS

DEEP TEST HOLES

NO. 1	NO. 2	NO. 3	NO. 4	SOIL LAYER DESCRIPTION
2022	2022	2022	2022	
0 8	0 8	0 8	0 8	TOPSOIL
– –	– 8	8 36	8 42	LIGHT BROWN CLAY LOAM
8 28	– –	– –	– –	LIGHT BROWN SANDY LOAM
28 32	8 36	36 48	42 72	RED BROWN SANDY LOAM W/ FINE SAND
32	36	48	72	BEDROCK

NOTE: ALL DEPTHS ARE IN INCHES FROM TOP OF HOLE.
NO GROUND WATER ENCOUNTERED
ROCK ENCOUNTERED THROUGHOUT


JUDSON STREET
F.K.A. PARK STREET
UNION STREET
PROFILE A
PROFILE B
PROFILE C
PROPOSED DWELLING
PROPOSED GARAGE
PROPOSED CONCRETE WALK
PROPOSED CONCRETE STEPS
PROPOSED CLEANOUT
PROPOSED CURB STOP
PROPOSED WATER LINE 4" TYPE K COPPER
PROPOSED GAS SERVICE
PROPOSED 4" PVC SDR-35 SEWER SERVICE @ 1.0% MIN.
PROPOSED 4" PVC SDR-35 SEWER SERVICE @ 4.0% MIN.
PROPOSED MONUMENT TO BE SET PIN & CAP
PROPOSED MONUMENT TO BE FOUND MAG NAIL & WASHER SET
PROPOSED GUY RELOCATION
PROPOSED POLE RELOCATION
PROPOSED ACER RUBRUM (3"-4" CALIPER)
PROPOSED ASPHALT DRIVEWAY
PROPOSED CONCRETE WALKWAY EXTENSION
PROPOSED 4" & 6" PORCH STEPS
PROPOSED DWELLING FOOD GS F.F.= 229.0 FT. CS=223.0 FT. LSC=219.3 FT.
PROPOSED GARAGE F.F. ELEVATION 226.3 FT.
Front Yard Setback Applicable Per Section 223-13(k) of Zoning Code
Front Yard Setback Applicable Per Section 223-13(k) of Zoning Code
Rear Yard Setback
Side Yard Setback
Main Building Setback
Accessory Building Setback
Sewer Manhole STA: 0+00 Rim=229.5' Inv.In=220.5' Inv.Out=220.3'
Sewer Manhole STA: 0+50 Rim=227.8' Inv.In=218.7' Inv.Out=218.5'
Sewer Manhole Rim=229.0' Inv.In=221.7' Inv.Out=221.5'
Sewer Manhole Rim=227.6' Inv.In=219.6' Inv.Out=219.4'
Sewer Manhole Rim=226.0' Inv.In=217.9' Inv.Out=217.7'
Sewer Manhole Rim=224.7' Inv.In=216.6' Inv.Out=216.4'
Sewer Manhole Rim=224.0' Inv.In=215.9' Inv.Out=215.7'
Drainage Manhole Rim=229.4' Inv.In=221.7' Inv.Out=221.5'
Drainage Manhole Rim=227.6' Inv.In=219.6' Inv.Out=219.4'
Drainage Manhole Rim=226.0' Inv.In=217.9' Inv.Out=217.7'
Drainage Manhole Rim=224.7' Inv.In=216.6' Inv.Out=216.4'
Drainage Manhole Rim=224.0' Inv.In=215.9' Inv.Out=215.7'
Water Valve
Gas Valve
Utility Pole
Sign
Catch Basin
Curb Inlet
Existing Structure To Be Demolished
Existing Structure To Be Demolished
Existing Structure To Be Removed
Existing Structure To Be Removed
Existing Structure To Be Removed

Amanda Caputo

From: Caroline Eisner <carolineleisner@gmail.com>
Sent: Friday, August 19, 2022 7:17 AM
To: Amanda Caputo
Subject: Zoning Board: re: 46 Judson Street

Follow Up Flag: Follow up
Flag Status: Flagged

Dear Zoning Board Members,

I was at the August 9 meeting when the board questioned the size of Paula Dowd's proposed houses on the 46 Judson lot.

At the time, her building plans did not list the size of the rebuild on the original house plan, but one can see from the plans that the house extends far beyond Linda Weber's house, completely blocking any light to her house on the southern side.

Currently, a neighbor has collected more than 10 neighbors' signatures to protest the size of the houses. We are especially concerned about how the old house will engulf Linda Weber's house to the north and how the proposed 3000sf house will have a long side on Union street, turning that once-beautiful corner into a dark and crowded lot, and completely shadowing the house on the sideside of Union.

At the meeting, I asked about an architectural review of the proposed houses.

So, I don't understand how it is that Paul has had three deliveries of wood to the house, poured a very large basement that extends far beyond the current structure, and as far as it looks, plans to begin framing. Her workers often work off hours, so any work stoppage would have to happen fast.

I thought the last meeting was about subdividing and that we had not yet approved house size, neighborhood look and feel, etc.

If this rings true, it seems that she should not be allowed to begin framing. If she does begin framing, without proper approvals, I hope that she is required to take down what she has built if it has not been approved. This happened at her property on Anderson, and in my backyard with the drywell, but which the inspector let stay in the backyard (after a screaming match).

Thank you.

Caroline

--
Caroline L. Eisner
Eisner Consulting LLC
802-922-6205

City of Beacon Planning Board Agenda
09/13/2022

Title:

Public Hearing for Site Plan Approval (revised since 2019), "Two Cross Street" 4 Cross Street/172 Main Street, three-story mixed-use building, submitted by Hudson Todd LLC

ATTACHMENTS

2 CROSS ST - 1 COVER SHEET.pdf

2 CROSS ST - 2 EXISTING CONDITIONS PLAN.pdf

2 CROSS ST - 3 OVERALL SITE PLAN.pdf

2 CROSS ST - 4 GRADING & UTILITY PLAN.pdf

2 CROSS ST - 5 E&SC PLAN.pdf

2 CROSS ST - 6 LIGHTING & LANDSCAPING PLAN.pdf

2 CROSS ST - 7 DETAILS 1.pdf

2 CROSS ST - 8 DETAILS 2.pdf

2 CROSS ST - 9 DETAILS 3.pdf

DRAINAGE Report 2 Cross Street 2022-0830.pdf

Full Environmental Assessment Form Part 1 (executed).pdf

RESPONSE to JClarke 8.5.22 comments.pdf

Engineer Review Two Cross Street.pdf

Planner Review Cross St.pdf

TWO CROSS STREET

152 & 172 MAIN STREET; 2 & 4 CROSS STREET
CITY OF BEACON, DUTCHESS COUNTY, NEW YORK
TAX ID: 5954-27-799966, 774986, 784996 & 808975
LOT AREA: ±1.243 ACRES TOTAL
CMS & T ZONING DISTRICTS

ADJOINING PARCELS:

PARCEL: OWNER & MAILING ADDRESS
1: NICHOLAS PAGE, 16 WEST MAIN STREET, BEACON NY 12508
2: MARGARET CULLEN, 18 WEST CHURCH STREET, BEACON NY 12508
3: JAMES BOOTH JR., 22 WEST CHURCH STREET, BEACON NY 12508
4: BRIAN DEWEY, 139 EAST 33RD STREET, NEW YORK NY 10016
5: LISA TRAVELLA, 25 WEST CHURCH STREET, BEACON NY 12508
6: JEREMY GOULDER, 11 CROSS STREET, BEACON NY 12508
7: CROSSIX LLC., 50 SIMMONS LANE, BEACON NY 12508
8: CITY OF BEACON, 1 MUNICIPAL PLAZA, BEACON NY 12508
9: HOSE COMPANY LLC., 162 MAIN STREET, BEACON NY 12508
10: BARBARA SIMS, 5 KITTERIDGE PLACE, BEACON NY 12508
11: MOVIL DEVELOPMENT CORP., 284 MAIN STREET, BEACON NY 12508
12: 151 MAIN STREET LLC., PO BOX 910, BEACON NY 12508
13: THE LINDLEY TODD LLC. 4 CROSS STREET, BEACON NY 12508
14: THE LINDLEY TODD LLC. 4 CROSS STREET, BEACON NY 12508
15: THE LINDLEY TODD LLC. 4 CROSS STREET, BEACON NY 12508
16: THE LINDLEY TODD LLC. 4 CROSS STREET, BEACON NY 12508
17: THE LINDLEY TODD LLC. 4 CROSS STREET, BEACON NY 12508
18: THE LINDLEY TODD LLC. 4 CROSS STREET, BEACON NY 12508
19: THE LINDLEY TODD LLC. 4 CROSS STREET, BEACON NY 12508
20: 7215-18TH AVENUE REALTY CORP., PO BOX 417, SHRUB OAK NY 10588
21: BERISHA BROTHERS INC., 169 MAIN STREET, BEACON NY 12508
22: BERISHA BROTHERS INC., 169 MAIN STREET, BEACON NY 12508
23: MOVIL DEVELOPMENT CORP., 284 MAIN STREET, BEACON NY 12508
24: CHASE PROPERTY MGMT LLC., 110 ANDERSON STREET, BEACON NY 12508
25: JOSE SANTIAGO, 8 CROSS STREET, BEACON NY 12508

SIGHT DISTANCE NOTES:

THE NEW YORK STATE DEPARTMENT OF TRANSPORTATION 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 STOPPING SIGHT DISTANCE (SSD) OF 290 FEET TO THE LEFT AND 335 FEET TO THE RIGHT, AND 200 FEET IN BOTH DIRECTIONS FOR STOPPING SIGHT DISTANCE (SSD). THE MEASURED SLSD AND SSD AT THE PROPOSED ENTRANCES ARE AS FOLLOWS:

152 MAIN STREET PARKING ENTRANCE ON MAIN STREET:
SLSD LEFT = ±289 FEET
SLSD RIGHT = ±84 FEET
SSD LEFT = ±615 FEET
SSD RIGHT = ±296 FEET

152 MAIN STREET PARKING ENTRANCE ON CHURCH STREET:
SLSD LEFT = ±122 FEET
SLSD LEFT = ±230 FEET (MEASURED AT ±4 FEET FROM PAVEMENT EDGE TO AVOID TREE)
SLSD RIGHT = ±120 FEET
SLSD RIGHT = ±146 FEET (MEASURED AT ±4 FEET FROM PAVEMENT EDGE TO AVOID PARKED CARS)
SSD LEFT = ±217 FEET
SSD RIGHT = ±310 FEET (TO INTERSECTION WITH ROUTE 9D)

2 CROSS STREET ENTRANCE:
SLSD LEFT = ±62 FEET
SLSD LEFT = ±155 FEET (MEASURED AT ±9 FEET FROM PAVEMENT EDGE TO INTERSECTION WITH MAIN STREET)
SSD LEFT = ±127 FEET (TO INTERSECTION WITH MAIN STREET)

INFILTRATION AND INFLOW MITIGATION NOTES:

1. THE ROOF LEADERS WITHIN 172 MAIN STREET ARE TIED INTO BUILDING SEWER. IN ADDITION, THERE IS A SUMP PUMP WITHIN THE BASEMENT OF THE BUILDING WHICH IS ALSO TIED INTO THE SEWER SERVICE PIPE. NO ILLICIT CONNECTIONS WERE FOUND AT 4 CROSS STREET.
2. THE ROOF LEADER AND SUMP PUMP WITHIN 172 MAIN ST. SHALL BE DISCONNECTED FROM THE SANITARY SEWER LINE. NEW ROOFTOP DRAINAGE SHALL BE PER THIS PLAN. ANY NEW SUMP PUMP SHALL BE IN ACCORDANCE WITH SITE SPECIFIC NOTE 9 ON THIS PLAN.

RETAINING WALL NOTES:

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.

DRAWING INDEX:

SHEET 1: COVER SHEET - CV-1
SHEET 2: EXISTING CONDITIONS & REMOVALS PLAN - XC-1
SHEET 3: OVERALL SITE PLAN - SP-1
SHEET 4: GRADING & UTILITY PLAN - GU-1
SHEET 5: EROSION & SEDIMENT CONTROL PLAN - ESC-1
SHEET 6: LIGHTING & LANDSCAPING PLAN - LT-1
SHEET 7: CONSTRUCTION DETAILS 1 - CD-1
SHEET 8: CONSTRUCTION DETAILS 2 - CD-2
SHEET 9: CONSTRUCTION DETAILS 3 - CD-3

ARCHITECTURAL DRAWING INDEX:

A1: PROJECT TITLE SHEET
A2: ZONING: AREA AND UNIT COUNTS
A3: FLOOR PLANS: GROUND FLOOR & SECOND FLOOR
A4: FLOOR PLANS: THIRD FLOOR & ROOF PLAN
A5: FLOOR PLANS: CELLAR FLOOR PLAN
A6: ELEVATIONS
A7: RENDERING: VIEW LOOKING EAST
A8: RENDERING: MAIN STREET - LOOKING NORTH
A9: RENDERING: VIEW LOOKING WEST
A10: RENDERING: CROSS STREET - LOOKING EAST
A11: RENDERING: CROSS STREET - LOOKING SOUTH



AREA MAP SCALE: 1" = 100'

OWNER & APPLICANT:
HUDSON TODD, LLC
4 CROSS STREET
BEACON, NY 12508
PH: 646-284-3118

PROJECT SURVEYOR:
JOHNSON SURVEYING
10 MEADOW LANE
PLEASANT VALLEY, NEW YORK 12569
PH: 845-380-0528

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

PROJECT ARCHITECT:
JOSEPH E. TORHAN ARCHITECT
19 WILDWOOD DRIVE
POUGHKEEPSIE, NY 12603
PH: 203-256-8700

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, WATER AND SEWER MAINS WITH RESPECT TO THE PROPOSED LOCATIONS FOR THE SERVICE AND DRAINAGE LINES.
2. THE CONTRACTOR SHALL FIELD VERIFY THE LOCATIONS AND INVERTS OF ALL DRAINAGE, SANITARY SEWER, WATER AND GAS LINES AND STRUCTURES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL NOT ASSUME THAT ALL LOCATIONS AS SHOWN ON THE PLAN ARE CORRECT.
3. THE PROPOSED BUILDING AND ADDITION SHALL BE SERVED BY THE CITY OF BEACON MUNICIPAL WATER AND SEWER SERVICES. AS SUCH, 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.
4. THE WATER SERVICE LINE AND METER FOR EACH UNIT SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF BEACON WATER DEPARTMENT REQUIREMENTS.
5. THE NEW WATER SERVICE LINE TO THE NEW BUILDING SHALL BE 4"ø DIP, SUBJECT TO THE MEP ENGINEER'S CALCULATIONS AND VERIFICATION.
6. THE SEWER SERVICE LINE SHALL BE 6"ø SDR-35 PVC PIPE WITH PITCH AS SHOWN ON THE PLAN (MINIMUM OF ¼" PER FOOT SHALL BE MAINTAINED).
7. STREET CLOSURE FOR WATER, SEWER AND GAS SERVICE CONNECTIONS AND DRIVEWAY CONSTRUCTION SHALL BE PERFORMED IN ACCORDANCE WITH CITY OF BEACON REQUIREMENTS. A PLAN SHALL BE IN PLACE FOR MAINTENANCE AND PROTECTION OF TRAFFIC.
8. ALL EROSION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO CONSTRUCTION. MAIN STREET AND CROSS STREET SHALL BE KEPT CLEAN AND SWEPT DURING CONSTRUCTION.
9. SUMP PUMPS TO BE PROVIDED FOR FOOTING DRAINS, AS REQUIRED. THE TYPES OF PUMPS AND METHODS USED TO ENSURE PROPER DRAINAGE SHALL BE ACCEPTABLE TO THE CITY OF BEACON BUILDING DEPARTMENT. ALL SUMP PUMPS SHALL DISCHARGE TO DAYLIGHT, OR TO THE CITY OF BEACON DRAINAGE SYSTEM. SUMP PUMPS ARE NOT PERMITTED TO DISCHARGE TO THE CITY OF BEACON SANITARY SEWER SYSTEM.
10. THE BUILDING DEPARTMENT SHALL HAVE THE RIGHT TO INSPECT THE EXISTING BUILDING TO CONFIRM THAT THERE ARE NOT EXISTING STORMWATER CONNECTIONS TO THE CITY'S SANITARY SEWER SYSTEM PRIOR TO THE MAP BEING SIGNED. AN INFLOW & INFILTRATION (I&I) STUDY HAS BEEN CONDUCTED ON 172 MAIN STREET, AND 4 CROSS STREET. REFER TO I&I NOTES FOR MITIGATION PROCEDURES.

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.

UNDERGROUND INFILTRATION SYSTEM:

BEST MANAGEMENT PRACTICE FOR MAINTAINING OPTIMUM PERFORMANCE OF THE UNDERGROUND INFILTRATION SYSTEM IS A COMBINATION OF THE FOLLOWING:
1. REMOVAL OF ACCUMULATED SEDIMENT FROM THE UPSTREAM CATCH BASIN AND STORMWATER COLLECTION SYSTEM, AND
2. MAINTAINING THE SITE IMPERVIOUS AND LAWN AREAS IN A STABLE CONDITION. ANY FUTURE LAND DISTURBANCE ASSOCIATED WITH MAINTENANCE OF THE BUILDINGS AND GROUNDS SHALL CAREFULLY PREPARE AN EROSION AND SEDIMENT CONTROL PLAN TO LIMIT TRANSPORT OF SEDIMENT LADEN RUNOFF TO THE COLLECTION SYSTEM.

THE CULTEC 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 CULTEC 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 PRESSURE WATER THROUGH A CULVERT CLEANING NOZZLE. THIS WOULD BE CARRIED OUT THROUGH THE UPSTREAM STRUCTURE. THE ACCESS POINT THROUGH THE UPSTREAM STRUCTURE REQUIRES A TECHNICIAN TRAINED IN CONFINED SPACE ENTRY WITH PROPER GAS DETECTION EQUIPMENT. THIS INDIVIDUAL MUST BE EQUIPPED WITH THE PROPER SAFETY EQUIPMENT FOR ENTRY INTO THE STRUCTURE. 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 UPSTREAM STRUCTURE AND EXTENDED TO THE END OF THE ROW. THE WATER IS TURNED ON AND THE INLET ROW IS BACK-FLUSHED INTO THE INLET STRUCTURE WHERE IT IS REMOVED BY USING A VACUUM TRUCK.

MAINTENANCE GUIDELINES:
1. THE OWNER SHALL KEEP A MAINTENANCE LOG WHICH SHALL INCLUDE DETAILS OF ANY EVENTS WHICH WOULD HAVE AN EFFECT ON THE SYSTEM'S OPERATIONAL CAPACITY.
2. THE OPERATION AND MAINTENANCE PROCEDURE SHALL BE REVIEWED PERIODICALLY AND CHANGED TO MEET SITE CONDITIONS.
3. MAINTENANCE OF THE STORMWATER MANAGEMENT SYSTEM SHALL BE PERFORMED BY QUALIFIED WORKERS AND SHALL FOLLOW APPLICABLE OCCUPATIONAL HEALTH AND SAFETY REQUIREMENTS.
4. DEBRIS REMOVED FROM THE STORMWATER MANAGEMENT SYSTEM SHALL BE DISPOSED OF IN ACCORDANCE WITH APPLICABLE LAWS AND REGULATIONS.

SUGGESTED MAINTENANCE SCHEDULE (TO BE RE-ASSESSED BY THE OPERATOR PERIODICALLY BASED ON SITE CONDITIONS AND EVALUATION OF SYSTEM FUNCTIONALITY):
1. YEAR 1: INSPECT INLETS AND OUTLETS MONTHLY FOR ANY CLOGGING, AND REMOVE DEBRIS AS MAY BE NECESSARY. INSPECT THE SURFACE AROUND THE CHAMBERS FOR ANY DEPRESSIONS.
2. YEAR 2 AND AFTER: INSPECT INLETS AND OUTLETS EVERY SPRING AND FALL FOR ANY CLOGGING, AND REMOVE DEBRIS AS MAY BE NECESSARY. INSPECT THE SURFACE AROUND THE CHAMBERS FOR ANY DEPRESSIONS.
3. 2 YEARS AFTER COMMISSIONING: INSPECT THE INTERIOR OF THE STORMWATER MANAGEMENT CHAMBERS THROUGH INSPECTION PORT FOR DEFICIENCIES USING CCTV OR COMPARABLE TECHNIQUE.
4. 9 YEARS AFTER COMMISSIONING, AND EVERY 9 YEARS THEREAFTER (OR AS MAY BE NEEDED): CLEAN STORMWATER MANAGEMENT CHAMBERS AND FEED CONNECTORS OF ANY DEBRIS. INSPECT THE INTERIOR OF THE STORMWATER MANAGEMENT CHAMBERS THROUGH INSPECTION PORT FOR DEFICIENCIES USING CCTV OR COMPARABLE TECHNIQUE.
5. 45 YEARS AFTER COMMISSIONING: A PROFESSIONAL ENGINEER SHALL ASSESS THE REMAINING LIFE EXPECTANCY OF THE STORMWATER MANAGEMENT CHAMBERS AND RECOMMEND ACTIONS TO REHABILITATE, RESTORE OR REPLACE THE STORMWATER MANAGEMENT CHAMBERS AS MAY BE REQUIRED.
6. ANNUALLY: CONFIRM THAT NO UNAUTHORIZED MODIFICATIONS HAVE BEEN PERFORMED TO THE SITE THAT MAY IMPACT THE ADEQUATE FUNCTIONING OF THE SYSTEM.
7. PERIODICALLY: MONITOR WATER LEVELS IN THE CHAMBER SYSTEM FOLLOWING SIGNIFICANT STORM EVENTS. DEWATERING OF THE SYSTEM SHOULD TAKE NO LONGER THAN 24 HOURS.

THE FACILITY OWNER SHALL PROVIDE FOR THE PERIODIC INSPECTION OF THE STORMWATER FACILITIES IN ACCORDANCE WITH THE DRAINAGE REPORT, AND SHALL HAVE THE FACILITIES INSPECTED ON A YEARLY BASIS BY A PROFESSIONAL ENGINEER LICENSED IN THE STATE OF NEW YORK, TO DETERMINE THE CONDITION AND INTEGRITY OF THE STORMWATER CONTROL MEASURES. THE INSPECTING PROFESSIONAL SHALL PREPARE AND SUBMIT TO THE CITY OF BEACON WITHIN 30 DAYS OF THE INSPECTION BUT NOT LATER THAN JUNE 1 OF EACH YEAR, A WRITTEN REPORT OF THE FINDINGS INCLUDING RECOMMENDATIONS FOR THOSE ACTIONS NECESSARY FOR THE CONTINUATION OF THE STORMWATER CONTROL MEASURES.

OWNER'S CONSENT:

THE UNDERSIGNED OWNER OF THE PROPERTY HEREON STATES THAT HE IS FAMILIAR WITH THIS MAP, ITS CONTENTS AND ITS LEGENDS AND HEREBY CONSENT TO ALL SAID TERMS AND CONDITIONS AS STATED HEREON.

_____ _____
JOSEPH DONOVAN DATE

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.

DRAWN BY: CMB | CHECKED BY: DGK

REVISIONS:

NO.	DATE	DESCRIPTION	BY
1	7/26/22	PER PLANNING BOARD COMMENTS	ESR
2	8/29/22	PER PLANNING BOARD COMMENTS	ESR

REVISIONS:

NO.	DATE	DESCRIPTION	BY

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PROFESSIONAL ENGINEERING P.C.
174 MAIN ST., BEACON, NEW YORK 12508
13 CHAMBERS ST., NEWBURGH, NEW YORK 12550
PH: 845-440-6926
F: 845-440-6637

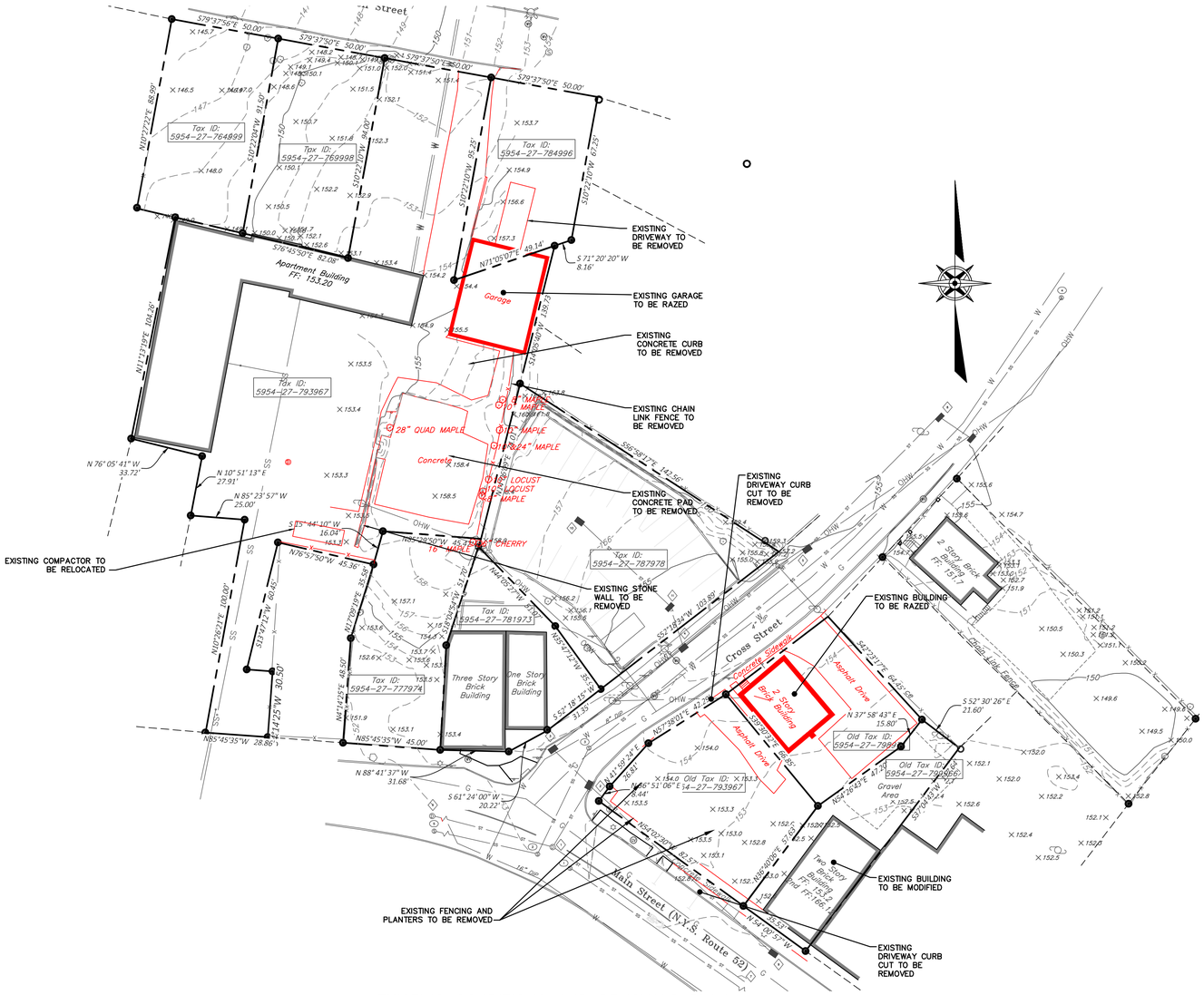
COVER SHEET

TWO CROSS STREET

152 & 172 MAIN STREET; 2 & 4 CROSS STREET
CITY OF BEACON
DUTCHESS COUNTY, NEW YORK
TAX ID: 5954-27-799966, 774986, 784996 & 808975

JOB #: 2019:036
DATE: 8/27/19
SCALE: 1"=100'
TITLE: CV-1
SHEET: 1 OF 9

UNAUTHORIZED ALTERATIONS OR ADDITIONS TO THIS DRAWING IS A VIOLATION OF SECTION 7209.2 OF THE NEW YORK EDUCATION LAW



EXISTING CONDITIONS AND REMOVALS PLAN

SCALE: 1" = 30'

GRAPHIC SCALE

30 0 15 30 60 120

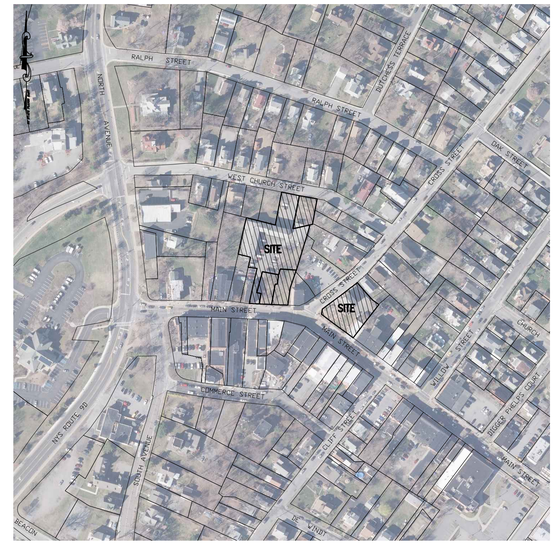
(IN FEET)
1 inch = 30 ft.

DEMOLITION NOTES:

1. BUILDING/STRUCTURE TO BE DEMOLISHED ARE SHOWN FOR REFERENCE PURPOSES ONLY AND ARE NOT TO BE DEMOLISHED AS PART OF THIS WORK. PRIOR TO DEMOLISHING ANY BUILDINGS/STRUCTURES, THE CONTRACTOR SHALL PERFORM A PRE-DEMOLITION SURVEY IN ACCORDANCE WITH STATE AND FEDERAL REGULATIONS GOVERNING THE DISPOSAL OF SOLID WASTE. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS AND APPROVALS BY THE AUTHORITY HAVING JURISDICTION. ALL DEBRIS RESULTING FROM DEMOLITION ACTIVITIES SHALL BE DISPOSED OF OFF-SITE AT A FACILITY APPROVED TO RECEIVE THE DEBRIS.
2. CONFORM TO APPLICABLE CODE FOR DEMOLITION OF STRUCTURES, SAFETY OF ADJACENT STRUCTURES, DUST CONTROL, RUNOFF CONTROL, AND HAULING, DISPOSAL AND STORAGE OF DEBRIS.
3. PROVIDE, ERECT, AND MAINTAIN TEMPORARY BARRIERS AND SECURITY DEVICES.
4. MAINTAIN EXISTING UTILITIES TO REMAIN IN SERVICE AND PROTECT THEM AGAINST DAMAGE DURING SELECTIVE DEMOLITION OPERATIONS. DO NOT INTERRUPT EXISTING UTILITIES SERVING OPERATING FACILITIES, EXCEPT WHEN AUTHORIZED IN WRITING BY OWNER AND AUTHORITIES HAVING JURISDICTION.
5. NOTIFY ADJACENT OWNERS OF WORK THAT MAY AFFECT THEIR PROPERTY, POTENTIAL NOISE, UTILITY OUTAGE, OR DISRUPTION. COORDINATE WITH OWNER.
6. PREVENT MOVEMENT OR SETTLEMENT OF ADJACENT STRUCTURES. PROVIDE BRACING AND SHORING.
7. LOCATE AND IDENTIFY ALL EXISTING UTILITIES WITHIN THE CONSTRUCTION AREA. DISCONNECT AND SEAL OR CAP OFF UTILITY SERVICES THAT WILL BE AFFECTED BY THIS PROJECT. NOTIFY AFFECTED UTILITY COMPANIES BEFORE STARTING WORK AND COMPLY WITH THEIR REQUIREMENTS. VERIFY THAT UTILITIES HAVE BEEN DISCONNECTED AND CAPPED.
8. DEMOLISH AND REMOVE COMPONENTS IN AN ORDERLY AND CAREFUL MANNER.
9. PROTECT EXISTING FEATURES THAT ARE NOT TO BE DEMOLISHED.
10. CONDUCT OPERATIONS WITH MINIMUM INTERFERENCE TO PUBLIC OR PRIVATE ACCESSES.
11. MAINTAIN EGRESS AND ACCESS AT ALL TIMES. DO NOT CLOSE OR OBSTRUCT ROADWAYS, OR SIDEWALKS WITHOUT PERMITS.
12. CEASE OPERATIONS IMMEDIATELY IF ADJACENT STRUCTURES APPEAR TO BE IN DANGER. NOTIFY AUTHORITY HAVING JURISDICTION.
13. ROUGH GRADE AND COMPACT AREAS AFFECTED BY DEMOLITION TO MAINTAIN SITE GRADES AND CONTOURS.
14. FIELD VERIFY EXISTING CONDITIONS AND CORRELATE WITH REQUIREMENTS INDICATED ON DEMOLITION PLAN TO DETERMINE EXTENT OF SELECTIVE DEMOLITION REQUIRED.
15. MAINTAIN EXISTING UTILITIES TO REMAIN IN SERVICE AND PROTECT THEM AGAINST DAMAGE DURING SELECTIVE DEMOLITION OPERATION.
16. CONDUCT DEMOLITION OPERATIONS AND REMOVE DEBRIS TO ENSURE MINIMUM INTERFERENCE WITH SELECTIVE DEMOLITION OPERATIONS.
17. CONDUCT DEMOLITION OPERATIONS TO PREVENT INJURY TO PEOPLE AND DAMAGE TO ADJACENT BUILDINGS AND FACILITIES TO REMAIN. ENSURE SAFE PASSAGE OF PEOPLE AROUND SELECTIVE DEMOLITION AREA.
18. USE WATER MIST, TEMPORARY ENCLOSURES AND OTHER SUITABLE METHODS TO LIMIT THE SPREAD OF DUST AND DIRT. COMPLY WITH GOVERNING ENVIRONMENTAL PROTECTION REGULATIONS. DO NOT USE WATER WHEN IT MAY DAMAGE EXISTING CONSTRUCTION, SUCH AS ICE, FLOODING, AND POLLUTION.
19. REMOVE AND TRANSPORT DEBRIS IN A MANNER THAT WILL PREVENT SPILLAGE ON ADJACENT SURFACES AND AREAS.
20. CLEAN ADJACENT STRUCTURES AND IMPROVEMENTS OF DUST, DIRT AND DEBRIS CAUSED BY SELECTIVE DEMOLITION OPERATIONS. RETURN ADJACENT AREAS TO CONDITION EXISTING BEFORE START OF SELECTIVE DEMOLITIONS.
21. PROMPTLY DISPOSE OF DEMOLISHED MATERIALS. DO NOT ALLOW DEMOLISHED MATERIALS TO ACCUMULATE ON-SITE. DO NOT BURN DEMOLISHED MATERIALS ON-SITE.

UTILITY ABANDONMENT NOTES:

1. EXISTING WATER AND SEWER SERVICES TO BE ABANDONED IN ACCORDANCE WITH CITY OF BEACON WATER & SEWER DEPARTMENT REQUIREMENTS.
2. ABANDONMENT WILL BE COORDINATED WITH THE CITY OF BEACON WATER & SEWER DEPARTMENT.



LOCATION MAP SCALE: 1" = 200'

MAP REFERENCES:

1. BOUNDARY AND TOPOGRAPHICAL SURVEY PER "BOUNDARY AND TOPOGRAPHIC SURVEY PREPARED FOR CROSS STREET PROJECT" AS PREPARED BY JOHNSON SURVEYING DATED MAY 30, 2022.

LEGEND:

- EXISTING PROPERTY LINE
- ADJOINING PROPERTY LINE
- EXISTING EASEMENT LINE
- EXISTING STREAM
- EXISTING WETLAND BOUNDARY
- 100' WETLAND BUFFER
- 250 EXISTING MAJOR CONTOUR
- 252 EXISTING MINOR CONTOUR
- OHW EXISTING TREE LINE
- EXISTING OVER HEAD WIRE
- EXISTING UTILITY POLE
- SS EXISTING SEWER SERVICE LINE
- S EXISTING SEWER LINE
- EXISTING SEWER MANHOLE
- EXISTING SEWER CLEAN OUT
- W EXISTING WATER LINE
- WS EXISTING WATER SERVICE LINE
- EXISTING WELL
- EXISTING HYDRANT
- EXISTING WATER SHUT OFF VALVE
- EXISTING WATER VALVE
- EXISTING STORM WATER LINE
- EXISTING ROOF LEADER
- EXISTING CATCH BASIN

Sanitary Sewer Information

	Top of Structure	Invert	Invert	Invert	Invert
0	153.0'	144.1' 8" CIP			
1	153.1'	140.3' 12" ACP*	140.1' 12" ACP*		
2	153.6'	146.4' 12" ACP*	146.3' 12" VCP		
3	155.8'	148.7' 12" VCP	148.6' 12" VCP		
4	150.8'	137.9' xx	137.8' xx		
5	151.0'	142.0' xx	141.9' xx		
		*Pipe material from City of Beacon Sewer mapping.			

Storm Sewer Information

	Top of Structure	Invert	Invert	Invert	Invert
0	153.3'	144.6' 24" RCP	140.7' 36" RCP	140.5' 36" RCP	
1	153.0'	149.0' 15" RCP	148.9' 30" RCP		
2	153.4'	149.3' 15" RCP	149.3' 15" CPP		
3	154.2'	149.5' 15" CPP	149.5' 15" CPP	149.8' 12" CPP	
4	154.3'	149.8' 15" CPP	149.7' 15" CPP		
5	151.0'	xx	xx		
6	150.9'	142.7' 36" RCP	142.6' 36" RCP		
7	154.7'	150.2' 15" CCP			
8	151.6'	143.6' 15" RCP			
9	154.7'	1151.8' 12" CCP			
10	154.7'	150.4' 12" CCP	150.2' 12" CCP		

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

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_____ SECRETARY

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DRAWN BY: CMB				CHECKED BY: DGK			
REVISIONS:				REVISIONS:			
NO.	DATE	DESCRIPTION	BY	NO.	DATE	DESCRIPTION	BY
1	2/21/22	REVISED BUILDING & LAYOUT	DGK				
2	3/29/22	PER PLANNING BOARD COMMENTS	CMB				
3	7/26/22	PER PLANNING BOARD COMMENTS	ESR				
4	8/29/22	PER PLANNING BOARD COMMENTS	ESR				

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EXISTING CONDITIONS AND REMOVALS PLAN

TWO CROSS STREET

152 & 172 MAIN STREET; 2 & 4 CROSS STREET
CITY OF BEACON
DUTCHESS COUNTY, NEW YORK
TAX ID: 5954-27-799966, 774986, 784996 & 808975

JOB #: 2019:036
DATE: 10/29/19
SCALE: 1"=30'
TITLE: XC-1
SHEET: 2 OF 9

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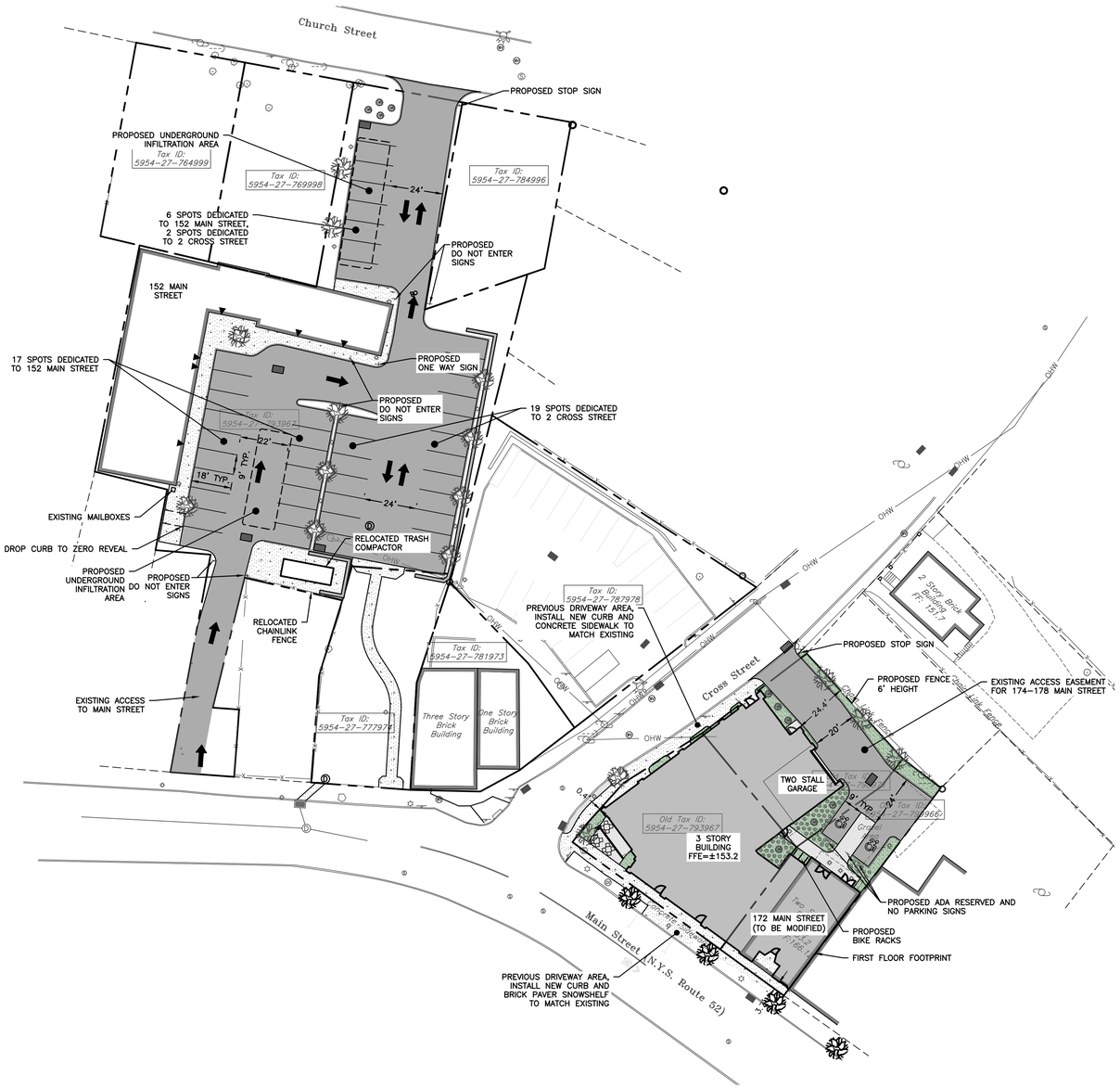


OVERALL SITE PLAN

SCALE: 1" = 30'

GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

LEGEND:

- EXISTING PROPERTY LINE
- ADJOINING PROPERTY LINE
- EXISTING EASEMENT LINE
- EXISTING STREAM
- EXISTING WETLAND BOUNDARY
- 100' WETLAND BUFFER
- 250 EXISTING MAJOR CONTOUR
- 252 EXISTING MINOR CONTOUR
- EXISTING TREE LINE
- OHW EXISTING OVER HEAD WIRE
- EXISTING UTILITY POLE
- SS EXISTING SEWER SERVICE LINE
- S EXISTING SEWER LINE
- EXISTING SEWER MANHOLE
- EXISTING SEWER CLEAN OUT
- W EXISTING WATER LINE
- WS EXISTING WATER SERVICE LINE
- EXISTING WELL
- EXISTING HYDRANT
- EXISTING WATER SHUT OFF VALVE
- EXISTING WATER VALVE
- EXISTING STORM WATER LINE
- EXISTING ROOF LEADER
- EXISTING CATCH BASIN

- PROPOSED PROPERTY LINE
- PROPOSED SET BACK LINE
- 250 PROPOSED MAJOR CONTOUR
- 252 PROPOSED MINOR CONTOUR
- PROPOSED EASEMENT
- PROPOSED TREE LINE
- S PROPOSED SEWER LINE
- SS PROPOSED SEWER SERVICE LINE
- PROPOSED SEWER MANHOLE
- PROPOSED SEWER CLEAN OUT
- PROPOSED SDS LATERAL
- PROPOSED SDS SOLID LINE
- ST PROPOSED STORM WATER LINE
- RL PROPOSED ROOF LEADER LINE
- PROPOSED ROOF LEADER
- W PROPOSED WATER LINE
- WS PROPOSED WATER SERVICE LINE
- PROPOSED WELL
- PROPOSED HYDRANT
- PROPOSED WATER SHUT OFF VALVE
- PROPOSED WATER VALVE

SCHEDULE OF REGULATIONS (CMS ZONING DISTRICT) AND LOT CONFORMANCE TABLE:

PARAMETER	REQUIREMENT	EXISTING	PROVIDED
LOT AREA:	N/A	12,957 SQ. FT.*	12,957 SQ. FT.
LOT WIDTH:	N/A	N/A	N/A
LOT DEPTH:	75 FEET MINIMUM	123.9 FEET	123.9 FEET
YARD SETBACKS:			
FRONT YARD:	0-10 FEET	1.8 FEET CROSS, 3.7 FEET MAIN	0.4 FEET CROSS, 3.7 FEET MAIN
SIDE YARD:	0 FEET	0 FEET	0 FEET
REAR YARD:	20 FEET	28.2 FEET	24.4 FEET
MAX. BUILDING HEIGHT:	38 FEET, 3 STORIES	2 STORIES	38 FEET, 3 STORIES
MAX. BUILDING COVERAGE:	N/A	N/A	N/A
MIN. OPEN SPACE:	10% (5% IF PUBLIC)	±33.3%	10.2%

*PARCEL 799966 (172 MAIN, 2 & 4 CROSS STREETS)

SCHEDULE OF REGULATIONS (T ZONING DISTRICT) AND LOT CONFORMANCE TABLE:

PARAMETER	REQUIREMENT	EXISTING	PROVIDED
LOT AREA:	5,000 SQUARE FEET	N/A	N/A
LOT WIDTH:	50 FEET MINIMUM	N/A	N/A
LOT DEPTH:	100 FEET MINIMUM	83.3 FEET	83.3 FEET
YARD SETBACKS:			
FRONT YARD:	10 FEET	74 FEET	N/A
SIDE YARD:	10 FEET	N/A	N/A
REAR YARD:	20 FEET	0 FEET	N/A
MAX. BUILDING HEIGHT:	35 FEET, 2.5 STORIES	1 STORY	N/A
MAX. BUILDING COVERAGE:	N/A	N/A	N/A

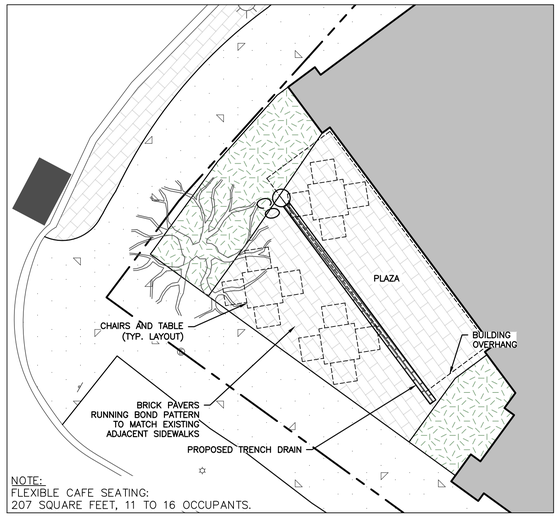
* NO STRUCTURES ARE PROPOSED IN THE T ZONING DISTRICT. THE EXISTING GARAGE ON PARCEL 5954-27-784996 TO BE RAZED.

OFF STREET PARKING TABULATION:

USE	CODE REFERENCE	SIZE	REQUIRED SPACES	PROPOSED SPACES
SENIOR CITIZEN:	2 SPACES FOR EACH 3 DWELLING UNITS. PER ARTICLE III GENERAL REGULATIONS § 223-26 F.	9 DWELLING UNITS	2/3 X 9 = 6	
RESIDENTIAL:	1 SPACE PER UNIT. PER ARTICLE IVD (CMS) § 223-41.18 G (2) (a).	9 UNITS	1 X 9 = 9	
RETAIL:	2 SPACES PER 1,000 SF OF FLOOR AREA. PER ARTICLE IVD (CMS) § 223-41.18 G (2) (c).	4,980 SF	2 X 4.9 = 10	
152 MAIN STREET EXISTING RESIDENTIAL:	PER THE APPROVED 1985 SITE PLAN		23	
TOTAL OFF-STREET PARKING:			48	48 (INCLUDES 2 ADA ACCESSIBLE PARKING SPACES)

MAP REFERENCES:

1. BOUNDARY AND TOPOGRAPHICAL SURVEY PER "BOUNDARY AND TOPOGRAPHIC SURVEY PREPARED FOR CROSS STREET PROJECT" AS PREPARED BY JOHNSON SURVEYING DATED MAY 30, 2022.



NOTE:
FLEXIBLE CAFE SEATING:
207 SQUARE FEET, 11 TO 16 OCCUPANTS.

PLAZA SITE PLAN CONCEPTUAL LAYOUT

SCALE: 1" = 5'

GRAPHIC SCALE

5 0 2.5 5 10 20

(IN FEET)
1 inch = 5 ft.

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REVISIONS:				REVISIONS:			
NO.	DATE	DESCRIPTION	BY	NO.	DATE	DESCRIPTION	BY
1	7/26/22	PER PLANNING BOARD COMMENTS	ESR				
2	8/29/22	PER PLANNING BOARD COMMENTS	ESR				

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STATE OF NEW YORK — LICENSED — DANIEL C. KOERNER — 098716 — PROFESSIONAL ENGINEER

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OVERALL SITE PLAN

TWO CROSS STREET

152 & 172 MAIN STREET; 2 & 4 CROSS STREET
CITY OF BEACON
DUTCHESS COUNTY, NEW YORK
TAX ID: 5954-27-799966, 774986, 784996 & 808975

JOB #:	2019:036
DATE:	8/27/19
SCALE:	1"=30'
TITLE:	SP-1
SHEET:	3 OF 9

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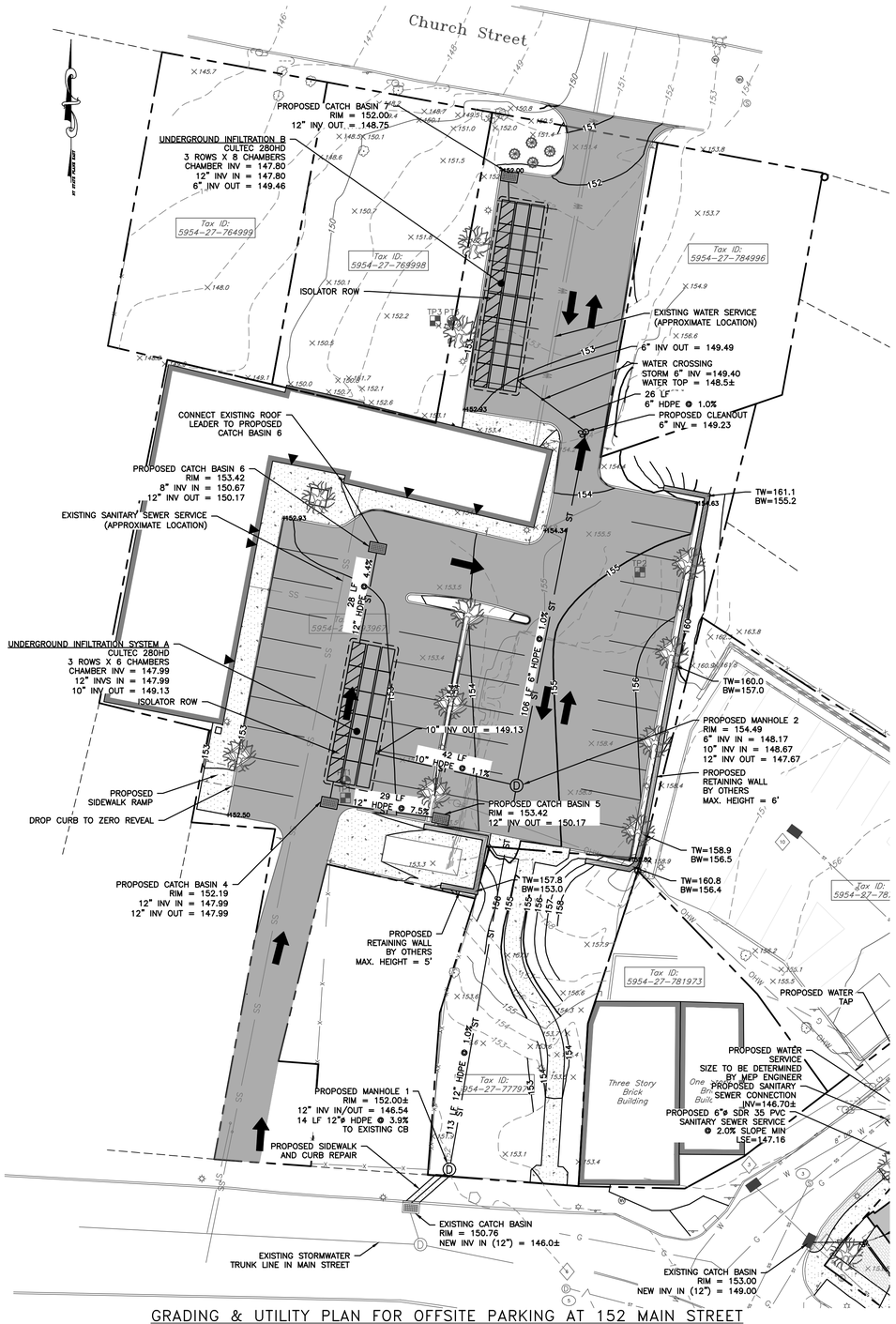
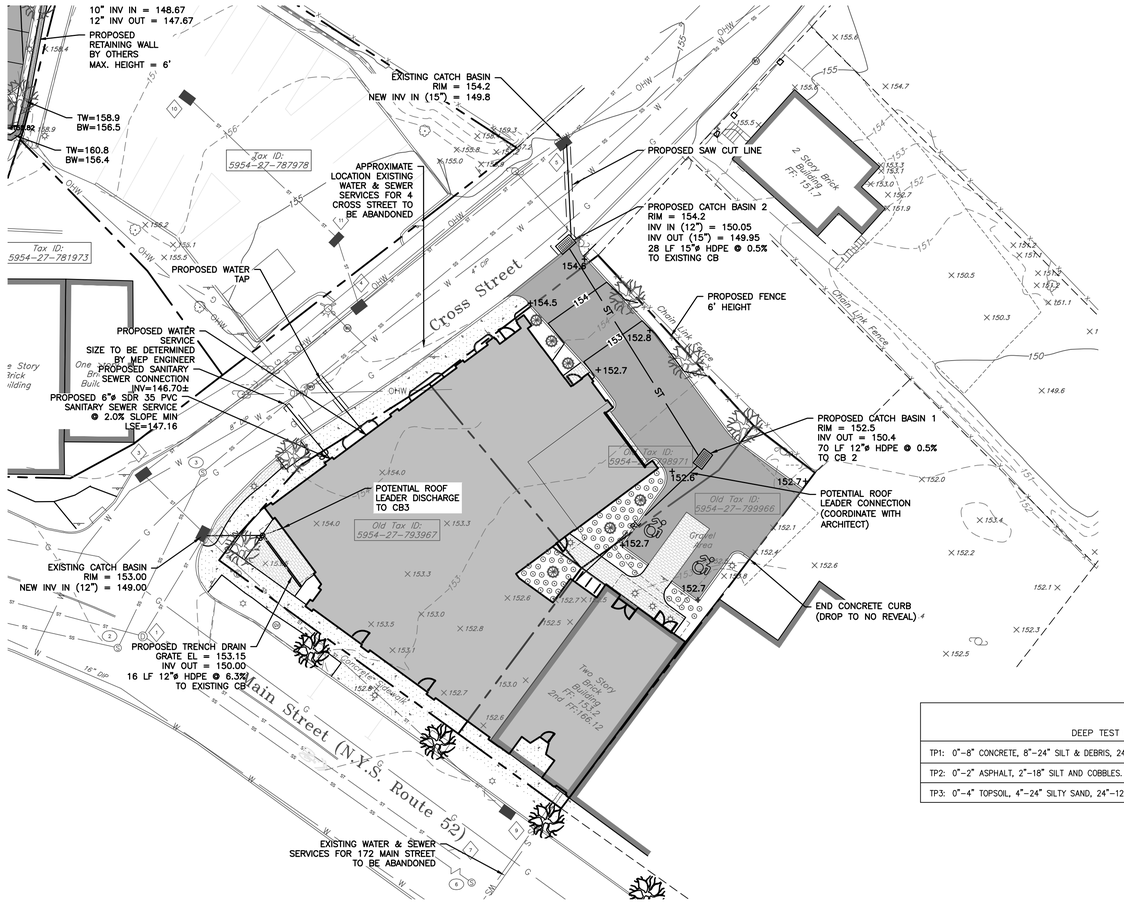


GRADING & UTILITY PLAN FOR OFFSITE PARKING AT 152 MAIN STREET

SCALE: 1" = 20'



GRADING & UTILITY PLAN FOR 2 CROSS STREET

SCALE: 1" = 20'

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)

1 inch = 20 ft.

LEGEND:

- EXISTING PROPERTY LINE
- ADJOINING PROPERTY LINE
- EXISTING EASEMENT LINE
- EXISTING STREAM
- EXISTING WETLAND BOUNDARY
- 100' WETLAND BUFFER
- 250 EXISTING MAJOR CONTOUR
- 252 EXISTING MINOR CONTOUR
- EXISTING TREE LINE
- OHW EXISTING OVER HEAD WIRE
- EXISTING UTILITY POLE
- SS SS EXISTING SEWER SERVICE LINE
- S EXISTING SEWER LINE
- EXISTING SEWER MANHOLE
- EXISTING SEWER CLEAN OUT
- W EXISTING WATER LINE
- WS WS EXISTING WATER SERVICE LINE
- EXISTING WELL
- EXISTING HYDRANT
- WV EXISTING WATER SHUT OFF VALVE
- EXISTING WATER VALVE
- EXISTING STORM WATER LINE
- RL EXISTING ROOF LEADER
- EXISTING CATCH BASIN
- PROPOSED PROPERTY LINE
- PROPOSED SET BACK LINE
- 250 PROPOSED MINOR CONTOUR
- 252 PROPOSED MAJOR CONTOUR
- PROPOSED EASEMENT
- PROPOSED TREE LINE
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- PROPOSED WELL
- PROPOSED HYDRANT
- WV PROPOSED WATER SHUT OFF VALVE
- PROPOSED WATER VALVE

Storm Sewer Information

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0	153.3'	144.6' 24" RCP	140.7' 36" RCP	140.5' 36" RCP	
1	153.0'	149.0' 15" RCP	148.9' 30" RCP		
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3	154.2'	149.5' 15" CPP	149.5' 15" CPP	149.8' 12" CPP	
4	154.3'	149.8' 15" CPP	149.7' 15" CPP		
5	151.0'	xx	xx		
6	150.9'	142.7' 36" RCP	142.6' 36" RCP		
7	154.7'	150.2' 15" CCP			
8	151.6'	143.6' 15" RCP			
9	154.7'	1151.8' 12" CCP			
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Sanitary Sewer Information

	Top of Structure	Invert	Invert	Invert	Invert
0	153.0'	144.1' 8" CIP			
1	153.1'	140.3' 12" ACP*	140.1' 12" ACP*		
2	153.6'	146.4' 12" ACP*	146.3' 12" VCP		
3	155.8'	148.7' 12" VCP	148.6' 12" VCP		
4	150.8'	137.9' xx	137.8' xx		
5	151.0'	142.0' xx	141.9' xx		
6		*Pipe material from City of Beacon Sewer mapping.			

STORMWATER INFILTRATION TEST TABLE:

DEEP TEST HOLE RESULTS ESTABLISHED ON JULY 12, 2022

TEST HOLE #	DEPTH (INCHES)	RESULTS (MINUTES: SECONDS/INCH)
PT1	84	4: 26, 4: 39, 5: 07, 6: 18
PT3	84	19: 34, 25: 47, 31: 06

DEEP TEST HOLE TABLE:

DEEP TEST HOLE RESULTS ESTABLISHED ON JULY 12, 2022

TP1: 0"–8" CONCRETE, 8"–24" SILT & DEBRIS, 24"–80" CLAYEY SILT, 80"–108" CLAYEY SILT WITH CLAY. NO SEEPAGE, MOTTLING, OR BEDROCK
TP2: 0"–2" ASPHALT, 2"–18" SILT AND COBBLES. NO SEEPAGE OR MOTTLING, BEDROCK (SHALE) @ 18"
TP3: 0"–4" TOPSOIL, 4"–24" SILTY SAND, 24"–124" SILTY CLAY. NO SEEPAGE, MOTTLING, OR BEDROCK

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_____ SECRETARY

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REVISIONS:				REVISIONS:			
NO.	DATE	DESCRIPTION	BY	NO.	DATE	DESCRIPTION	BY
1	2/21/22	REVISED BUILDING & LAYOUT	DGK				
2	3/29/22	PER PLANNING BOARD COMMENTS	CMB				
3	7/26/22	PER PLANNING BOARD COMMENTS	ESR				
4	8/29/22	PER PLANNING BOARD COMMENTS	ESR				

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GRADING & UTILITY PLAN

TWO CROSS STREET

152 & 172 MAIN STREET; 2 & 4 CROSS STREET
CITY OF BEACON
DUTCHESS COUNTY, NEW YORK
TAX ID: 5954-27-799966, 774986, 784996 & 808975

JOB #:	2019:036
DATE:	10/29/19
SCALE:	1"=20'
TITLE:	GU-1
SHEET:	4 OF 9

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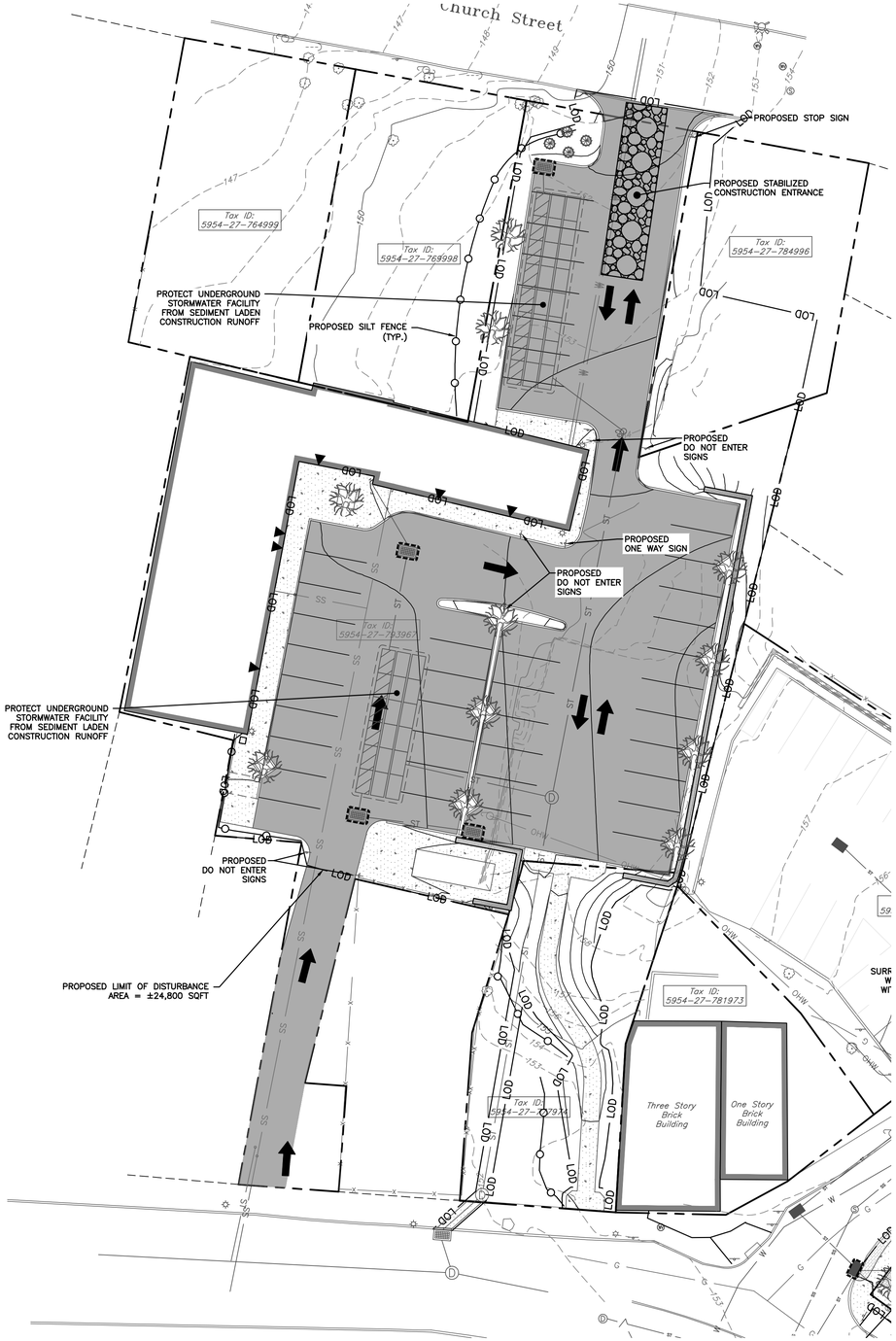
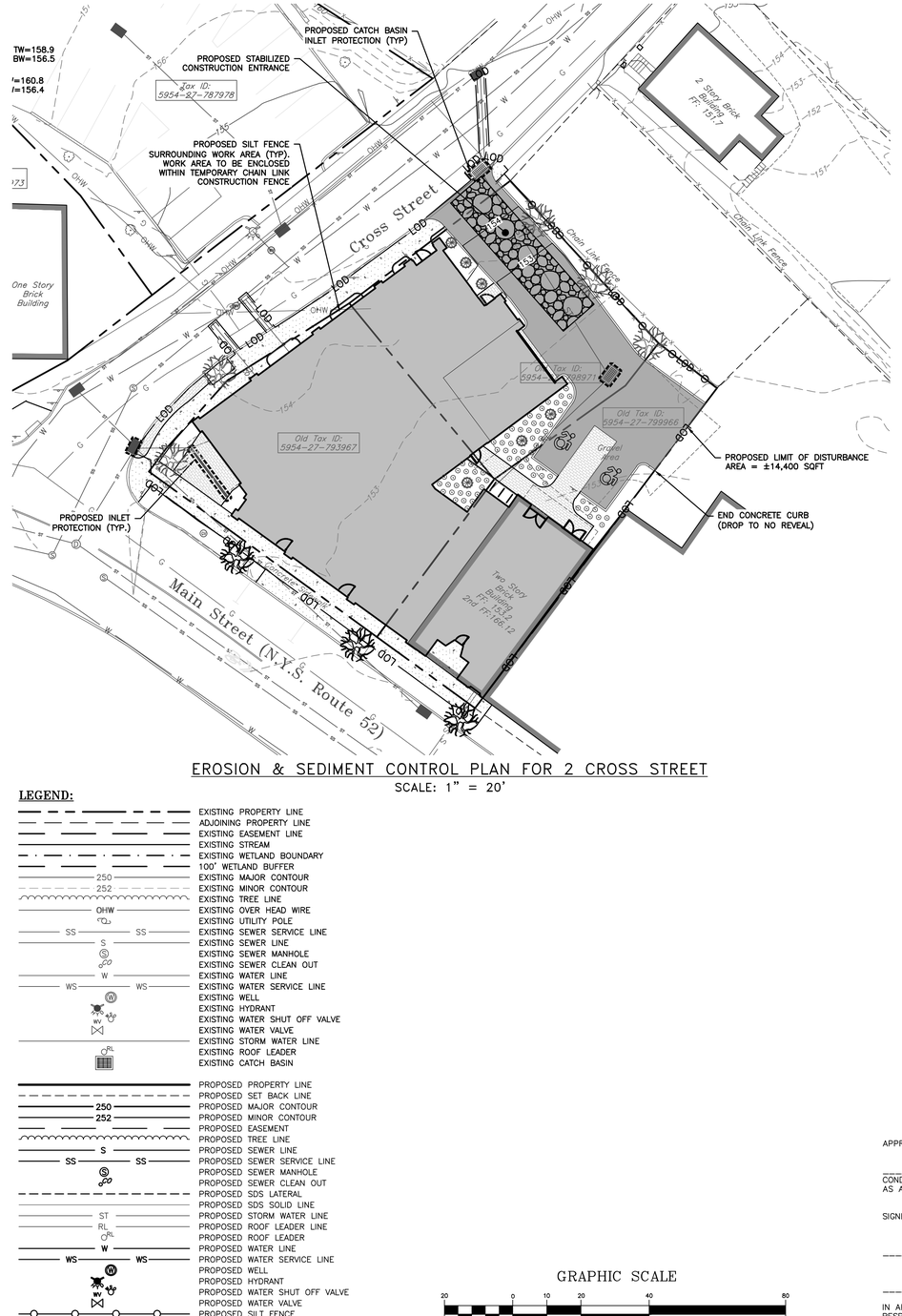


EROSION & SEDIMENT CONTROL PLAN FOR OFFSITE PARKING AT 152 MAIN STREET

SCALE: 1" = 20'



EROSION & SEDIMENT CONTROL PLAN FOR 2 CROSS STREET

SCALE: 1" = 20'

LEGEND:

- EXISTING PROPERTY LINE
- ADJOINING PROPERTY LINE
- EXISTING EASEMENT LINE
- EXISTING STREAM
- EXISTING WETLAND BOUNDARY
- 100' WETLAND BUFFER
- 250 EXISTING MAJOR CONTOUR
- 252 EXISTING MINOR CONTOUR
- EXISTING TREE LINE
- OHW EXISTING OVER HEAD WIRE
- EXISTING UTILITY POLE
- SS EXISTING SEWER SERVICE LINE
- S EXISTING SEWER LINE
- EXISTING SEWER MANHOLE
- EXISTING SEWER CLEAN OUT
- W EXISTING WATER LINE
- WS EXISTING WATER SERVICE LINE
- EXISTING WELL
- EXISTING HYDRANT
- EXISTING WATER SHUT OFF VALVE
- EXISTING WATER VALVE
- EXISTING STORM WATER LINE
- RL EXISTING ROOF LEADER
- EXISTING CATCH BASIN
- PROPOSED PROPERTY LINE
- PROPOSED SET BACK LINE
- 250 PROPOSED MAJOR CONTOUR
- 252 PROPOSED MINOR CONTOUR
- PROPOSED EASEMENT
- PROPOSED TREE LINE
- S PROPOSED SEWER LINE
- SS PROPOSED SEWER SERVICE LINE
- PROPOSED SEWER MANHOLE
- PROPOSED SEWER CLEAN OUT
- PROPOSED SDS LATERAL
- PROPOSED SDS SOLID LINE
- ST PROPOSED STORM WATER LINE
- RL PROPOSED ROOF LEADER LINE
- PROPOSED ROOF LEADER
- W PROPOSED WATER LINE
- WS PROPOSED WATER SERVICE LINE
- PROPOSED WELL
- PROPOSED HYDRANT
- PROPOSED WATER SHUT OFF VALVE
- PROPOSED WATER VALVE
- PROPOSED SILT FENCE
- LOD PROPOSED LIMIT OF DISTURBANCE
- PROPOSED CATCH BASIN INLET PROTECTION
- PROPOSED CONSTRUCTION ENTRANCE

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)

1 inch = 20 ft.

INSPECTION SCHEDULE & MAINTENANCE OF EROSION AND SEDIMENT CONTROL MEASURES

PERMANENT AND TEMPORARY VEGETATION:
INSPECT ALL AREAS THAT HAVE RECEIVED VEGETATION EVERY SEVEN DAYS AND AFTER EVERY STORM EVENT WITH RAINFALL THAT EQUALS OR EXCEEDS 0.5 INCH. CHECK FOR MUD, SEDIMENT BUILD-UP AND PAD INTEGRITY. MAKE DAILY INSPECTIONS DURING WET WEATHER. REGRADE PAD AS NEEDED FOR RUNOFF CONTROL. WASH AND REPLACE STONE AS NEEDED. THE STONE IN THE ENTRANCE SHOULD BE WASHED OR REPLACED WHENEVER THE ENTRANCE FAILS TO REDUCE MUD BEING CARRIED OFF SITE BY VEHICLES. IMMEDIATELY REMOVE MUD AND SEDIMENT TRACKED OR WASHED ONTO PUBLIC ROADS BY BRUSHING OR SWEEPING. REMOVE TEMPORARY CONSTRUCTION ENTRANCE AS SOON AS THEY ARE NO LONGER NEEDED TO PROVIDE ACCESS TO THE SITE AS DIRECTED BY PROJECT ENGINEER.

SILT FENCE:
INSPECT FOR DAMAGE EVERY SEVEN DAYS AND AFTER EVERY STORM EVENT WITH RAINFALL THAT EQUALS OR EXCEEDS 0.5 INCH. MAKE ALL REPAIRS IMMEDIATELY. REMOVE SEDIMENT FROM THE UP-SLOPE FACE OF THE FENCE BEFORE IT ACCUMULATES TO A HEIGHT EQUAL TO ONE-QUARTER THE HEIGHT OF THE FENCE. IF FENCE FABRIC TEARS, BEGINS TO DECOMPOSE, OR IN ANY WAY BECOMES INEFFECTIVE, REPLACE THE AFFECTED SECTION OF FENCE IMMEDIATELY.

SOIL STOCKPILE:
INSPECT SEDIMENT CONTROL BARRIERS (SILT FENCE) AND VEGETATION FOR DAMAGE EVERY SEVEN DAYS AND AFTER EVERY STORM EVENT WITH RAINFALL THAT EQUALS OR EXCEEDS 0.5 INCH. MAKE ALL REPAIRS IMMEDIATELY. REMOVE SEDIMENT FROM THE UP-SLOPE FACE OF THE SEDIMENT CONTROL BARRIER BEFORE IT ACCUMULATES TO A HEIGHT EQUAL TO ONE-QUARTER THE HEIGHT OF THE SEDIMENT CONTROL BARRIER. IF SEDIMENT CONTROL BARRIER TEARS, BEGINS TO DECOMPOSE, OR IN ANY WAY BECOMES INEFFECTIVE, REPLACE THE AFFECTED SECTION OF SEDIMENT CONTROL BARRIER IMMEDIATELY. REVEGETATE DISTURBED AREA TO STABILIZE SOIL STOCKPILE. REMOVE THE SEDIMENT CONTROL BARRIER WHEN THE SOIL STOCKPILE HAS BEEN REMOVED.

DUST CONTROL:
SCHEDULE CONSTRUCTION OPERATIONS TO MINIMIZE THE AMOUNT OF DISTURBED AREAS AT ANY ONE TIME DURING THE COURSE OF WORKS. APPLY TEMPORARY SOIL STABILIZATION PRACTICES SUCH AS MULCHING, SEEDING, AND SPRAYING (WATER). STRUCTURAL MEASURES (MULCH, SEEDING) SHALL BE INSTALLED IN DISTURBED AREAS BEFORE SIGNIFICANT BLOWING PROBLEMS DEVELOP. WATER SHALL BE SPRAYED AS NEEDED. REPEAT AS NEEDED, BUT AVOID EXCESSIVE SPRAYING, WHICH COULD CREATE RUNOFF AND EROSION PROBLEMS.

CHECK DAM:
INSPECT CHECK DAMS EVERY SEVEN DAYS AND AFTER EVERY STORM EVENT WITH RAINFALL THAT EQUALS OR EXCEEDS 0.5 INCH. IF SIGNIFICANT EROSION OCCURS BETWEEN STRUCTURES, A LINER OF STONE OR OTHER SUITABLE MATERIAL SHOULD BE INSTALLED IN THAT PORTION OF THE CHANNEL. REMOVE SEDIMENT ACCUMULATED BEHIND THE DAM AS NEEDED TO ALLOW CHANNEL TO DRAIN THROUGH THE STONE CHECK DAM AND PREVENT LARGE FLOWS FROM CARRYING SEDIMENT OVER THE DAM. REPLACE STONES AS NEEDED TO MAINTAIN THE DESIGN CROSS SECTION OF THE STRUCTURES. REMOVE CHECK DAMS AS PER APPROVAL OF THE PROJECT ENGINEER.

EROSION CONTROL BLANKET:
INSPECT THE BLANKET EVERY SEVEN DAYS AND AFTER EVERY STORM EVENT WITH RAINFALL THAT EQUALS OR EXCEEDS 0.5 INCH. REPLACE WIRE STAPLES AS REQUIRED. REPAIR AND RESEED WHERE CRACKS AND DAMAGED VEGETATION IS EVIDENT. WHEN DAMAGED BEYOND REPAIR OR NO LONGER FUNCTIONING, THE BLANKET SHALL BE REPLACED.

DEWATERING PITS:
(IF REQUIRED) – INSPECT DAILY DURING OPERATION FOR CLOGGING OR OVERFLOW. CLEAR INLET AND DISCHARGE PIPES OF OBSTRUCTIONS. IF A FILTER MATERIAL BECOMES CLOGGED WITH SEDIMENT, PIT SHALL BE DISMANTLED AND NEW PITS SHALL BE CONSTRUCTED AS NEEDED.

SEDIMENT TRAP:
SEDIMENT SHALL BE REMOVED AND THE TRAP RESTORED TO THE ORIGINAL DIMENSIONS WHEN THE SEDIMENT HAS ACCUMULATED TO ONE-HALF OF THE DESIGN DEPTH OF THE TRAP. SEDIMENT REMOVED FROM THE TRAP SHALL BE DEPOSITED IN A PROTECTED AREA IN SUCH A MANNER THAT IT WILL NOT ERODE.

CATCH BASINS:
ALL CATCH BASINS SHALL BE INSPECTED AFTER EACH STORM EVENT FOR SEDIMENT ACCUMULATION, AND DEBRIS, AND REMOVE AS NECESSARY. THE INLET PROTECTION SHALL BE INSPECTED FOR SEDIMENT ACCUMULATION AND REPLACED AS NECESSARY. WHEN SEDIMENT ACCUMULATION WITHIN THE CATCH BASIN SUMP REACHES 1/2 OF THE SUMP DEPTH, IT SHALL BE REMOVED.

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EROSION & SEDIMENT CONTROL PLAN

TWO CROSS STREET

152 & 172 MAIN STREET; 2 & 4 CROSS STREET
CITY OF BEACON
DUTCHESS COUNTY, NEW YORK
TAX ID: 5954-27-799966, 774986, 784996 & 808975

JOB #:	2019:036
DATE:	10/29/19
SCALE:	1"=20'
TITLE:	EC-1
SHEET:	5 OF 9

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LIGHTING & LANDSCAPING PLAN FOR OFFSITE PARKING AT 152 MAIN STREET

SCALE: 1" = 20'



LIGHTING & LANDSCAPING PLAN FOR 2 CROSS STREET

SCALE: 1" = 20'

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)

1 inch = 20 ft.

LEGEND:

- EXISTING PROPERTY LINE
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- PROPOSED WELL
- PROPOSED HYDRANT
- PROPOSED WATER SHUT OFF VALVE
- PROPOSED WATER VALVE

LANDSCAPING NOTES:

1. NEW BRICK WALK INFILL, SPECIFICATION TO MATCH EXISTING ADJACENT BRICK PAVING.
2. CONTAINER PLANTS AND FURNITURE, SPECIFICATIONS TO BE DETERMINED.
3. PERENNIAL PLANTING BED, SPECIES AND SPECIFICATIONS TO BE DETERMINED.
4. BUFFER PLANTER BED,PERENNIAL AND SHRUBS.
5. SPECIES AND SPECIFICATIONS TO BE DETERMINED.
6. PAVED WALKS WITH CONTAINER GARDEN, SPECIES AND SPECIFICATIONS TO BE DETERMINED.
7. PERMEABLE GRAVEL BEDS, SPECIFICATIONS TO BE DETERMINED.
8. LAWN, SEED MIX AND SPECIFICATIONS TO BE DETERMINED.
9. NEW TREE PIT TO MATCH EXISTING ADJACENT TREE PITS. NEW 3-INCH CALIPER DECIDUOUS TREE.
10. GREEN ROOF PLANTING: MIX OF SEDUMS IN CONTINUOUS TRAYS WITH GROWING MEDIA APPROXIMATELY 4" DEEP. SPECIES MIX INCLUDING COMBINATION OF SEDUM ALBUM, SEDUM ACRE, SEDUM KAMTSCHATICUM ELLACOMBIANUM, SEDUM PULCHELLUM MICHAUX, SEDUM REFLEXUM, AND SEDUM SPURIUM.
11. ROOF PLANTERS: MIX OF ANNUAL, PERENNIAL AND SHRUB PLANTINGS IN LINED BOXES WITH BOTH ELEVATED AND DECK-MOUNTED LOCATIONS. CEDAR, CYPRESS OR SIMILAR DECAY-RESISTANT WOOD ENCLOSURES. SPECIES TO INCLUDE: THUJA, SEDGE, HYACINTH, PRIMROSE, BEGONIA.

LIGHTING NOTES:

EL1 EXISTING DECORATIVE POLE LIGHT
L2 NEW DECORATIVE POLE.
L4 NEW POST MOUNTED PARKING LOT LIGHT.
EL5 EXISTING WALL MOUNTED PARKING LOT LIGHT.
L6 NEW WALL MOUNTED PARKING LOT LIGHT.
L7 NEW SOFFIT MOUNTED LIGHT.

GENERAL:

1. ALL LIGHTING SHALL BE DARK SKY COMPLIANT WITH CUTOFF SHIELDS AS NOTED.
2. ILLUMINATION IN FOOT-CANDLES, ONLY CONSIDERS PROPOSED LIGHTING.

Luminaire Schedule

Label	Qty	Arrangement	Lum. Lumens	Lum. Watts	Arr. Watts	Total Watts	LLD	LDD	BF	LLF	BUG Rating	Description
L2	3	SINGLE	4300	41	41	82	0.950	0.950	1.000	0.451	B1-U2-G1	SLR-NG-(1x12)LEDS50-0_7A-STR-
L4-III	1	SINGLE	3022	34	34	34	0.950	0.950	1.000	0.903	B0-U0-G1	MSA-SA1A-730-U-SL3-HSS
L4-IV	5	SINGLE	3044	34	34	170	0.950	0.950	1.000	0.903	B0-U0-G1	MSA-SA1A-730-U-SL4-HSS
L4-VW	2	SINGLE	3948	34	34	68	0.950	0.950	1.000	0.903	B3-U0-G1	MSA-SA1A-730-U-SWQ
L6	3	SINGLE	1785	18.2	18.2	54.6	0.950	0.950	1.000	0.903	B0-U0-G1	CCW-SA-730-1A-U-SL2-HSS

PLANTING SCHEDULE

TREES

KEY	QTY	BOTANICAL NAME	COMMON NAME	CALIPER	SPACING
KP	7	KOELREUTERIA PANICULATA	GOLDEN RAIN TREE	3 INCH (DBH)	AS SHOWN
MA	7	MAACKIA AMURENSIS	AMUR MAACKIA	3 INCH (DBH)	AS SHOWN
GT	2	GLEDITSIA TRIACANTHOS INERMIS	HONEY LOCUST	3 INCH (DBH)*	AS SHOWN

*NOTE – THE STREET TREE AT THE PLAZA SHALL BE 6" CALIPER

SHRUBS/GRASSES

KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING
CS	10	CORNUS SERICEA	RED TWIG DOGWOOD	36"-48"	AS SHOWN
PA	72	POLYSTICUM ARCOSTICHOIDES	CHRISTMAS FERN	1 GALLON	30"
VP	60	VIOLA PEDATA	BIRD'S FOOT VIOLET	4" POT	9"
CP	491	CAREX PENNSYLVANICA	PENNSYLVANIA SEDGE	PLUG	12"

PROPOSED LIGHT "L2"
NOT TO SCALE



PROPOSED LIGHT "L4"
NOT TO SCALE

PROPOSED LIGHT "L6"
NOT TO SCALE

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REVISIONS:				REVISIONS:			
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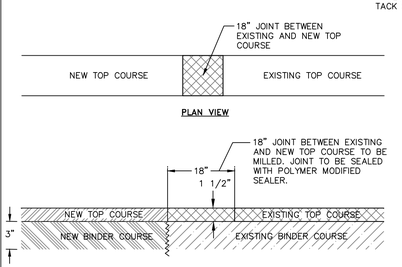
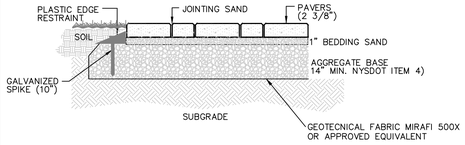
SITE DETAILS



NOTES:

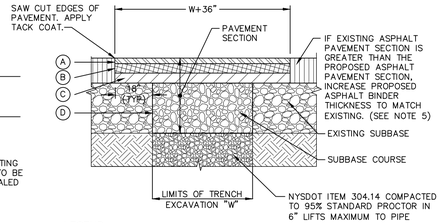
1. 3" BINDER COURSE AND 1½" TOP COURSE TO BE USED FOR RESTORATION OF PAVEMENT WITHIN CITY ROADS.
2. EXCAVATIONS ARE TO BE SAW CUT SMOOTH, ALL EDGES TACK COATED, AND ALL SEAMS SEALED WITH A HOT POLYMER MODIFIED CRACK SEALANT.
3. IF EXISTING ASPHALT PAVEMENT DEPTH IS GREATER THAN THE PROPOSED ASPHALT PAVEMENT SECTION, INCREASE PROPOSED ASPHALT BINDER THICKNESS TO MATCH EXISTING.

MILLED KEYWAY DETAIL
NOT TO SCALE



NOTE:
THE CONCRETE PAVER DRIVE SHALL SUPPORT A MINIMUM OF 75,000 POUNDS PER APPENDIX "D" OF THE 2015 INTERNATIONAL BUILDING CODE

CONCRETE PAVER DETAIL
NOT TO SCALE

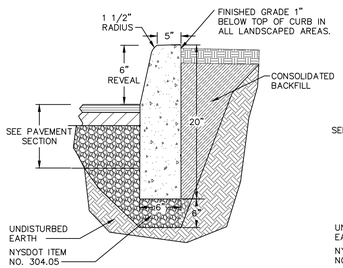


LEGEND
- (A) 1-1/2" ASPHALT CONCRETE TOP COURSE– NYSDOT TYPE 6F
- (B) 3" ASPHALT CONCRETE BINDER COURSE– NYSDOT TYPE 3
- (C) 3" ASPHALT CONCRETE BASE COURSE– NYSDOT TYPE 1
- (D) 6" GRANULAR SUBBASE COURSE– NYSDOT ITEM 304.12

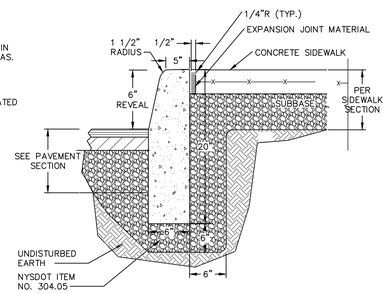
NOTES:

1. SAW CUT MIN. 18" BEYOND EXCAVATION WITH SMOOTH EDGES. 18" JOINT BETWEEN EXISTING AND NEW TOP COURSE TO BE MILLED. JOINT TO BE SEALED WITH POLYMER MODIFIED SEALER.
2. FURNISH, PLACE, AND COMPACT SUBBASE.
3. TACK COAT IN ACCORDANCE WITH NYSDOT STANDARD SPEC.
4. FURNISH AND PLACE ASPHALT CONCRETE PAVEMENT AS SPECIFIED.

PAVEMENT RESTORATION DETAIL
NOT TO SCALE



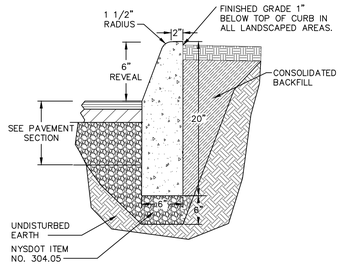
ABUTTING GRASS OR LANDSCAPE



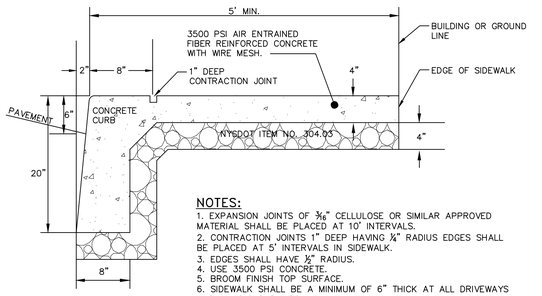
ABUTTING SIDEWALK

NOTES:
1. CONCRETE CURB SHALL BE 4,000 PSI CAST-IN-PLACE, AND IN ACCORDANCE WITH NYSDOT STANDARD SPECIFICATION SECTION 609.
2. EXPANSION JOINTS OF 1/2" CELLULOSE OR SIMILAR MATERIAL SHALL BE PLACED AT 10 FOOT INTERVALS.
3. FOR MOUNTABLE CURBS ABUTTING SIDEWALK OR OTHER HARDSCAPE, REFER TO "ABUTTING SIDEWALK" DETAIL.

CAST-IN-PLACE CONCRETE CURB DETAIL
NOT TO SCALE



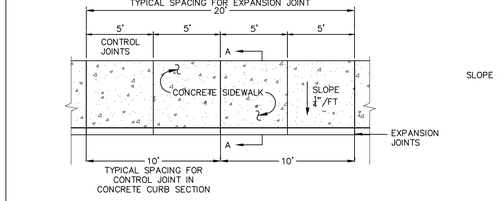
MOUNTABLE CURB
ABUTTING GRASS OR LANDSCAPE
NOT TO SCALE

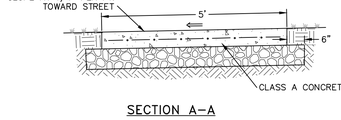


NOTES:

1. EXPANSION JOINTS OF 3/8" CELLULOSE OR SIMILAR APPROVED MATERIAL SHALL BE PLACED AT 10' INTERVALS.
2. CONTRACTION JOINTS 1" DEEP HAVING ¼" RADIUS EDGES SHALL BE PLACED AT 5' INTERVALS IN SIDEWALK.
3. EDGES SHALL HAVE ½" RADIUS.
4. USE 3500 PSI CONCRETE.
5. BROOM FINISH TOP SURFACE.
6. SIDEWALK SHALL BE A MINIMUM OF 6" THICK AT ALL DRIVEWAYS AND HANDICAP RAMPS.
7. MAXIMUM SLOPE OF 1 ON 12 TO BE USED WHERE SIDEWALK TERMINATES AT HANDICAP RAMPS.

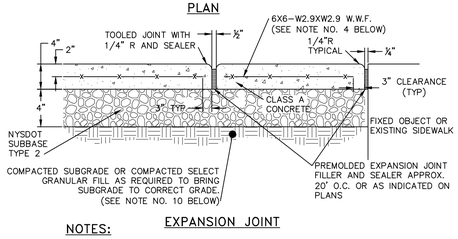
MONOLITHIC CURB AND SIDEWALK DETAIL FOR SIDEWALKS ALONG CITY STREET
NOT TO SCALE



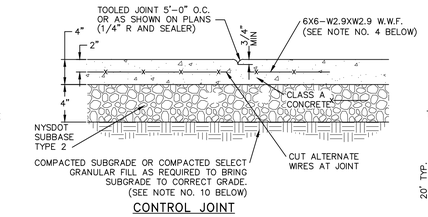


SECTION A–A

PLAN



EXPANSION JOINT

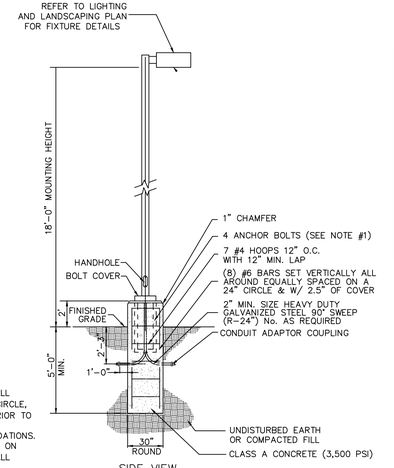


CONTROL JOINT

NOTES:

1. 10' SPACING OF CONTROL JOINTS SHALL BE USED FOR CAST IN PLACE CONCRETE CURBS.
2. MATERIAL AND METHODS OF CONSTRUCTION SHALL BE IN CONFORMANCE WITH THE NEW YORK STATE DEPARTMENT OF TRANSPORTATION (NYSDOT) STANDARD SPECIFICATIONS FOR CONSTRUCTION AND MATERIALS, LATEST REVISION.
3. ALL CONCRETE SHALL BE 3,500 PSI CLASS A CONCRETE. CONCRETE MATERIALS, PLACEMENT, AND CONSTRUCTION SHALL CONFORM WITH SECTION 500 OF THE ABOVE REFERENCED NYSDOT STANDARD SPECIFICATIONS.
4. REINFORCING STEEL FOR CONCRETE SHALL CONFORM WITH SECTION 556 – REINFORCING STEEL FOR CONCRETE STRUCTURES OF THE ABOVE REFERENCED NYSDOT STANDARD SPECIFICATIONS AND AS SPECIFICALLY CALLED OUT IN THE DRAWINGS.
5. ALL EXPOSED SURFACED SHALL HAVE A BROOM TEXTURED FINISH.
6. EXPANSION JOINTS SHALL BE LOCATED A MAXIMUM OF 20' ON CENTER, OR AS INDICATED ON PLANS.
7. JOINTS SHALL NOT BE SAW CUT.
8. EXPOSED CONCRETE SURFACES SHALL BE TREATED WITH "SUREBOND"/"SAFEBOND"SB-7000 INTENSIFIER BRIGHT PROTECTOR AND SIDEWALK SEALER, OR EQUAL. RATE AND METHOD OF APPLICATION SHALL BE IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS.
9. SUBBASE MATERIAL SHALL CONFORM WITH SECTION 304 OF THE ABOVE REFERENCED NYSDOT STANDARD.
10. WHERE IT IS NECESSARY TO PLACE FILL FOR PURPOSE OF BRINGING THE SUBGRADE ELEVATION UP TO A SPECIFIED GRADE, THE FILL MATERIAL PLACED SHALL BE IN CONFORMATION WITH SECTION 203–EXCAVATION AND EMBANKMENT OF THE ABOVE REFERENCED NYSDOT STANDARD SPECIFICATIONS.
11. ALL WORK SHALL CONFORM WITH SECTION 608–SIDEWALK, DRIVEWAYS, AND BICYCLE PATHS OF THE ABOVE REFERENCED NYSDOT STANDARD SPECIFICATIONS.

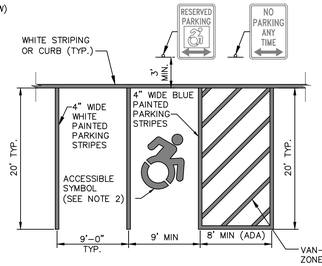
CONCRETE SIDEWALK DETAIL
NOT TO SCALE



SIDE VIEW
NOT TO SCALE

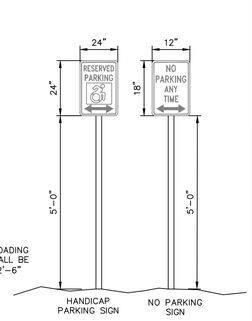
NOTES
1. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO CHECK AND VERIFY ALL ANCHOR BOLT DIMENSIONS (SIZE, BOLT CIRCLE, ETC.) WITH THE POLE MANUFACTURER PRIOR TO INSTALLATION OF THE FOUNDATIONS.
2. CHAMFER EXPOSED EDGES OF ALL FOUNDATIONS.
3. PROVIDE INSULATED GROUNDING BUSHING ON EXPOSED ENDS (IN BASE OF POLE) OF ALL GALVANIZED STEEL SWEEPS.
4. COLOR OF LUMINAIRE SHALL MATCH COLOR OF POLE.
5. THE LIGHT SOURCE SHALL BE COMPLETELY SHIELDED TO PREVENT HORIZONTAL GLARE.

POLE AND LUMINARE DETAIL
NOT TO SCALE



TYPICAL PARKING STRIPING

ACCESSIBLE PARKING STRIPING



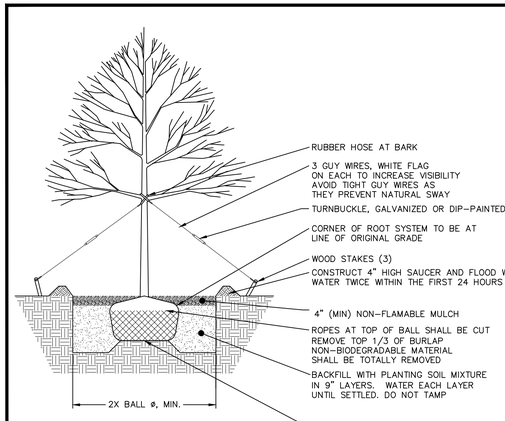
SIGN DETAILS
NOT TO SCALE

NOTES:

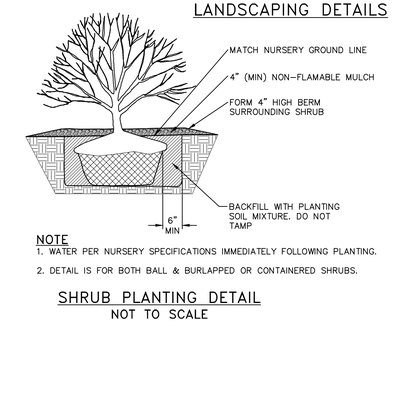
1. ALL DIMENSIONS SUBJECT TO CURRENT MUNICIPALITY ZONING AND SITE REGULATIONS.
2. PAINTED HANDICAP SYMBOL TO BE IN ACCORDANCE WITH NYSDOT AND ADA STANDARDS.
3. IF PARKING ABUTS A SIDEWALK, THEN THE REGULATORY SIGNS SHALL BE PLACED BEHIND THE SIDEWALK.
4. PARALLEL SPACES SHALL BE 10'W X 20L'.

PARKING AND STRIPING DETAIL
NOT TO SCALE

LANDSCAPING DETAILS

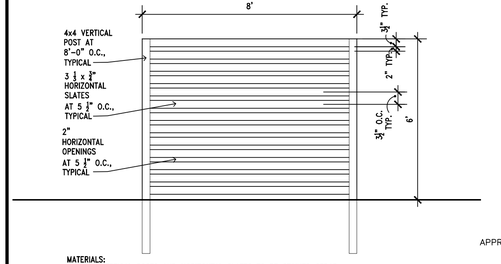


TREE DETAIL
NOT TO SCALE



NOTE
1. WATER PER NURSERY SPECIFICATIONS IMMEDIATELY FOLLOWING PLANTING.
2. DETAIL IS FOR BOTH BALL & BURLAPPED OR CONTAINERED SHRUBS.

SHRUB PLANTING DETAIL
NOT TO SCALE



MATERIALS:
- ALL VERTICAL POSTS AND HORIZONTAL SLATES TO BE STAINED CEDAR.
- ALL FASTENERS TO BE GALVANIZED OR STAINLESS STEEL.

6' HEIGHT FENCE DETAIL
NOT TO SCALE

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.

DRAWN BY: CMB				CHECKED BY: DGK			
REVISIONS:				REVISIONS:			
NO.	DATE	DESCRIPTION	BY	NO.	DATE	DESCRIPTION	BY
1	2/21/22	REVISED BUILDING & LAYOUT	DGK				
2	3/29/22	PER PLANNING BOARD COMMENTS	CMB				
3	7/26/22	PER PLANNING BOARD COMMENTS	ESR				
4	8/29/22	PER PLANNING BOARD COMMENTS	ESR				

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SEAL

HUDSON LAND DESIGN
PROFESSIONAL ENGINEERING P.C.
174 MAIN ST., BEACON, NEW YORK 12508
13 CHAMBERS ST., NEWBURGH, NEW YORK 12550
PH: 845-440-6926
F: 845-440-6637

CONSTRUCTION DETAILS 1

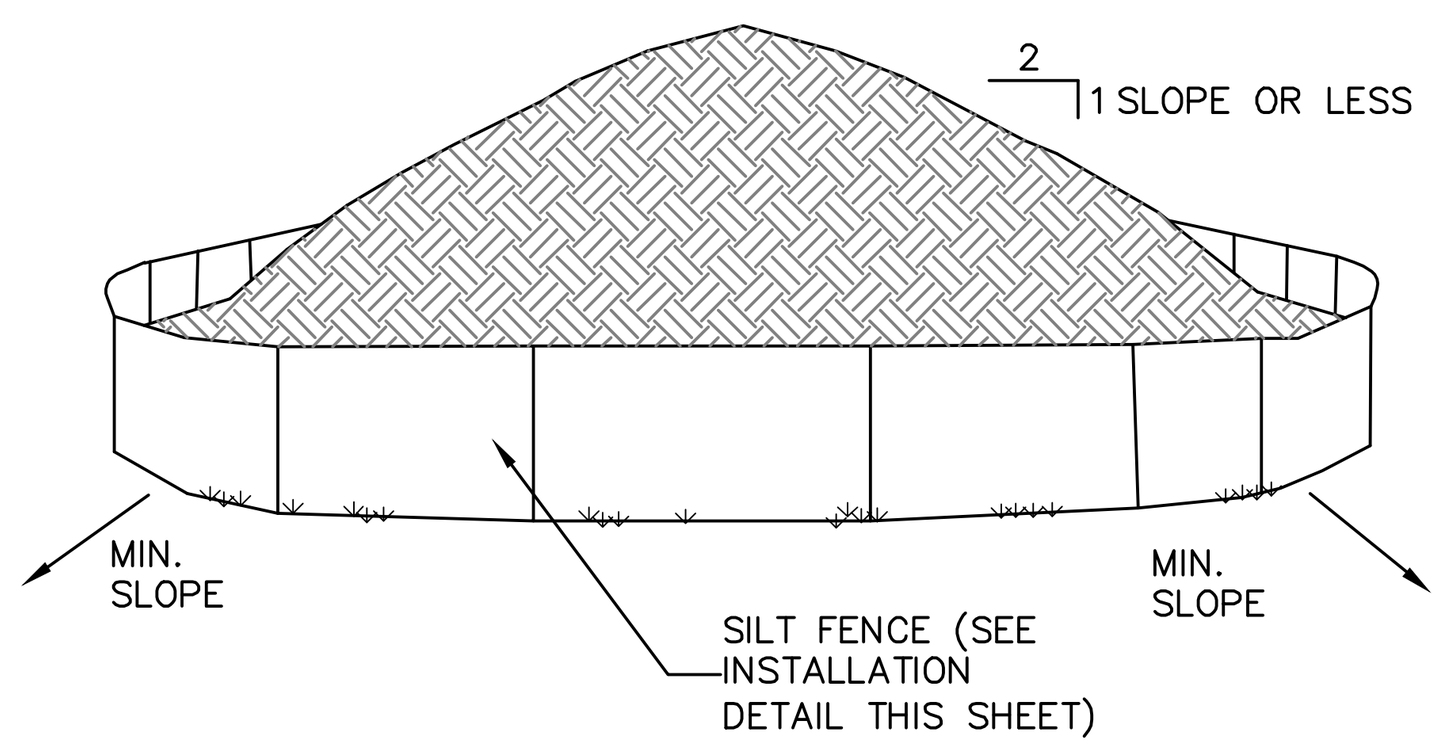
TWO CROSS STREET

152 & 172 MAIN STREET; 2 & 4 CROSS STREET
CITY OF BEACON
DUTCHESS COUNTY, NEW YORK
TAX ID: 5954-27-799966, 774986, 784996 & 808975

JOB #:	2019:036
DATE:	10/29/19
SCALE:	AS SHOWN
TITLE:	CD-1
SHEET:	7 OF 9

UNAUTHORIZED ALTERATIONS OR ADDITIONS TO THIS DRAWING IS A VIOLATION OF SECTION 7209.2 OF THE NEW YORK EDUCATION LAW

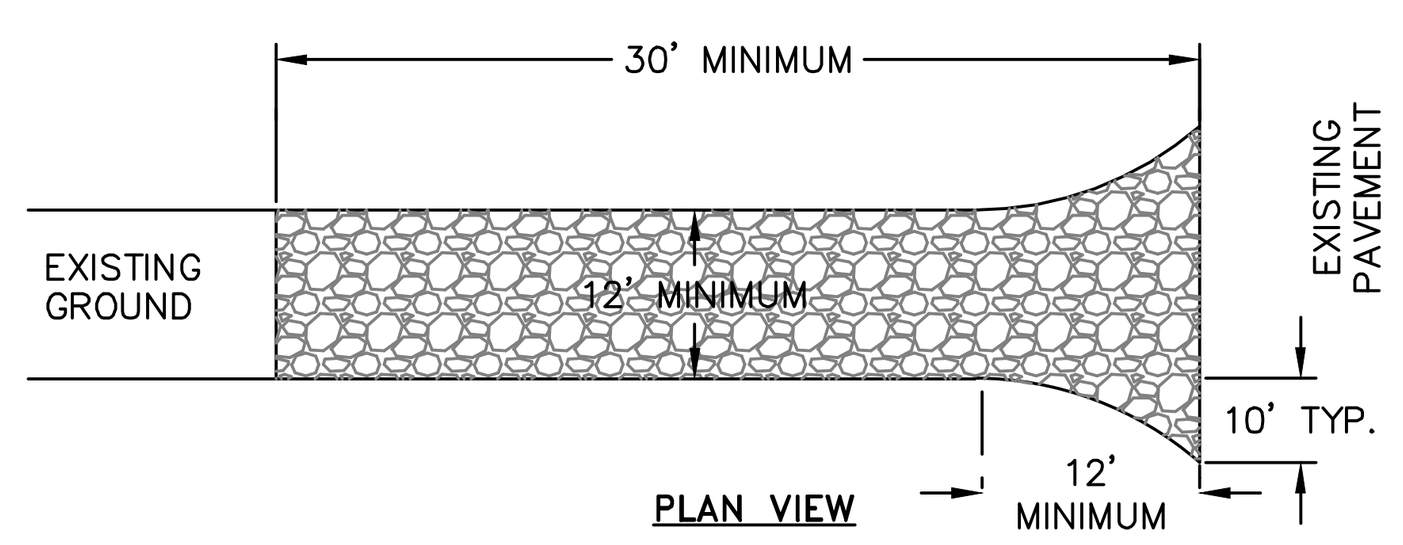
EROSION AND SEDIMENT CONTROL DETAILS



NOTES:

1. AREA CHOSEN FOR STOCKPILING OPERATIONS SHALL BE DRY AND STABLE.
2. EACH PILE SHALL BE SURROUNDED WITH SILT FENCING, THEN STABILIZED WITH VEGETATION OR COVERED.

TEMPORARY SOIL STOCKPILE DETAIL
NOT TO SCALE



NOTES:

1) STONE SIZE – USE 1-4 INCH STONE, OR RECLAIMED OR RECYCLED CONCRETE EQUIVALENT.

2) LENGTH – NOT LESS THAN 30 FEET FOR A SINGLE RESIDENCE LOT.

3) THICKNESS – NOT LESS THAN SIX (6) INCHES.

4) WIDTH – 12 FOOT MINIMUM, BUT NOT LESS THAN THE FULL WIDTH AT POINTS WHERE INGRESS OR EGRESS OCCURS. 24 FOOT MINIMUM IF SINGLE ENTRANCE TO SITE.

5) GEOTEXTILE – WILL BE PLACED OVER THE ENTIRE AREA PRIOR TO PLACING OF STONE.

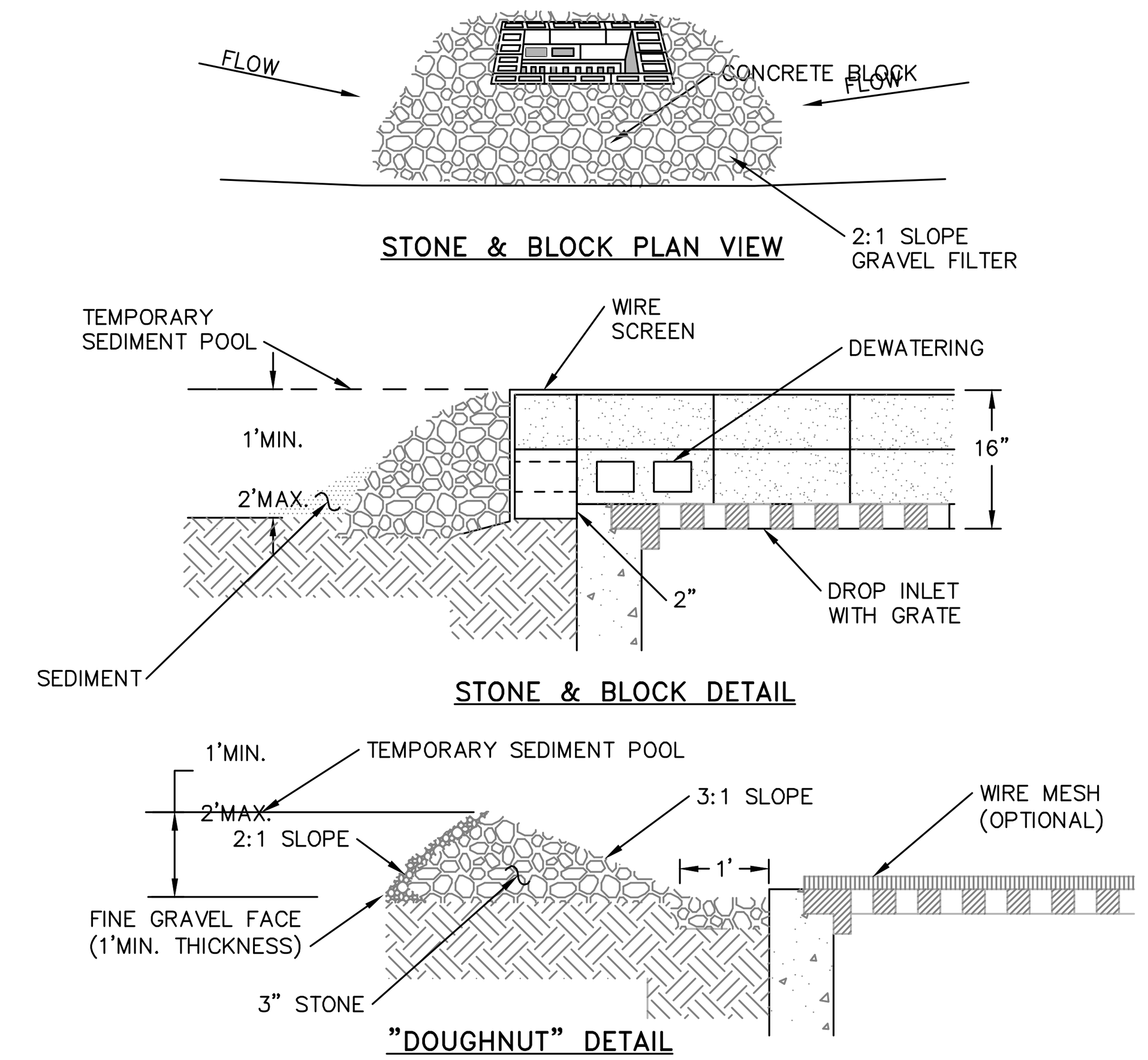
6) SURFACE WATER – ALL SURFACE WATER FLOWING OR DIVERTED TOWARD CONSTRUCTION ENTRANCES SHALL BE PIPED BENEATH THE ENTRANCE. IF PIPING IS IMPRACTICAL, A MOUNTABLE BERM WITH 5:1 SLOPES WILL BE PERMITTED.

7) MAINTENANCE – THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND AND REPAIR AND/OR CLEANOUT OF ANY MEASURE USED TO TRAP SEDIMENT. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACTED ONTO PUBLIC RIGHTS-OF-WAY MUST BE REMOVED IMMEDIATELY.

8) WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH STONE AND WHICH DRAINS INTO AN APPROVED SEDIMENT TRAPPING DEVICE.

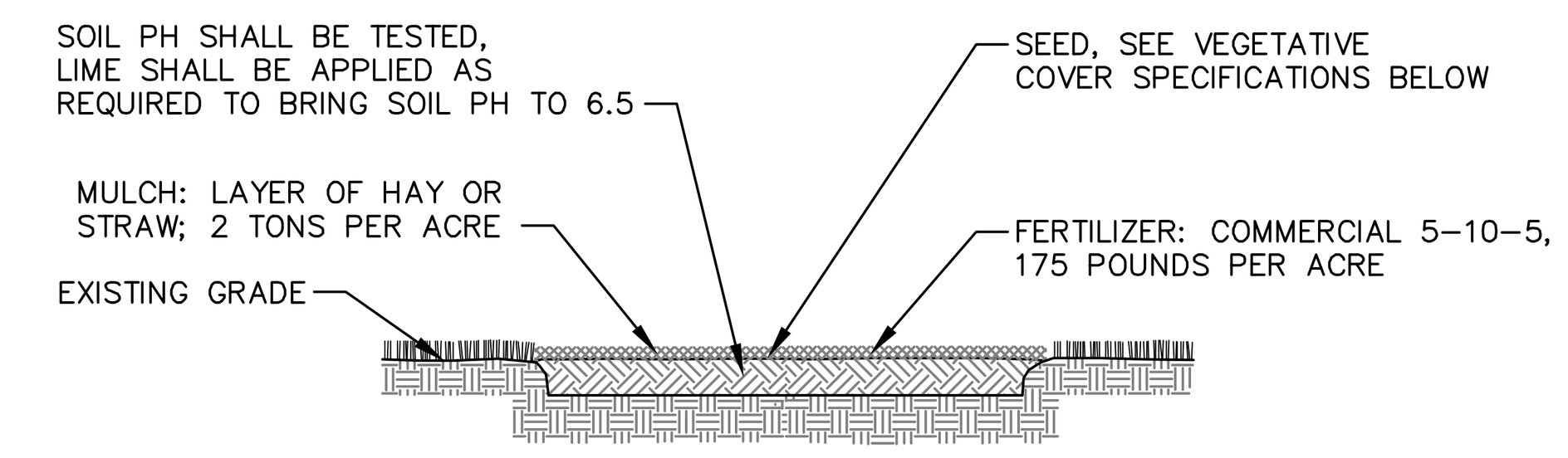
9) PERIODIC INSPECTION AND NEEDED MAINTENANCE SHALL BE PROVIDED AFTER EACH RAIN.

STABILIZED CONSTRUCTION ENTRANCE DETAIL
NOT TO SCALE



NOTES:
1. LAY ONE BLOCK ON EACH SIDE OF THE STRUCTURE ON ITS SIDE FOR DEWATERING. FOUNDATION SHALL BE 2 INCHES MINIMUM BELOW REST OF INLET AND BLOCKS SHALL BE PLACED AGAINST INLET FOR SUPPORT.
2. HARDWARE CLOTH OR 1/2" WIRE MESH SHALL BE PLACED OVER BLOCK OPENINGS TO SUPPORT STONE.
3. USE CLEAN STONE OR GRAVEL 1/2-3/4 INCH IN DIAMETER PLACED 2 INCHES BELOW TOP OF THE BLOCK ON A 2:1 SLOPE OR FLATTER.
4. FOR STONE STRUCTURES ONLY, A 1 FOOT THICK LAYER OF THE FILTER STONE WILL BE PLACED AGAINST THE 3 INCH STONE AS SHOWN ON THE DRAWINGS. MAXIMUM DRAINAGE AREA 1 ACRE

CATCH BASIN INLET PROTECTION DETAIL
NOT TO SCALE



NOTES:
1. TOPSOIL, SEED, MULCH, AND FERTILIZE DISTURBED SOIL AREAS THAT WILL BE LEFT EXPOSED FOR 14 DAYS OR MORE.
2. SEED MIXTURE FOR USE ON LAWNS IN SUNNY AREAS:

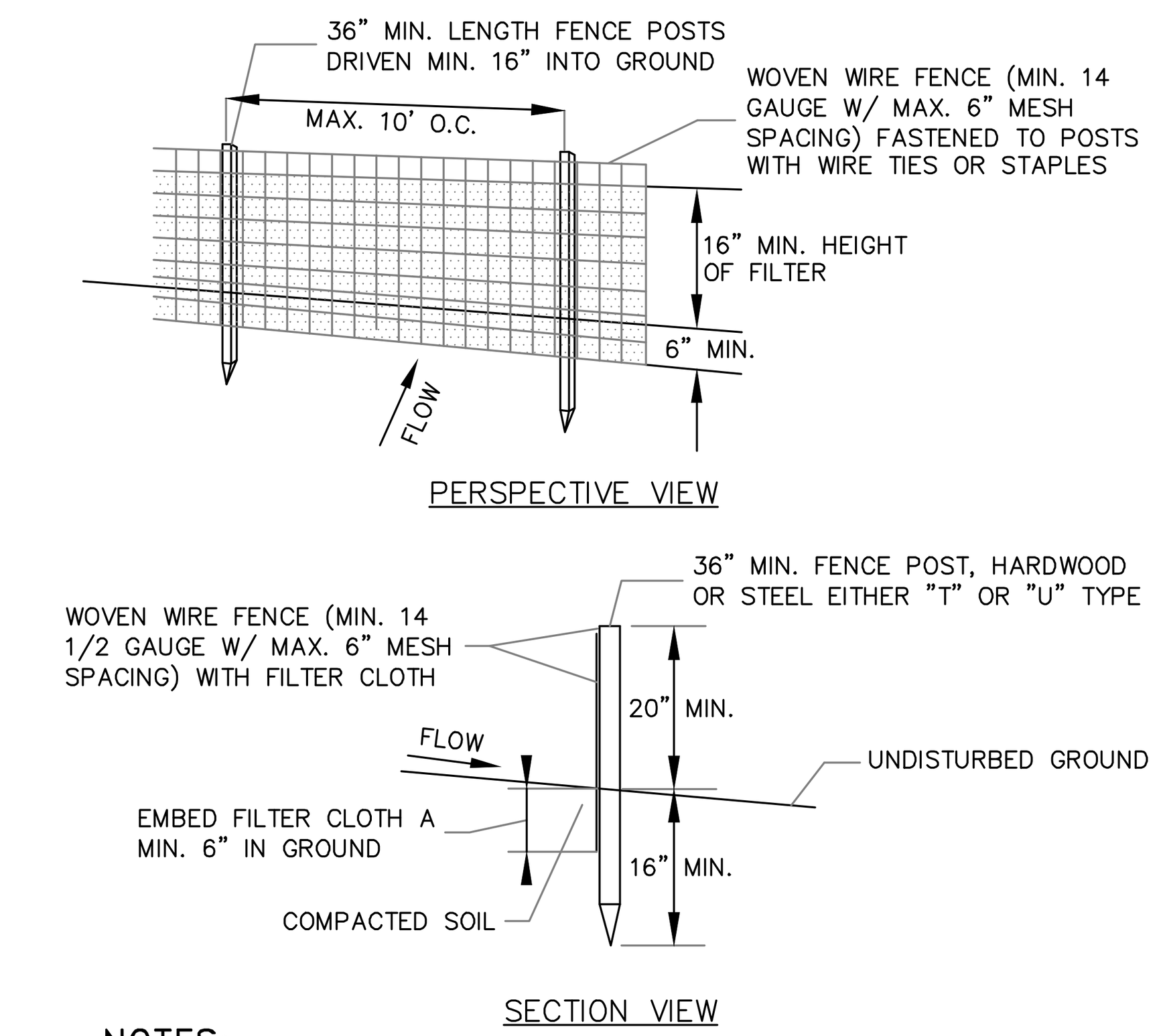
65% KENTUCKY BLUE GRASS BLEND	114 POUNDS PER ACRE
20% PERENNIAL RYEGRASS	35 POUNDS PER ACRE
15% FINE FESCUE	26 POUNDS PER ACRE
	175 POUNDS PER ACRE

3. SEED MIXTURE FOR USE IN SHADY AREAS:

80% BLEND OF SHADE TOLERANT KENTUCKY BLUEGRASS	138 POUNDS PER ACRE
20% FINE FESCUE	37 POUNDS PER ACRE
	175 POUNDS PER ACRE

4. SEED BETWEEN APRIL 1ST AND MAY 15TH OR AUGUST 15TH AND OCTOBER 15TH. SEEDING MAY OCCUR BETWEEN MAY 15TH AND AUGUST 15TH IF ADEQUATE IRRIGATION IS PROVIDED.
5. TOPSOIL SHALL HAVE AT LEAST 6% BY WEIGHT OF FINE TEXTURED STABLE ORGANIC MATERIAL, AND NO GREATER THAN 20%. TOPSOIL SHALL HAVE NOT LESS THAN 20% FINE TEXTURED MATERIAL (PASSING THE NO. 200 SIEVE) AND NOT MORE THAN 15% CLAY.

TOPSOIL, SEED AND MULCH DETAIL
NOT TO SCALE



NOTES:
1. FILTER CLOTH TO BE FASTENED SECURELY TO WOVEN WIRE FENCE WITH TIES SPACED EVERY 24" AT TOP AND MID SECTION.

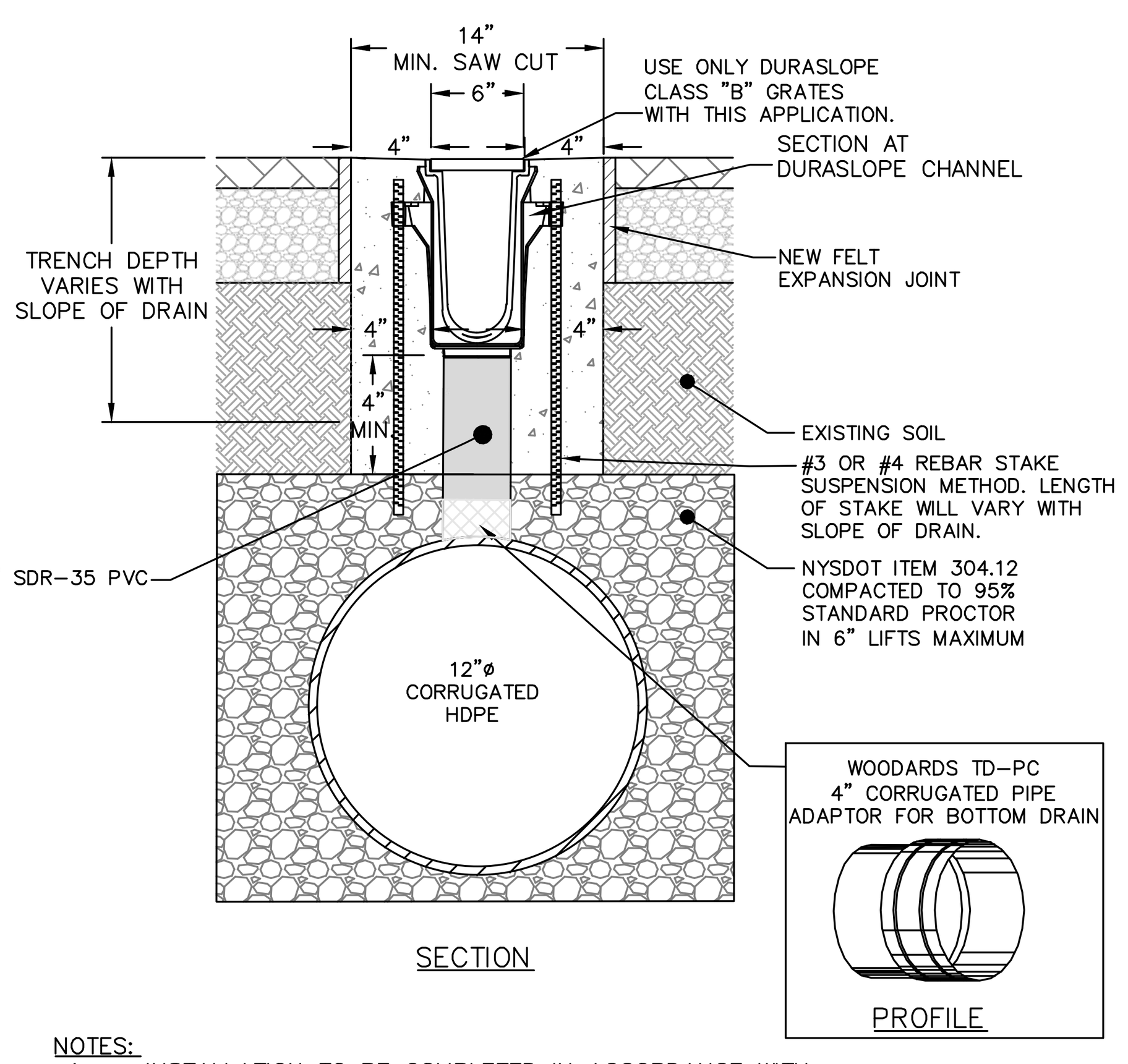
2. WHEN TWO SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER THEY SHALL BE OVER-LAPPED BY SIX INCHES AND FOLDED. FILTER CLOTH SHALL BE EITHER FILTER X, MIRAFI 100X, STABILINKA T140N OR APPROVED EQUAL.

3. PREFABRICATED UNITS SHALL BE GEOFAB, ENVIROFENCE OR APPROVED EQUAL.

4. MAINTENANCE SHALL BE PERFORMED AS NEEDED AND MATERIAL REMOVED WHEN "BULGES" DEVELOP IN THE SILT FENCE.

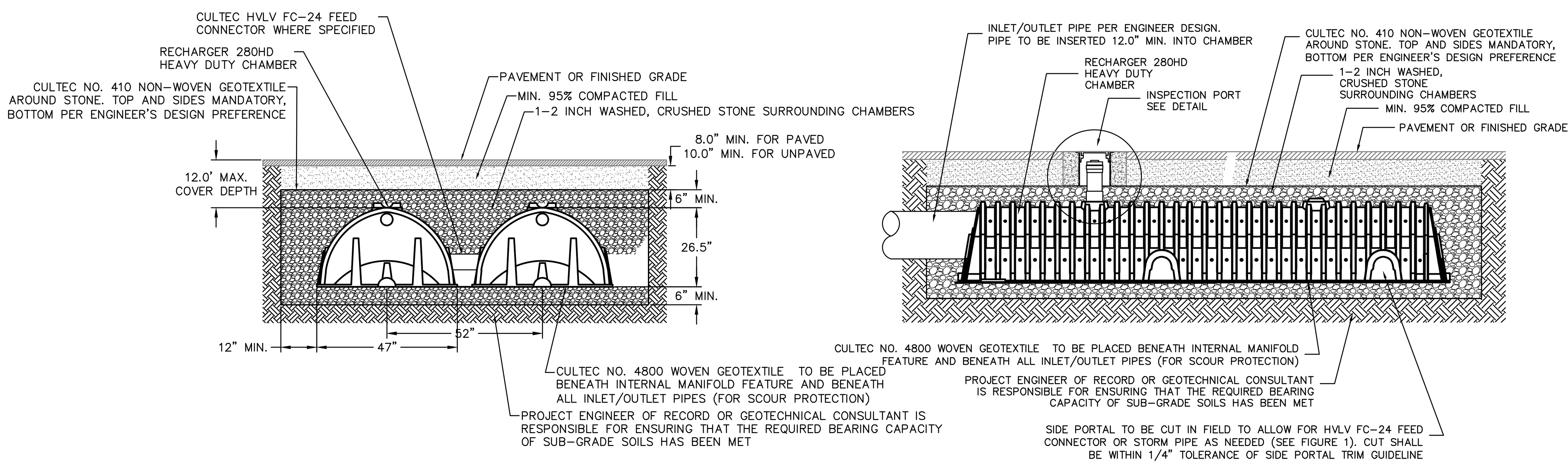
SILT FENCE DETAIL
NOT TO SCALE

STORMWATER DETAILS



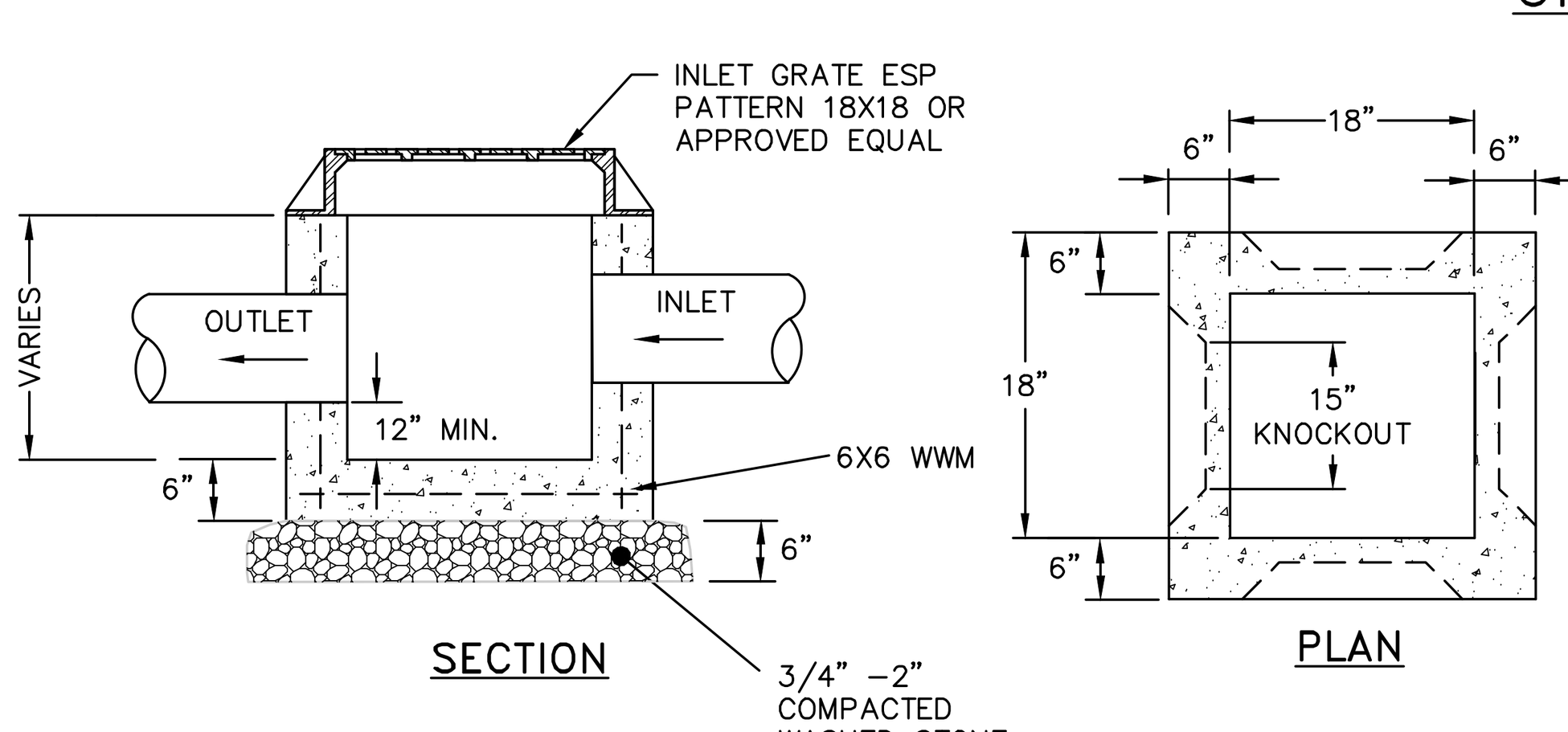
NOTES:
1. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
2. TRENCH DRAIN SHALL BE NDS DURA-SLOPE TRENCH DRAIN, CLASS B LOADING, MODEL NUMBER: DS-091N OR APPROVED EQUAL.
3. PIPE ADAPTOR FOR BOTTOM DRAIN SHALL BE WOODARDS 4" CORRUGATED PIPE ADAPTOR, MODEL NUMBER: TD-PC OR APPROVED EQUAL.

NDS DURA-SLOPE TRENCH DRAIN WITH CONNECTION TO STORMWATER CONVEYANCE
NOT TO SCALE



NOTES:
1. CULTEC RECHARGER 280HD CHAMBERS BY CULTEC, INC. OF BROOKFIELD, CT. ALL CHAMBERS SHALL BE INSTALLED IN ACCORDANCE WITH CULTEC INC.'S CURRENT RECOMMENDED INSTALLATION GUIDELINES.
2. THE BED OF THE SYSYTEM FOOTPRINT SHALL BE LAID NEARLY LEVEL.
3. THE CONTRACTOR SHALL NOTIFY THE DESIGN ENGINEER IF SUBSURFACE CONDITIONS IN THE AREAS OF THE INFILTRATOR TRENCHES IS NOT CONSISTENT WITH THE TEST PIT OR PERCOLATION DATA (E.G. GROUNDWATER OR BEDROCK ENCOUNTERED, SOIL PROPERTIES ARE NOT CONSISTENT, ETC.).
4. THE FOOTPRINT OF THE STONE SHALL BE 37'LX10.33'WX38.5" DEEP.

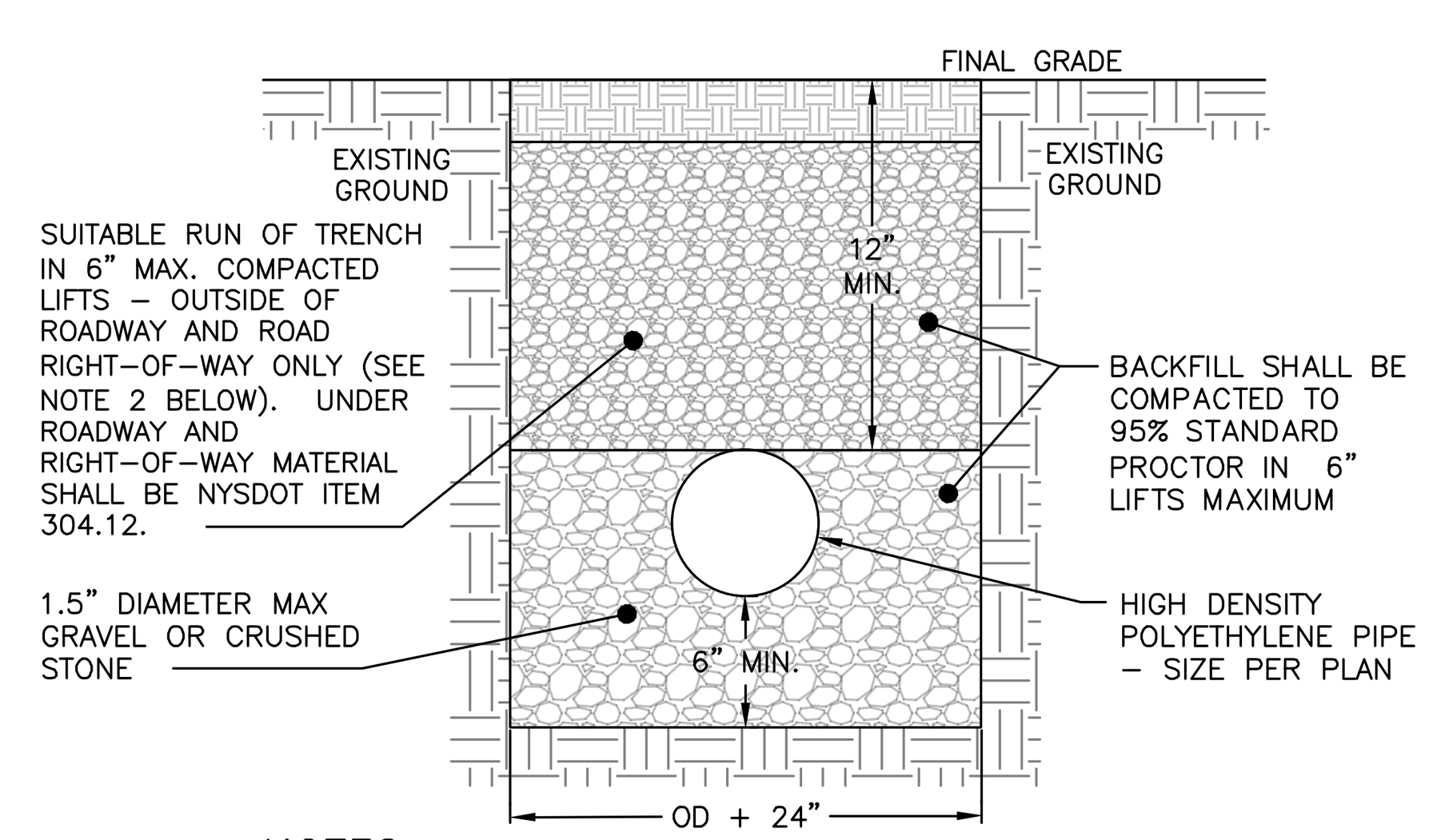
UNDERGROUND DETENTION SYSTEM DETAIL
NOT TO SCALE



NOTES:

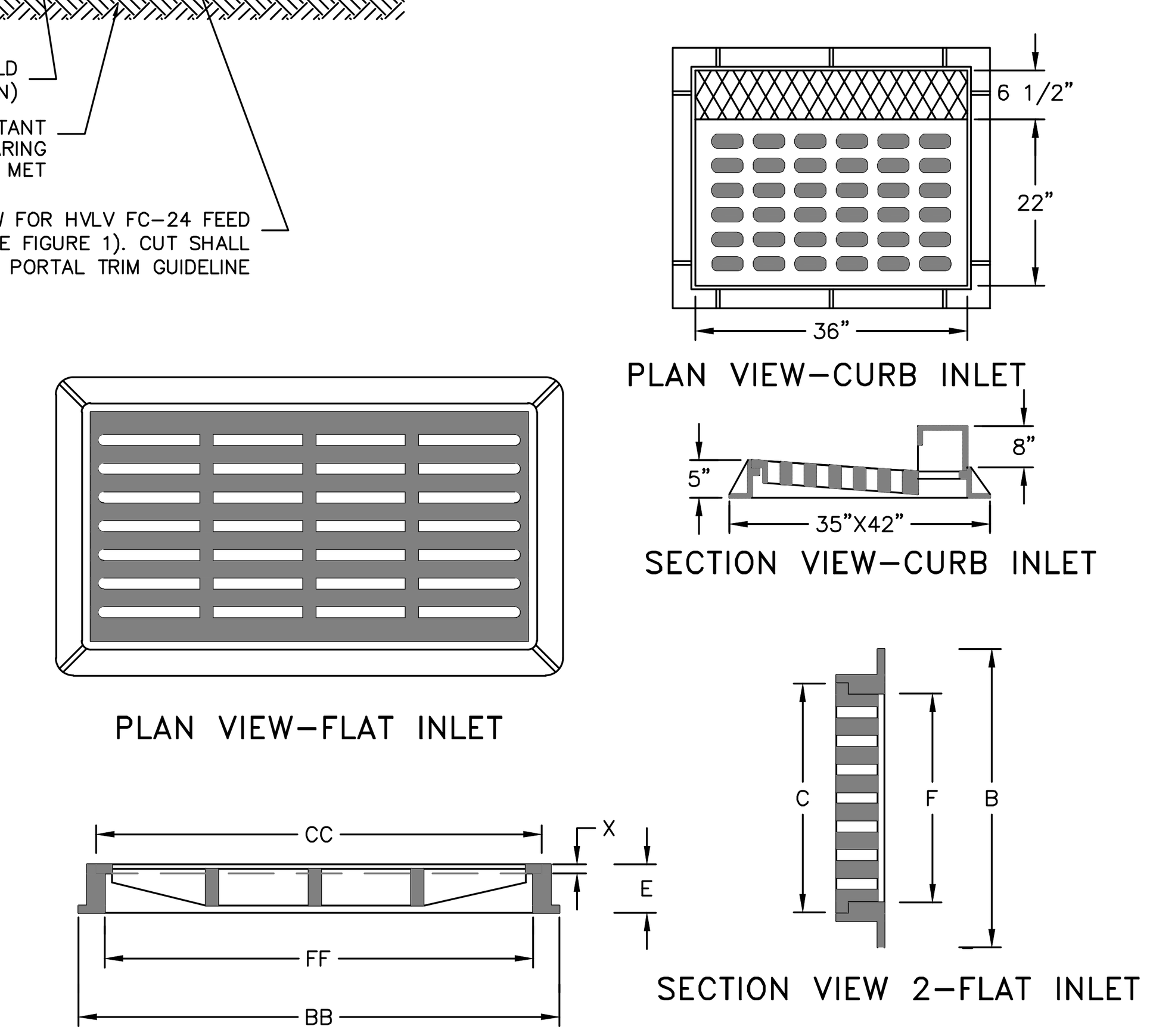
1. YARD INLET BASINS SHALL BE PRE CAST REINFORCED CONCRETE SHALL HAVE A MINIMUM 28-DAY COMPRESSIVE STRENGTH OF 4,000 PSI AND SHALL BE IN CONFORMANCE WITH ASTM 478-68. WALLS AND BASE SHALL BE ONE PIECE CONSTRUCTION. YARD INLET BASIN SHOWN BY EXPANDED SUPPLY PRODUCTS (ESP), 3330 ROUTE 9, COLD SPRING, NY (845) 265-3771.
2. BACKFILL USING SELECT MATERIAL, COMPACTED IN 6" LIFTS.
3. SUMP SHALL BE 12".
4. FRAMES AND GRATES SHALL BE SET IN A FULL BED OF MORTAR.

PRE-CAST CONCRETE YARD INLET DETAIL
NOT TO SCALE



NOTES:
1. EXCAVATION AND TRENCHING SHALL MEET ALL OSHA REQUIREMENTS.

STORM LINE TRENCH DETAIL
NOT TO SCALE



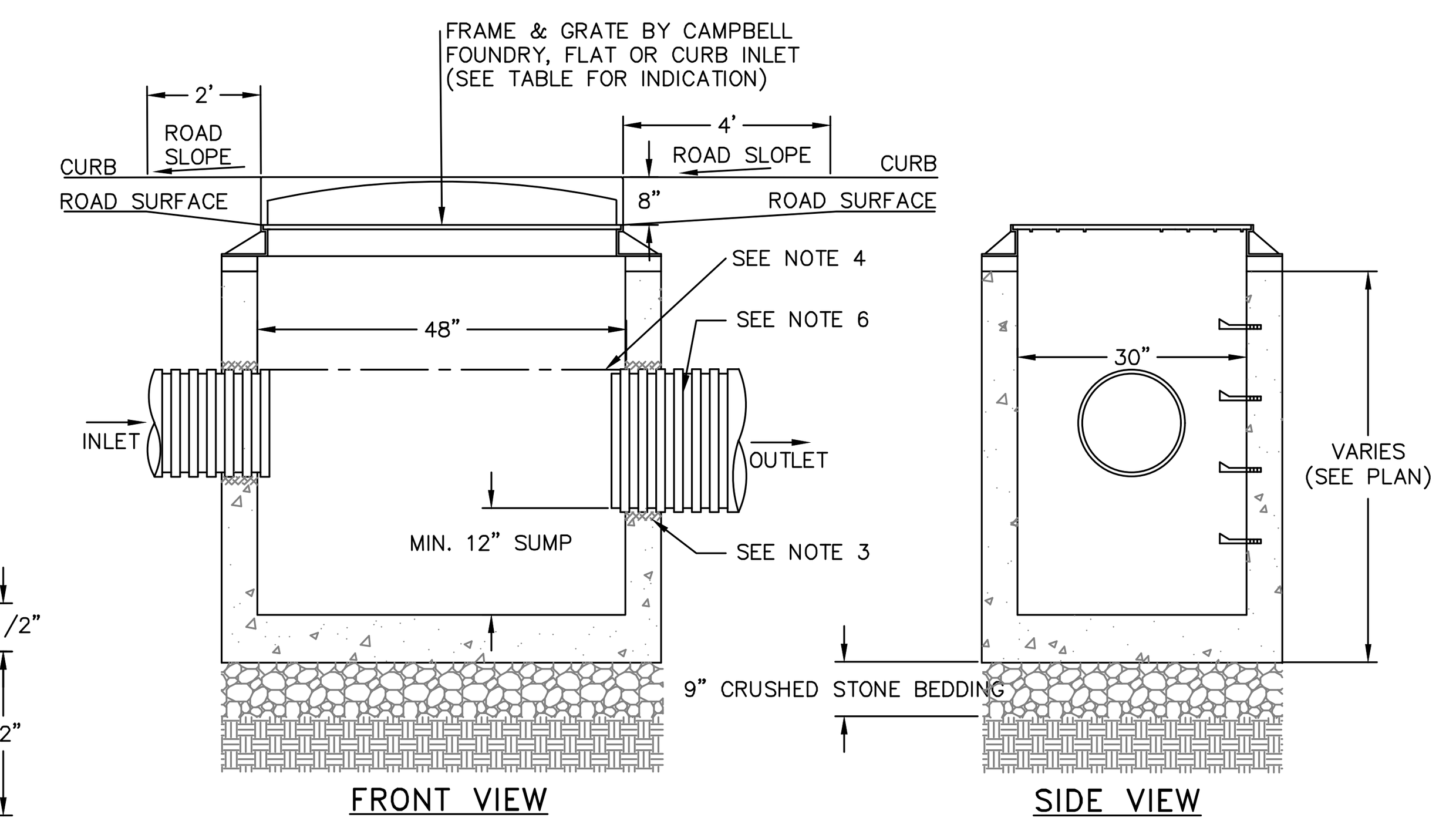
DIMENSION TABLE:

B	C	E	F	X	BB	CC	FF
30½"	24⅜"	4"	22"	1⅛"	41⅛"	36⅜"	34"

NOTES:

1. HEAVY DUTY RECTANGULAR STORMWATER FLAT INLET GRATE TO BE CAMPBELL FOUNDRY MODEL 3433, OR APPROVED EQUAL.
2. HEAVY DUTY RECTANGULAR STORMWATER CURB INLET GRATE TO BE CAMPBELL FOUNDRY MODEL 2541, OR APPROVED EQUAL.

CAST IRON STORMWATER FLAT AND CURB INLET GRATE DETAIL
NOT TO SCALE



NOTES:

1. PRECAST CONCRETE CATCH BASIN WITH CONCRETE STRENGTH OF 4,000 PSI @ 28 DAYS.
2. THE ENDS OF ALL PIPES SHALL BE CUT OFF FLUSH WITH THE INSIDE SURFACE OF THE CATCH BASIN AND PARGED AROUND.
3. PIPES SHALL BE PARGED AROUND INTERIOR AND EXTERIOR PRIOR TO BACKFILLING OF STRUCTURE. CONNECTIONS MADE WITHIN 10 FEET OF A WATER MAIN (OR SERVICE LINE) OR A SEWER MAIN (OR SERVICE LATERAL) SHALL BE MADE WATERTIGHT.
4. PROVIDE A MINIMUM 0.1' DROP BETWEEN INLET AND OUTLET INVERTS (MATCH CROWNS FOR PIPES WITH DIFFERENT SIZE) UNLESS OTHERWISE NOTED ON THE PLAN.
5. CATCH BASINS WITH AN INTERIOR DEPTH OF 4' AND GREATER SHALL BE FURNISHED WITH STEEL REINFORCED POLYPROPYLENE PLASTIC STEPS AT 12" INTERVALS.
6. HDPE PIPE SHALL BE PROVIDED WITH WATERTIGHT CONNECTIONS. ADS MODEL N12 WT IB OR APPROVED EQUAL.

CATCH BASIN DETAIL
NOT TO SCALE

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.

DRAWN BY: CMB				CHECKED BY: DGK			
REVISIONS:				REVISIONS:			
NO.	DATE	DESCRIPTION	BY	NO.	DATE	DESCRIPTION	BY
1	2/21/22	REVISED BUILDING & LAYOUT	DGK				
2	3/29/22	PER PLANNING BOARD COMMENTS	CMB				
3	7/26/22	PER PLANNING BOARD COMMENTS	ESR				
4	8/29/22	PER PLANNING BOARD COMMENTS	ESR				

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SEAL

HUDSON LAND DESIGN
PROFESSIONAL ENGINEERING P.C.
174 MAIN ST., BEACON, NEW YORK 12508
13 CHAMBERS ST., NEWBURGH, NEW YORK 12550
PH: 845-440-6926
F: 845-440-6637

CONSTRUCTION DETAILS 2

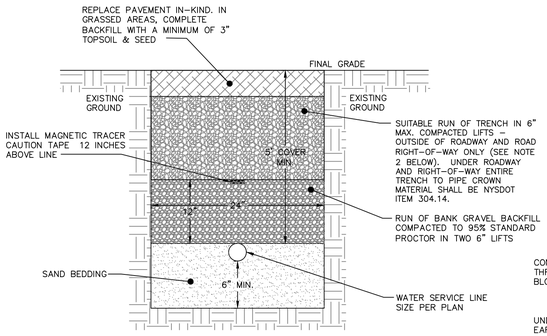
TWO CROSS STREET

152 & 172 MAIN STREET; 2 & 4 CROSS STREET
CITY OF BEACON
DUTCHESS COUNTY, NEW YORK
TAX ID: 5954-27-799966, 774986, 784996 & 808975

JOB #:	2019:036
DATE:	10/29/19
SCALE:	AS SHOWN
TITLE:	CD-2
SHEET:	8 OF 9

UNAUTHORIZED ALTERATIONS OR ADDITIONS TO THIS DRAWING IS A VIOLATION OF SECTION 7209.2 OF THE NEW YORK EDUCATION LAW

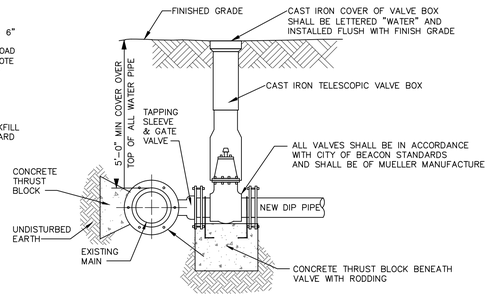
WATER & SEWER DETAILS



NOTES:

1. EXCAVATION AND TRENCHING SHALL MEET ALL OSHA REQUIREMENTS.
2. SUITABLE RUN OF TRENCH SHALL NOT INCLUDE FROZEN MATERIALS, DEBRIS, ORGANIC MATERIALS, ENLOGATED PARTICLES, LARGE STONES OR OTHER UNSUITABLE MATERIALS. IF THE RUN OF TRENCH MATERIAL IS FOUND TO BE UNSUITABLE, A SUITABLE BACKFILL MATERIAL SHALL BE IMPORTED AND USED.
3. IN AREAS WHERE 5' COVER REQUIREMENT CANNOT BE MET, THE CONTRACTOR SHALL PROVIDE PIPE INSULATION TO PREVENT FREEZING.

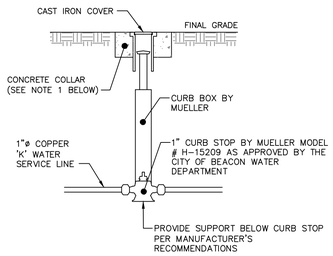
WATER SERVICE LINE TRENCH DETAIL
NOT TO SCALE



NOTES:

1. ALL VALVES SHALL OPEN BY TURNING LEFT (COUNTERCLOCKWISE) AND HAVE A 2-INCH SQUARE-OPERATING NUT PAINTED RED.
2. ALL VALVES SHALL BE M.J. RESILIENT WEDGE TYPE WITH "O" RING PACKING, DESIGNED FOR A WORKING PRESSURE OF 150 PSI AND BE IN FULL CONFORMANCE WITH AWWA C500.
3. TAPPING SLEEVE AND GATE VALVE SHOWN ARE MUELLER H-615, AND T-2631 RESPECTIVELY.

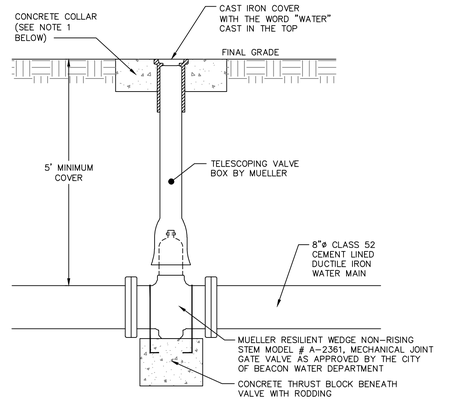
TAPPING SLEEVE DETAIL
NOT TO SCALE



NOTES:

1. CONCRETE COLLAR TO BE PROVIDED IN AREAS THAT ARE NOT PAVED. THE COLLAR SHALL BE 6" FROM THE COVER AND SHALL EXTEND 6" BELOW FINAL GRADE.
2. CURB STOP TO BE COMPRESSION TYPE BY MUELLER.
3. AREA AROUND CURB BOX TO BE BACKFILLED WITH GRAVELLY MATERIAL.

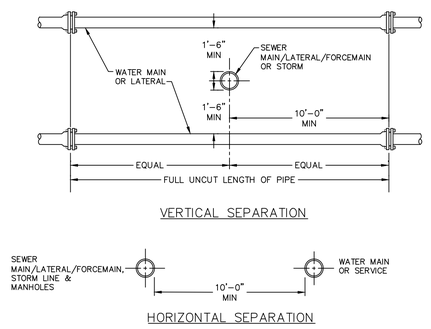
WATER SHUT-OFF VALVE DETAIL
NOT TO SCALE



NOTES:

1. CONCRETE COLLAR TO BE PROVIDED IN AREAS THAT ARE NOT PAVED. THE COLLAR SHALL BE 6" FROM THE COVER AND SHALL EXTEND 6" BELOW FINAL GRADE.

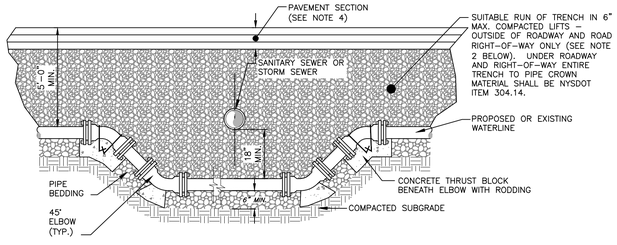
GATE VALVE DETAIL
NOT TO SCALE



NOTE:

1. NO DEVIATION IN THE SEPARATION REQUIREMENTS WILL BE PERMITTED WITHOUT THE EXPRESS APPROVAL OF THE DUTCHESS COUNTY DEPARTMENT OF HEALTH AND THE CITY OF BEACON. CONCRETE ENCASEMENT OF WATERLINE OR OFFSETTING OF WATERLINE SHALL BE REQUIRED WHERE SEPARATION DISTANCES CANNOT BE MAINTAINED.

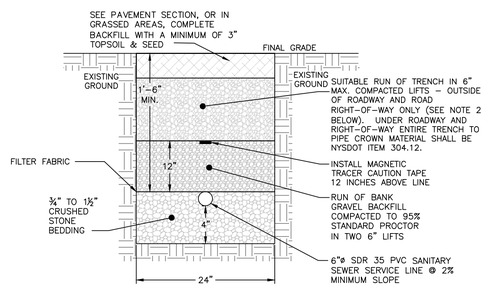
WATER LINE SEPARATION DETAIL
NOT TO SCALE



NOTES:

1. WHEN THE ELEVATION OF THE SANITARY OR STORM SEWER CAN NOT BE VARIED TO MEET THE ABOVE REQUIREMENTS, THE WATER SERVICE LINE OR MAIN SHALL BE RELOCATED TO PROVIDE THIS REQUIRED SEPARATION OR RECONSTRUCTED WITH MECHANICAL JOINT PIPE FOR A DISTANCE OF TEN (10) FEET ON EACH SIDE OF THE SEWER. ONE FULL LENGTH OF WATERMAIN SHALL BE CENTERED OVER THE SEWER SO THAT BOTH JOINTS WILL BE AS FAR AWAY FROM THE SEWER AS POSSIBLE.
2. SUITABLE RUN OF TRENCH SHALL NOT INCLUDE FROZEN MATERIALS, DEBRIS, ORGANIC MATERIALS, ENLOGATED PARTICLES, LARGE STONES OR OTHER UNSUITABLE MATERIALS. IF THE RUN OF TRENCH MATERIAL IS FOUND TO BE UNSUITABLE, A SUITABLE BACKFILL MATERIAL SHALL BE IMPORTED AND USED.
3. THE RELOCATED WATER MAIN/SERVICE LINE SHALL BE DISINFECTED IN ACCORDANCE WITH AWWA, NYSDOH AND DCDOH STANDARDS.
4. PAVEMENT RESTORATION SHALL BE IN ACCORDANCE WITH THE PAVEMENT RESTORATION DETAIL.
5. ALL REPLACED WATERMAIN SHALL MATCH THE EXISTING DIAMETER OF THE EXISTING MAIN, AND SHALL BE CLASS 52 DUCTILE IRON.

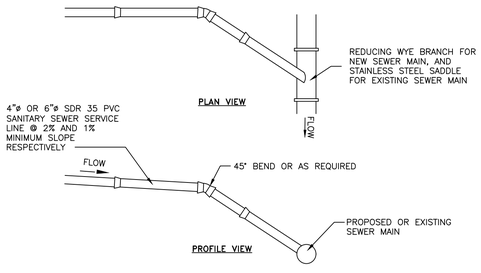
WATER LINE OFFSET DETAIL
NOT TO SCALE



NOTES:

1. EXCAVATION AND TRENCHING SHALL MEET ALL OSHA REQUIREMENTS.
2. SUITABLE RUN OF TRENCH SHALL NOT INCLUDE FROZEN MATERIALS, DEBRIS, ORGANIC MATERIALS, LARGE STONES OR OTHER UNSUITABLE MATERIALS. IF THE RUN OF TRENCH MATERIAL IS FOUND TO BE UNSUITABLE, A SUITABLE BACKFILL MATERIAL SHALL BE IMPORTED AND USED.

SANITARY SEWER SERVICE LINE TRENCH DETAIL
NOT TO SCALE



NOTES:

1. EXCAVATION AND TRENCHING SHALL MEET ALL OSHA REQUIREMENTS.
2. SUITABLE RUN OF TRENCH SHALL NOT INCLUDE FROZEN MATERIALS, DEBRIS, ORGANIC MATERIALS, LARGE STONES OR OTHER UNSUITABLE MATERIALS. IF THE RUN OF TRENCH MATERIAL IS FOUND TO BE UNSUITABLE, A SUITABLE BACKFILL MATERIAL SHALL BE IMPORTED AND USED.

SANITARY SEWER SERVICE CONNECTION DETAIL
NOT TO SCALE

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.

DRAWN BY: CMB				CHECKED BY: DGK			
REVISIONS:				REVISIONS:			
NO.	DATE	DESCRIPTION	BY	NO.	DATE	DESCRIPTION	BY
1	2/21/22	REVISED BUILDING & LAYOUT	DGK				
2	3/29/22	PER PLANNING BOARD COMMENTS	CMB				
3	7/26/22	PER PLANNING BOARD COMMENTS	ESR				
4	8/29/22	PER PLANNING BOARD COMMENTS	ESR				

Dig Safely. New York Call 811 before you dig

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F: 845-440-6637

CONSTRUCTION DETAILS 3

TWO CROSS STREET

152 & 172 MAIN STREET; 2 & 4 CROSS STREET
CITY OF BEACON
DUTCHESS COUNTY, NEW YORK
TAX ID: 5954-27-799966, 774986, 777974, 784996 & 808975

JOB #: 2019:036
DATE: 10/29/19
SCALE: AS SHOWN
TITLE: CD-3
SHEET: 9 OF 9

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Drainage Report
for
2 Cross Street

Prepared for:
Hudson Todd, LLC
4 Cross Street
Beacon, NY 12508

July 26, 2022
Revised August 30, 2022



Prepared by:
Hudson Land Design Professional Engineering, P.C.
174 Main Street
Beacon, NY 12508
Ph: (845) 440-6926
F: (845) 440-6637

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APPENDIX C: HYDROLOGIC MODELING

1.0 INTRODUCTION

The project is located at 2 Cross Street in the City of Beacon, Dutchess County, New York. The project consists of five parcels, Tax ID: 5954-27-799966, 774986, 774997, 784996, & 808975 (+/- 1.24 acres) and contains an existing sidewalk and vacant land. The project proposes renovations to the existing building at 172 Main Street and the construction of a new building at 2 Cross Street, with offsite parking at 152 Main Street. The new building will be approximately 24,185 square feet and will include retail uses on the first floor and residential uses on the second and third floor. The existing building at 172 Main Street will be modified and combined with the new 2 Cross Street building.

2.0 METHODOLOGY AND REGULATORY COMPLIANCE

The proposed project will result in 6,656 sqft of additional impervious area and approximately 42,335 sqft of disturbance, and therefore is not subject to the requirements of NYSDEC GP-0-20-001 General Permit for Construction Activities. The study is limited to the offsite parking area at 152 Main Street. The proposed building at 2 Cross Street will connect to the adjacent City of Beacon stormwater collection system and will utilize a green roof to attenuate stormwater impacts.

Runoff calculations were performed utilizing HydroCAD® version 10.00 published by HydroCAD Software Solutions, LLC. The software utilizes the principles of TR-55 and TR-20 to generate unit hydrographs. Rainfall events are generated utilizing Soil Conservation Service (SCS) Type III, 24-hour rainfall event for Dutchess County, NY. The Type III rainfall depths for the 1-Year, 2-Year, 10-Year, 25-Year and 100-Year rainfall events are 2.61, 3.16, 4.70, 5.90 and 8.34 inches, respectively. Rainfall Data can be found within Appendix B of this report.

3.0 SOIL CONDITIONS

A review of the Soil Survey of Dutchess County indicates that there are three types of soil present on the project site and its associated contributing drainage area. Soils information is provided in Appendix B of this report. Table I below summarizes the characteristics of the soil types present within the drainage area.

Table I: Soil Types

Map Unit	Soil Names	Hydrologic Soil Group
DxB	Dutchess-Cardigan- Urban land complex	N/A
Ur	Urban Land	N/A

Source: websoilsurvey.sc.egov.usda.gov

4.0 EXISTING DRAINAGE CONDITIONS

4.1 Design Points

Design Points represent the location where the majority of runoff from an area exits the site. The same design point is identified in post-development conditions, so that a comparison can be made between the pre-development and post-development conditions. Two design points for the offsite parking area was selected, and are as follows:

Table II - Stormwater Design/Discharge Point

SDP	Description
1	City of Beacon stormwater collection system in Main Street
2	City of Beacon stormwater collection system in Church Street

4.2 Existing Watershed Area

Subcatchment 1 is 16,825 sqft in total and includes a portion of the 152 Main Street building roof and the front parking area. Soils in this subcatchment were assumed to be hydrologic soil group C. Drainage generally flows via sheet flow to the central and south areas where is collected by catch basins in unknown condition. Overflow from the area sheet flows to Main Street where it is collected by the City of Beacon's stormwater system, SDP1.

Subcatchment 2 is 15,038 sqft in total and includes the roof of the garage and the rear parking area. Soils in this subcatchment were assumed to be hydrologic soil group C. Drainage generally flows via sheet flow to the north where it sheet flows to Church Street, SDP2.

The Time of Concentration (Tc) is less than 6 minutes, so a minimum of 6 minutes was used, and therefore the Tc is not graphically shown or listed on the drainage map. The watershed area contributing to the SDP is graphically shown and listed on the drainage map, and is also provided within the HydroCAD computations within Appendix C. A drainage map is included within Appendix A.

Table III - Pre-Development Watershed Conditions

Subcatchment	Area (SF)	Cover	Average Curve #	Hydrologic Soil Group(s)	Time of Concentration
1	16,825	Impervious roof & parking	94	C	6 minutes
2	15,038	Impervious parking and grass areas	83	C	6 minutes

5.0 PROPOSED DRAINAGE CONDITIONS

5.1 Developed Watershed Area

The proposed project results in a total of approximately 42,335 sqft of disturbance due to the construction of 2 Cross Street building and offsite parking area at 152 Main Street. The site is broken into three subcatchments, stormwater detention will be provided through use of an infiltration basin and an underground chamber infiltration system. The following is a description of the subcatchments:

Subcatchment 10 consists of the same area as pre-development subcatchment 1 and includes a portion of the 152 Main Street roof and the reconfigured parking area. Soils in this subcatchment were assumed to be hydrologic soil group C. Drainage will flow to proposed catch basins to the underground infiltration system. Overflow from the underground infiltration system will flow to the City of Beacon stormwater system in Main Street, SDP1, through a proposed pipe.

Subcatchment 20 the grass area north of the 152 Main Street building. Runoff will sheet flow to the City of Beacon stormwater system in Church Street, SDP2.

Subcatchment 21 consists of a portion of the reconfigured parking area that drains north towards Church Street. Soils in this subcatchment were assumed to be hydrologic soil group C. Drainage will sheet flow to the proposed underground infiltration system. Overflow from the underground infiltration system will flow south to the City of Beacon stormwater system in Main Street, SDP1, through a pipe shared with the subcatchment 10 underground infiltration system outlet pipe.

The Time of Concentration (Tc) is less than 6 minutes for all analyzed subcatchments, so a minimum of 6 minutes was used, and therefore the Tc is not graphically shown or listed on the drainage map. The watershed area contributing to each SDP is graphically shown and listed on the drainage map. The hydrologic model can be found in Appendix C. A post-development drainage map is included within Appendix A.

Table IV - Post-Development Watershed Conditions

Subcatchment	Area (SF)	Cover	Average Curve #	Hydrologic Soil Group(s)	Time of Concentration
10	15,808	Impervious roof & parking	96	C	6 minutes
20	8,342	Grass area	77	C	6 minutes
21	8,111	Parking and grass area	86	C	6 minutes

5.2 Underground Infiltration Systems

Stormwater infiltration practices capture and temporarily store the stormwater runoff before allowing it to infiltrate through the floor of each practice into the subsoil. Infiltration practices must be isolated and protected from stormwater run-off during construction. The contributory drainage area shall be completely constructed and stabilized before connection of the stormwater

conveyance system to the infiltration practice. Infiltration basins are typically landscaped by providing a hardy, drought tolerant grass species that is capable of tolerating periodic inundation. The established grass requires mowing twice annually (or as needed). Underground infiltration areas typically consist of stone reservoirs with piping or chambers embedded within the stone. These areas are typically used where surface infiltration areas are limited due to site constraints. Proper maintenance of the contributing conveyance system is important in maintaining infiltration rates.
There are two underground infiltration systems proposed for this project. Underground infiltration system A consists of 3 rows of 6 chambers each and system B consists of 3 rows of 8 chambers each, both utilizing Cultec Recharger Model 280HD chambers. Infiltration testing in the area of each proposed system was performed on July 12, 2022, results of the infiltration testing and deep test holes are provided below.

Table V – Infiltration Test Results

Test Hole #	Depth (inches)	Results (minutes:seconds/inch)			
PT1	84	4:26	4:39	5:07	6:18
PT3	84	19:34	25:47	31:06	

Table VI – Deep Hole Test Results

Test Hole #	Depth (inches)	
TP1	108	0"-8" concrete, 8"-24" silt & debris, 24"-80" clayey silt, 80"-108" clayey silt with clay. No seepage, mottling, or bedrock
TP2	18	0"-2" asphalt, 2"-18" silt and cobbles. No seepage or mottling, bedrock (shale) @ 18"
TP3	124	0"-4" topsoil, 4"-24" silty sand, 24"-124" silty clay. No seepage, mottling, or bedrock

5.3 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.

Underground infiltration systems:

Best management practice for maintaining optimum performance of the underground infiltration system is a combination of the following:

1. Removal of accumulated sediment from the upstream catch basin and stormwater collection system, and

2. Maintaining the site impervious and lawn areas in a stable condition. Any future land disturbance associated with maintenance of the buildings and grounds shall carefully prepare an erosion and sediment control plan to limit transport of sediment laden runoff to the collection system.

Maintenance guidelines:

1. The owner shall keep a maintenance log which shall include details of any events which would have an effect on the system's operational capacity.
2. The operation and maintenance procedure shall be reviewed periodically and changed to meet site conditions.
3. Maintenance of the stormwater management system shall be performed by qualified workers and shall follow applicable occupational health and safety requirements.
4. Debris removed from the stormwater management system shall be disposed of in accordance with applicable laws and regulations.

Suggested maintenance schedule (to be re-assessed by the operator periodically based on site conditions and evaluation of system functionality):

1. Year 1: inspect inlets and outlets monthly for any clogging, and remove debris as may be necessary. Inspect the surface around the chambers for any depressions.
2. Year 2 and after: inspect inlets and outlets every spring and fall for any clogging, and remove debris as may be necessary. Inspect the surface around the chambers for any depressions.
3. 2 years after commissioning: inspect the interior of the stormwater management chambers through inspection port for deficiencies using cctv or comparable technique.
4. 9 years after commissioning, and every 9 years thereafter (or as may be needed): clean stormwater management chambers and feed connectors of any debris. Inspect the interior of the stormwater management chambers through inspection port for deficiencies using cctv or comparable technique.
5. 45 years after commissioning: a professional engineer shall assess the remaining life expectancy of the stormwater management chambers and recommend actions to rehabilitate, restore or replace the stormwater management chambers as may be required.
6. Annually: confirm that no unauthorized modifications have been performed to the site that may impact the adequate functioning of the system.
7. Periodically: monitor water levels in the chamber system following significant storm events. Dewatering of the system should take no longer than 24 hours.

The facility owner shall provide for the periodic inspection of the stormwater facilities in accordance with the drainage report, and shall have the facilities inspected on a yearly basis by a Professional Engineer licensed in the State of New York, to determine the condition and integrity of the stormwater control measures. The inspecting professional shall prepare and submit to the city of beacon within 30 days of the inspection but not later than June 1 of each year, a written report of the findings including recommendations for those actions necessary for the continuation of the stormwater control measures.

6.0 DRAINAGE ANALYSIS CONCLUSIONS

The stormwater runoff rates at the study points under pre-development and post-development conditions are summarized below.

Table VII – Stormwater Design/Discharge Point Comparison

SDP	1-Year (cfs)		2-Year (cfs)		10-Year (cfs)		25-Year (cfs)		100-Year (cfs)	
	Pre	Post	Pre	Post	Pre	Post	Pre	Post	Pre	Post
1	0.87	0.20	1.09	0.48	1.71	1.40	2.18	1.80	3.13	3.06
2	0.46	0.17	0.64	0.26	1.17	0.53	1.61	0.76	2.49	1.25

The runoff rates at both study points decrease from pre-development to post-development conditions with the proposed stormwater detention systems in place. The reconfigured parking area at 152 Main Street will be directed to the underground infiltration system and infiltration basin.

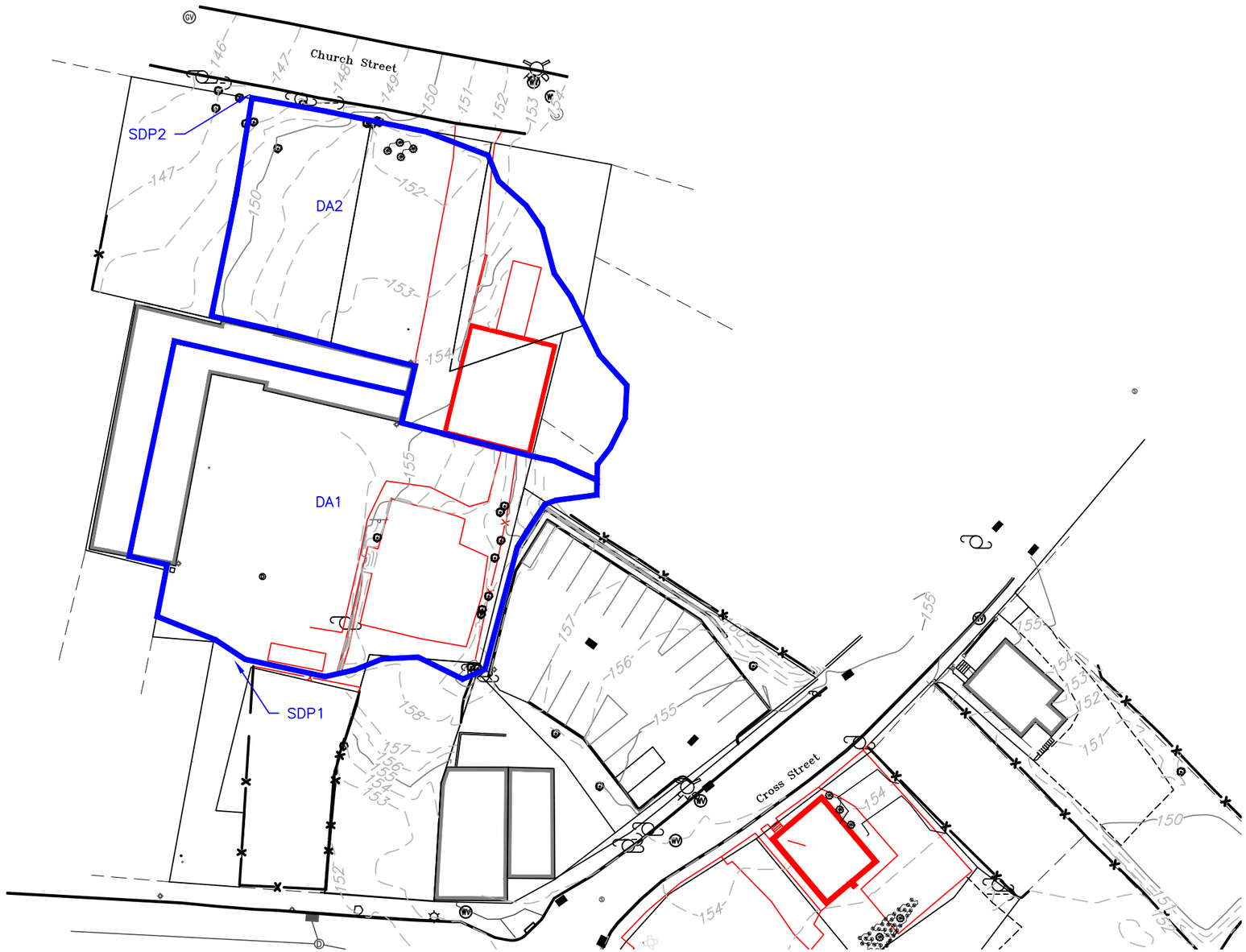
Supporting hydrologic analyses for pre-development and post-development conditions are included in Appendix C.

7.0 EROSION AND SEDIMENT CONTROL

Contractors shall adhere to the temporary and permanent erosion control measures as indicated on the plans. Repairs shall be made as necessary to remain in compliance with the New York State Standards and Specifications for Erosion and Sediment Control, 2016.

APPENDIX A

DRAINAGE MAPS



GRAPHIC SCALE

50 0 25 50 100

(IN FEET)
1 inch = 50 ft.

DRAWN BY: ESR	CHECKED BY: DGK

REVISIONS:

NO.	DATE	DESCRIPTION	BY
1	8/30/22	PER PLANNING BOARD COMMENTS	ESR

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PRE-DEVELOPMENT WATERSHED MAP

TWO CROSS STREET

152 & 172 MAIN STREET; 2 & 4 CROSS STREET
CITY OF BEACON
DUTCHESS COUNTY, NEW YORK
TAX ID: 5954-27-799966, 774986, 774997, 784996 & 808975

JOB #:	2019:036
DATE:	7/26/2022
SCALE:	1" = 50'
TITLE:	DR1
SHEET:	1 OF 2

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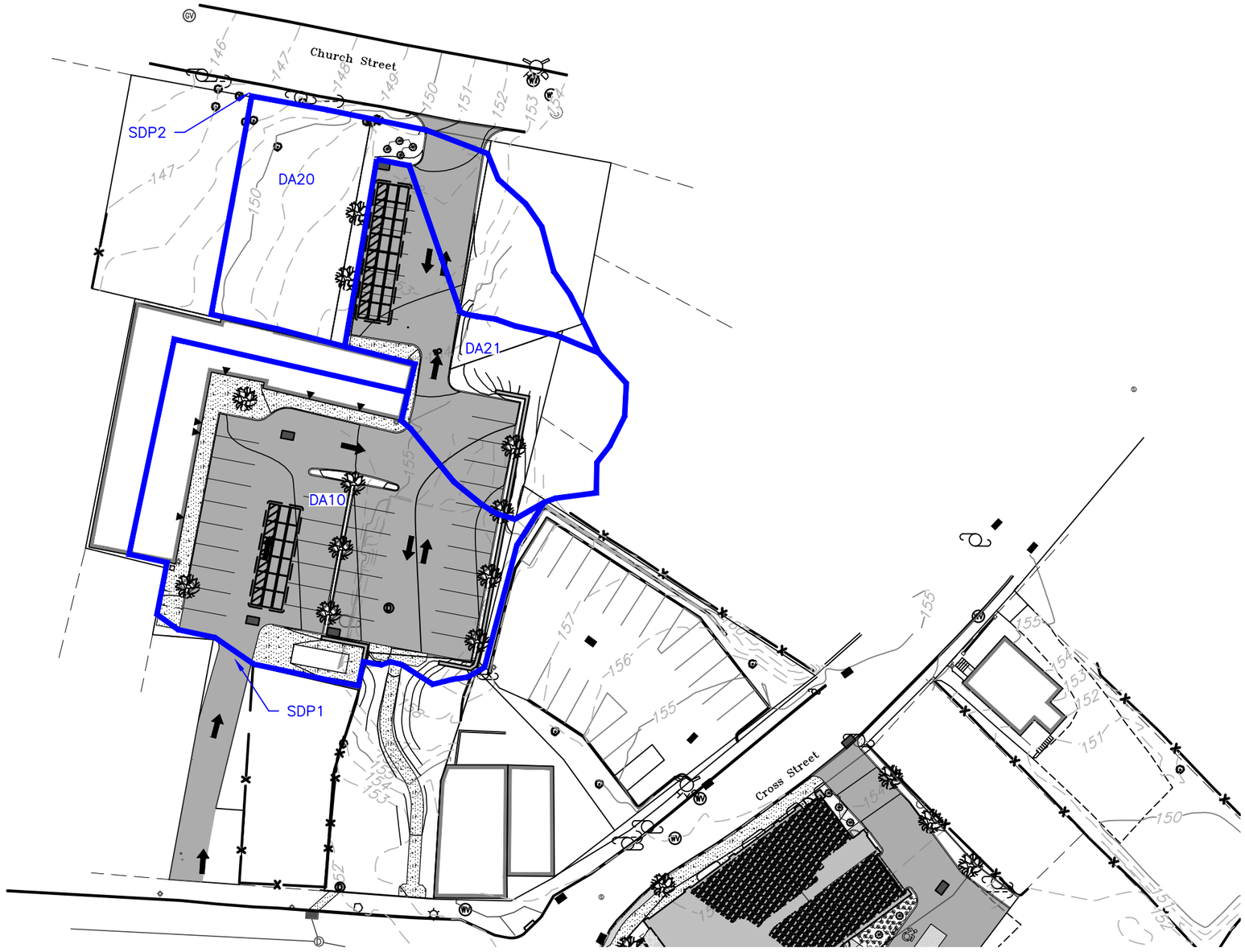

GRAPHIC SCALE

50 0 25 50 100

(IN FEET)
1 inch = 50 ft.

DRAWN BY: ESR	CHECKED BY: DGK

REVISIONS:

NO.	DATE	DESCRIPTION	BY
1	8/30/22	PER PLANNING BOARD COMMENTS	ESR

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POST-DEVELOPMENT WATERSHED MAP

TWO CROSS STREET

152 & 172 MAIN STREET; 2 & 4 CROSS STREET
CITY OF BEACON
DUTCHESS COUNTY, NEW YORK
TAX ID: 5954-27-799966, 774986, 774997, 784996 & 808975

JOB #:	2019:036
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TITLE:	DR2
SHEET:	2 OF 2

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APPENDIX B

SUPPORTING DATA

Extreme Precipitation Tables

Northeast Regional Climate Center

Data represents point estimates calculated from partial duration series. All precipitation amounts are displayed in inches.

Smoothing	Yes
State	New York
Location	
Longitude	73.967 degrees West
Latitude	41.489 degrees North
Elevation	0 feet
Date/Time	Tue, 22 Mar 2022 11:31:04 -0400

Extreme Precipitation Estimates

	5min	10min	15min	30min	60min	120min		1hr	2hr	3hr	6hr	12hr	24hr	48hr		1day	2day	4day	7day	10day	
1yr	0.33	0.50	0.62	0.82	1.02	1.27	**1yr**	0.88	1.20	1.45	1.77	2.15	2.61	2.96	**1yr**	2.31	2.85	3.30	3.96	4.60	**1yr**
2yr	0.39	0.60	0.74	0.98	1.23	1.53	**2yr**	1.06	1.43	1.76	2.15	2.62	3.17	3.58	**2yr**	2.80	3.44	3.94	4.65	5.29	**2yr**
5yr	0.46	0.71	0.89	1.19	1.52	1.92	**5yr**	1.32	1.77	2.20	2.71	3.29	3.98	4.53	**5yr**	3.52	4.36	5.01	5.79	6.55	**5yr**
10yr	0.51	0.80	1.02	1.38	1.79	2.27	**10yr**	1.55	2.07	2.62	3.22	3.92	4.72	5.42	**10yr**	4.18	5.21	6.01	6.84	7.70	**10yr**
25yr	0.60	0.95	1.21	1.67	2.23	2.85	**25yr**	1.92	2.56	3.30	4.07	4.94	5.93	6.88	**25yr**	5.25	6.62	7.65	8.53	9.54	**25yr**
50yr	0.68	1.09	1.39	1.95	2.62	3.38	**50yr**	2.26	3.01	3.93	4.85	5.88	7.06	8.24	**50yr**	6.25	7.93	9.19	10.09	11.22	**50yr**
100yr	0.77	1.24	1.60	2.27	3.10	4.02	**100yr**	2.67	3.53	4.68	5.79	7.02	8.40	9.88	**100yr**	7.43	9.50	11.04	11.93	13.22	**100yr**
200yr	0.87	1.42	1.85	2.65	3.66	4.79	**200yr**	3.16	4.15	5.58	6.91	8.37	10.00	11.85	**200yr**	8.85	11.39	13.27	14.12	15.58	**200yr**
500yr	1.05	1.73	2.25	3.27	4.58	6.02	**500yr**	3.95	5.15	7.04	8.72	10.57	12.61	15.07	**500yr**	11.16	14.49	16.95	17.66	19.37	**500yr**

Lower Confidence Limits

	5min	10min	15min	30min	60min	120min		1hr	2hr	3hr	6hr	12hr	24hr	48hr		1day	2day	4day	7day	10day	
1yr	0.28	0.44	0.53	0.72	0.88	1.09	**1yr**	0.76	1.07	1.25	1.60	2.01	2.08	2.36	**1yr**	1.84	2.27	2.64	3.38	4.15	**1yr**
2yr	0.37	0.58	0.71	0.97	1.19	1.42	**2yr**	1.03	1.39	1.61	2.06	2.59	3.08	3.46	**2yr**	2.73	3.33	3.79	4.49	5.15	**2yr**
5yr	0.42	0.65	0.81	1.11	1.41	1.66	**5yr**	1.22	1.62	1.89	2.42	3.02	3.68	4.19	**5yr**	3.26	4.03	4.60	5.33	6.10	**5yr**
10yr	0.47	0.72	0.89	1.25	1.62	1.86	**10yr**	1.39	1.81	2.12	2.72	3.39	4.18	4.84	**10yr**	3.70	4.66	5.30	6.05	6.93	**10yr**
25yr	0.54	0.82	1.02	1.46	1.93	2.14	**25yr**	1.66	2.09	2.46	3.07	3.95	4.92	5.86	**25yr**	4.36	5.63	6.39	7.16	8.23	**25yr**
50yr	0.60	0.92	1.14	1.64	2.21	2.39	**50yr**	1.91	2.33	2.78	3.43	4.45	5.59	6.77	**50yr**	4.94	6.51	7.37	8.13	9.38	**50yr**
100yr	0.68	1.03	1.29	1.86	2.55	2.68	**100yr**	2.20	2.62	3.14	3.83	5.04	6.31	7.84	**100yr**	5.58	7.54	8.49	9.23	10.70	**100yr**
200yr	0.77	1.16	1.47	2.13	2.97	3.00	**200yr**	2.56	2.93	3.54	4.30	5.69	7.09	9.11	**200yr**	6.27	8.76	9.81	10.47	12.23	**200yr**
500yr	0.92	1.37	1.76	2.55	3.63	3.49	**500yr**	3.13	3.41	4.19	5.01	6.73	8.28	11.11	**500yr**	7.33	10.69	11.87	12.37	14.60	**500yr**

Upper Confidence Limits

	5min	10min	15min	30min	60min	120min		1hr	2hr	3hr	6hr	12hr	24hr	48hr		1day	2day	4day	7day	10day	
1yr	0.36	0.56	0.68	0.92	1.13	1.36	**1yr**	0.97	1.33	1.53	1.97	2.43	2.81	3.21	**1yr**	2.49	3.09	3.58	4.25	4.95	**1yr**
2yr	0.40	0.62	0.77	1.04	1.28	1.54	**2yr**	1.11	1.51	1.75	2.25	2.80	3.34	3.71	**2yr**	2.96	3.57	4.10	4.82	5.47	**2yr**
5yr	0.49	0.76	0.94	1.29	1.65	1.96	**5yr**	1.42	1.91	2.26	2.89	3.66	4.27	4.88	**5yr**	3.78	4.69	5.41	6.28	7.01	**5yr**
10yr	0.58	0.89	1.11	1.55	2.00	2.37	**10yr**	1.73	2.32	2.74	3.54	4.49	5.21	6.01	**10yr**	4.61	5.78	6.69	7.67	8.48	**10yr**
25yr	0.72	1.10	1.37	1.95	2.57	3.05	**25yr**	2.22	2.98	3.57	4.73	5.88	6.81	7.92	**25yr**	6.03	7.61	8.89	10.01	10.92	**25yr**
50yr	0.85	1.29	1.61	2.32	3.12	3.71	**50yr**	2.69	3.62	4.35	5.83	7.20	8.35	9.75	**50yr**	7.39	9.38	11.04	12.26	13.22	**50yr**
100yr	1.01	1.52	1.91	2.75	3.78	4.50	**100yr**	3.26	4.40	5.30	7.19	8.83	10.24	12.00	**100yr**	9.06	11.54	13.71	15.03	16.01	**100yr**
200yr	1.19	1.79	2.27	3.28	4.57	5.46	**200yr**	3.95	5.34	6.47	8.84	10.81	12.58	14.80	**200yr**	11.13	14.23	17.03	18.42	19.41	**200yr**
500yr	1.49	2.22	2.85	4.14	5.89	7.06	**500yr**	5.08	6.91	8.40	11.67	14.15	16.53	19.49	**500yr**	14.63	18.74	22.72	24.14	25.01	**500yr**

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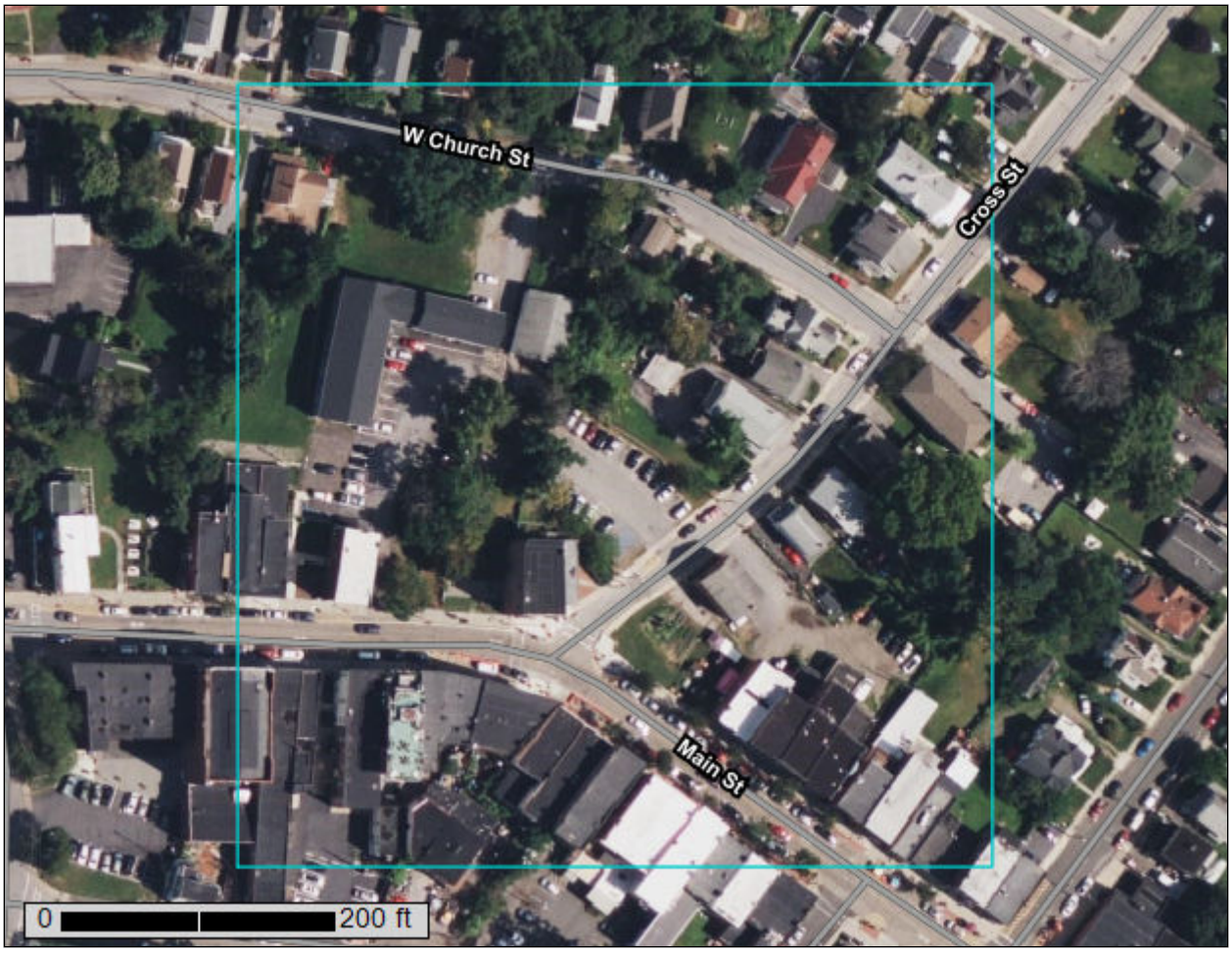
United States Department of Agriculture

NRCS

Natural Resources Conservation Service

A product of the National Cooperative Soil Survey, a joint effort of the United States Department of Agriculture and other Federal agencies, State agencies including the Agricultural Experiment Stations, and local participants

Custom Soil Resource Report for Dutchess County, New York



Preface

Soil surveys contain information that affects land use planning in survey areas. They highlight soil limitations that affect various land uses and provide information about the properties of the soils in the survey areas. Soil surveys are designed for many different users, including farmers, ranchers, foresters, agronomists, urban planners, community officials, engineers, developers, builders, and home buyers. Also, conservationists, teachers, students, and specialists in recreation, waste disposal, and pollution control can use the surveys to help them understand, protect, or enhance the environment.

Various land use regulations of Federal, State, and local governments may impose special restrictions on land use or land treatment. Soil surveys identify soil properties that are used in making various land use or land treatment decisions. The information is intended to help the land users identify and reduce the effects of soil limitations on various land uses. The landowner or user is responsible for identifying and complying with existing laws and regulations.

Although soil survey information can be used for general farm, local, and wider area planning, onsite investigation is needed to supplement this information in some cases. Examples include soil quality assessments (http://www.nrcs.usda.gov/wps/portal/nrcs/main/soils/health/) and certain conservation and engineering applications. For more detailed information, contact your local USDA Service Center (https://offices.sc.egov.usda.gov/locator/app?agency=nrcs) or your NRCS State Soil Scientist (http://www.nrcs.usda.gov/wps/portal/nrcs/detail/soils/contactus/?cid=nrcs142p2_053951).

Great differences in soil properties can occur within short distances. Some soils are seasonally wet or subject to flooding. Some are too unstable to be used as a foundation for buildings or roads. Clayey or wet soils are poorly suited to use as septic tank absorption fields. A high water table makes a soil poorly suited to basements or underground installations.

The National Cooperative Soil Survey is a joint effort of the United States Department of Agriculture and other Federal agencies, State agencies including the Agricultural Experiment Stations, and local agencies. The Natural Resources Conservation Service (NRCS) has leadership for the Federal part of the National Cooperative Soil Survey.

Information about soils is updated periodically. Updated information is available through the NRCS Web Soil Survey, the site for official soil survey information.

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How Soil Surveys Are Made

Soil surveys are made to provide information about the soils and miscellaneous areas in a specific area. They include a description of the soils and miscellaneous areas and their location on the landscape and tables that show soil properties and limitations affecting various uses. Soil scientists observed the steepness, length, and shape of the slopes; the general pattern of drainage; the kinds of crops and native plants; and the kinds of bedrock. They observed and described many soil profiles. A soil profile is the sequence of natural layers, or horizons, in a soil. The profile extends from the surface down into the unconsolidated material in which the soil formed or from the surface down to bedrock. The unconsolidated material is devoid of roots and other living organisms and has not been changed by other biological activity.

Currently, soils are mapped according to the boundaries of major land resource areas (MLRAs). MLRAs are geographically associated land resource units that share common characteristics related to physiography, geology, climate, water resources, soils, biological resources, and land uses (USDA, 2006). Soil survey areas typically consist of parts of one or more MLRA.

The soils and miscellaneous areas in a survey area occur in an orderly pattern that is related to the geology, landforms, relief, climate, and natural vegetation of the area. Each kind of soil and miscellaneous area is associated with a particular kind of landform or with a segment of the landform. By observing the soils and miscellaneous areas in the survey area and relating their position to specific segments of the landform, a soil scientist develops a concept, or model, of how they were formed. Thus, during mapping, this model enables the soil scientist to predict with a considerable degree of accuracy the kind of soil or miscellaneous area at a specific location on the landscape.

Commonly, individual soils on the landscape merge into one another as their characteristics gradually change. To construct an accurate soil map, however, soil scientists must determine the boundaries between the soils. They can observe only a limited number of soil profiles. Nevertheless, these observations, supplemented by an understanding of the soil-vegetation-landscape relationship, are sufficient to verify predictions of the kinds of soil in an area and to determine the boundaries.

Soil scientists recorded the characteristics of the soil profiles that they studied. They noted soil color, texture, size and shape of soil aggregates, kind and amount of rock fragments, distribution of plant roots, reaction, and other features that enable them to identify soils. After describing the soils in the survey area and determining their properties, the soil scientists assigned the soils to taxonomic classes (units). Taxonomic classes are concepts. Each taxonomic class has a set of soil characteristics with precisely defined limits. The classes are used as a basis for comparison to classify soils systematically. Soil taxonomy, the system of taxonomic classification used in the United States, is based mainly on the kind and character of soil properties and the arrangement of horizons within the profile. After the soil

scientists classified and named the soils in the survey area, they compared the individual soils with similar soils in the same taxonomic class in other areas so that they could confirm data and assemble additional data based on experience and research.

The objective of soil mapping is not to delineate pure map unit components; the objective is to separate the landscape into landforms or landform segments that have similar use and management requirements. Each map unit is defined by a unique combination of soil components and/or miscellaneous areas in predictable proportions. Some components may be highly contrasting to the other components of the map unit. The presence of minor components in a map unit in no way diminishes the usefulness or accuracy of the data. The delineation of such landforms and landform segments on the map provides sufficient information for the development of resource plans. If intensive use of small areas is planned, onsite investigation is needed to define and locate the soils and miscellaneous areas.

Soil scientists make many field observations in the process of producing a soil map. The frequency of observation is dependent upon several factors, including scale of mapping, intensity of mapping, design of map units, complexity of the landscape, and experience of the soil scientist. Observations are made to test and refine the soil-landscape model and predictions and to verify the classification of the soils at specific locations. Once the soil-landscape model is refined, a significantly smaller number of measurements of individual soil properties are made and recorded. These measurements may include field measurements, such as those for color, depth to bedrock, and texture, and laboratory measurements, such as those for content of sand, silt, clay, salt, and other components. Properties of each soil typically vary from one point to another across the landscape.

Observations for map unit components are aggregated to develop ranges of characteristics for the components. The aggregated values are presented. Direct measurements do not exist for every property presented for every map unit component. Values for some properties are estimated from combinations of other properties.

While a soil survey is in progress, samples of some of the soils in the area generally are collected for laboratory analyses and for engineering tests. Soil scientists interpret the data from these analyses and tests as well as the field-observed characteristics and the soil properties to determine the expected behavior of the soils under different uses. Interpretations for all of the soils are field tested through observation of the soils in different uses and under different levels of management. Some interpretations are modified to fit local conditions, and some new interpretations are developed to meet local needs. Data are assembled from other sources, such as research information, production records, and field experience of specialists. For example, data on crop yields under defined levels of management are assembled from farm records and from field or plot experiments on the same kinds of soil.

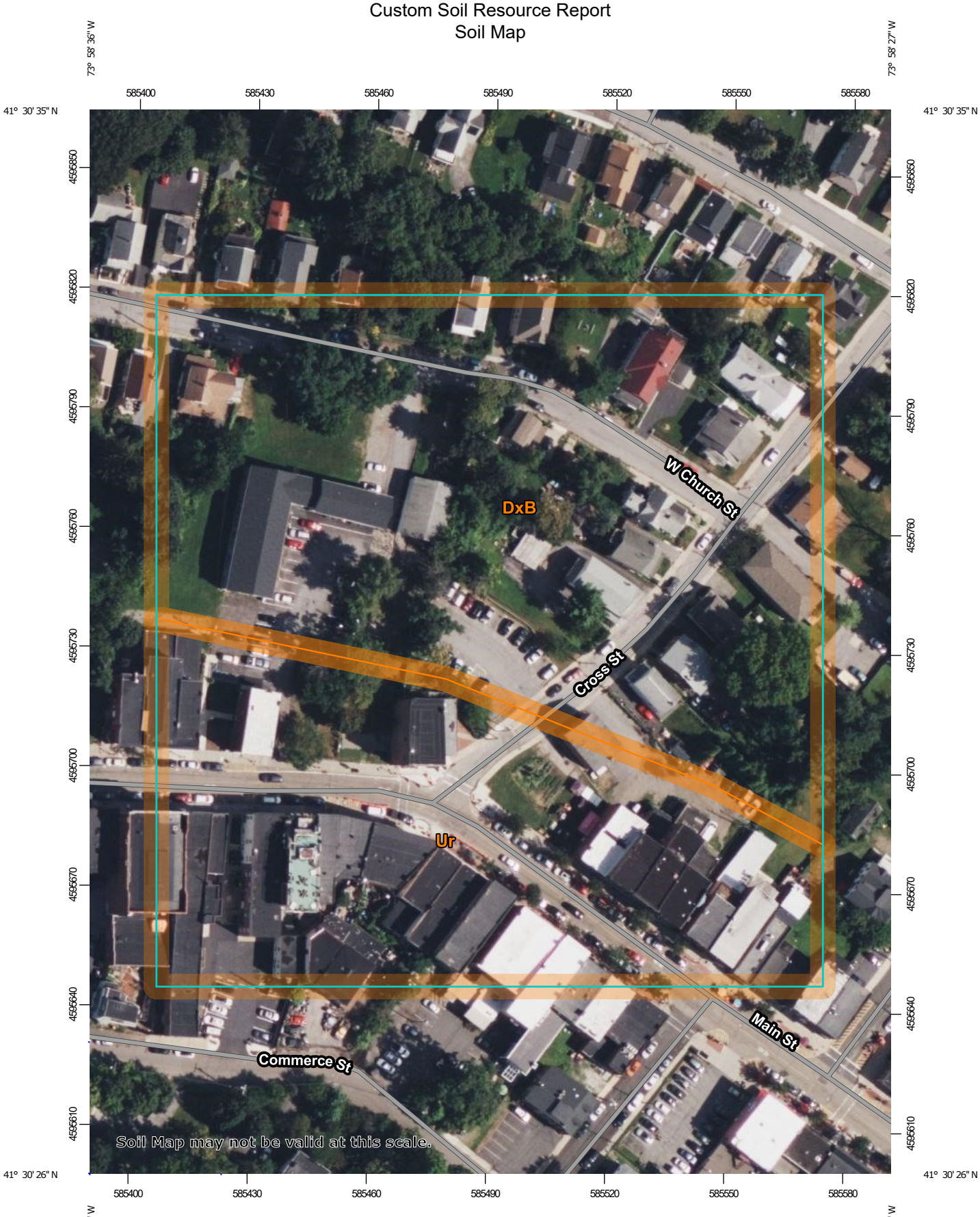
Predictions about soil behavior are based not only on soil properties but also on such variables as climate and biological activity. Soil conditions are predictable over long periods of time, but they are not predictable from year to year. For example, soil scientists can predict with a fairly high degree of accuracy that a given soil will have a high water table within certain depths in most years, but they cannot predict that a high water table will always be at a specific level in the soil on a specific date.

After soil scientists located and identified the significant natural bodies of soil in the survey area, they drew the boundaries of these bodies on aerial photographs and

identified each as a specific map unit. Aerial photographs show trees, buildings, fields, roads, and rivers, all of which help in locating boundaries accurately.

Soil Map

The soil map section includes the soil map for the defined area of interest, a list of soil map units on the map and extent of each map unit, and cartographic symbols displayed on the map. Also presented are various metadata about data used to produce the map, and a description of each soil map unit.



Map Scale: 1:1,300 if printed on A portrait (8.5" x 11") sheet.

N

Meters
0 15 30 60 90

Feet
0 50 100 200 300

Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 18N WGS84

MAP LEGEND

Area of Interest (AOI)
- Area of Interest (AOI)

Soils
- Soil Map Unit Polygons
- Soil Map Unit Lines
- Soil Map Unit Points

Special Point Features
- Blowout
- Borrow Pit
- Clay Spot
- Closed Depression
- Gravel Pit
- Gravelly Spot
- Landfill
- Lava Flow
- Marsh or swamp
- Mine or Quarry
- Miscellaneous Water
- Perennial Water
- Rock Outcrop
- Saline Spot
- Sandy Spot
- Severely Eroded Spot
- Sinkhole
- Slide or Slip
- Sodic Spot
- Spoil Area
- Stony Spot
- Very Stony Spot
- Wet Spot
- Other
- Special Line Features

Water Features
- Streams and Canals

Transportation
- Rails
- Interstate Highways
- US Routes
- Major Roads
- Local Roads

Background
- Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:24,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Dutchess County, New York
Survey Area Data: Version 18, Sep 1, 2021

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Aug 13, 2021—Aug 15, 2021

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
DxB	Dutchess-Cardigan-Urban land complex, undulating, rocky	4.3	60.0%
Ur	Urban land	2.9	40.0%
Totals for Area of Interest		**7.2**	**100.0%**

Map Unit Descriptions

The map units delineated on the detailed soil maps in a soil survey represent the soils or miscellaneous areas in the survey area. The map unit descriptions, along with the maps, can be used to determine the composition and properties of a unit.

A map unit delineation on a soil map represents an area dominated by one or more major kinds of soil or miscellaneous areas. A map unit is identified and named according to the taxonomic classification of the dominant soils. Within a taxonomic class there are precisely defined limits for the properties of the soils. On the landscape, however, the soils are natural phenomena, and they have the characteristic variability of all natural phenomena. Thus, the range of some observed properties may extend beyond the limits defined for a taxonomic class. Areas of soils of a single taxonomic class rarely, if ever, can be mapped without including areas of other taxonomic classes. Consequently, every map unit is made up of the soils or miscellaneous areas for which it is named and some minor components that belong to taxonomic classes other than those of the major soils.

Most minor soils have properties similar to those of the dominant soil or soils in the map unit, and thus they do not affect use and management. These are called noncontrasting, or similar, components. They may or may not be mentioned in a particular map unit description. Other minor components, however, have properties and behavioral characteristics divergent enough to affect use or to require different management. These are called contrasting, or dissimilar, components. They generally are in small areas and could not be mapped separately because of the scale used. Some small areas of strongly contrasting soils or miscellaneous areas are identified by a special symbol on the maps. If included in the database for a given area, the contrasting minor components are identified in the map unit descriptions along with some characteristics of each. A few areas of minor components may not have been observed, and consequently they are not mentioned in the descriptions, especially where the pattern was so complex that it was impractical to make enough observations to identify all the soils and miscellaneous areas on the landscape.

The presence of minor components in a map unit in no way diminishes the usefulness or accuracy of the data. The objective of mapping is not to delineate pure taxonomic classes but rather to separate the landscape into landforms or landform segments that have similar use and management requirements. The delineation of such segments on the map provides sufficient information for the development of resource plans. If intensive use of small areas is planned, however,

onsite investigation is needed to define and locate the soils and miscellaneous areas.

An identifying symbol precedes the map unit name in the map unit descriptions. Each description includes general facts about the unit and gives important soil properties and qualities.

Soils that have profiles that are almost alike make up a *soil series*. Except for differences in texture of the surface layer, all the soils of a series have major horizons that are similar in composition, thickness, and arrangement.

Soils of one series can differ in texture of the surface layer, slope, stoniness, salinity, degree of erosion, and other characteristics that affect their use. On the basis of such differences, a soil series is divided into *soil phases*. Most of the areas shown on the detailed soil maps are phases of soil series. The name of a soil phase commonly indicates a feature that affects use or management. For example, Alpha silt loam, 0 to 2 percent slopes, is a phase of the Alpha series.

Some map units are made up of two or more major soils or miscellaneous areas. These map units are complexes, associations, or undifferentiated groups.

A *complex* consists of two or more soils or miscellaneous areas in such an intricate pattern or in such small areas that they cannot be shown separately on the maps. The pattern and proportion of the soils or miscellaneous areas are somewhat similar in all areas. Alpha-Beta complex, 0 to 6 percent slopes, is an example.

An *association* is made up of two or more geographically associated soils or miscellaneous areas that are shown as one unit on the maps. Because of present or anticipated uses of the map units in the survey area, it was not considered practical or necessary to map the soils or miscellaneous areas separately. The pattern and relative proportion of the soils or miscellaneous areas are somewhat similar. Alpha-Beta association, 0 to 2 percent slopes, is an example.

An *undifferentiated group* is made up of two or more soils or miscellaneous areas that could be mapped individually but are mapped as one unit because similar interpretations can be made for use and management. The pattern and proportion of the soils or miscellaneous areas in a mapped area are not uniform. An area can be made up of only one of the major soils or miscellaneous areas, or it can be made up of all of them. Alpha and Beta soils, 0 to 2 percent slopes, is an example.

Some surveys include *miscellaneous areas*. Such areas have little or no soil material and support little or no vegetation. Rock outcrop is an example.

Dutchess County, New York

DxB—Dutchess-Cardigan-Urban land complex, undulating, rocky

Map Unit Setting

National map unit symbol: 9rfr
Elevation: 20 to 1,000 feet
Mean annual precipitation: 41 to 47 inches
Mean annual air temperature: 45 to 50 degrees F
Frost-free period: 115 to 195 days
Farmland classification: Not prime farmland

Map Unit Composition

Dutchess and similar soils: 30 percent
Cardigan and similar soils: 25 percent
Urban land: 20 percent
Minor components: 25 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Dutchess

Setting

Landform: Ridges, hills
Landform position (two-dimensional): Summit
Landform position (three-dimensional): Crest
Down-slope shape: Convex
Across-slope shape: Convex
Parent material: Loamy till derived mainly from phyllite, slate, schist, and shale

Typical profile

H1 - 0 to 8 inches: silt loam
H2 - 8 to 28 inches: silt loam
H3 - 28 to 86 inches: channery silt loam

Properties and qualities

Slope: 1 to 6 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Well drained
Capacity of the most limiting layer to transmit water (Ksat): Moderately high to high (0.57 to 1.98 in/hr)
Depth to water table: More than 80 inches
Frequency of flooding: None
Frequency of ponding: None
Available water supply, 0 to 60 inches: High (about 9.6 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 2e
Hydrologic Soil Group: B
Ecological site: F144AY034CT - Well Drained Till Uplands
Hydric soil rating: No

Description of Cardigan

Setting

Landform: Ridges, hills

Landform position (two-dimensional): Summit
Landform position (three-dimensional): Crest
Down-slope shape: Convex
Across-slope shape: Convex
Parent material: Loamy till or colluvium derived from phyllite, slate, shale, and schist

Typical profile

H1 - 0 to 8 inches: channery silt loam
H2 - 8 to 20 inches: channery loam
H3 - 20 to 30 inches: channery silt loam
H4 - 30 to 34 inches: unweathered bedrock

Properties and qualities

Slope: 1 to 6 percent
Depth to restrictive feature: 20 to 40 inches to lithic bedrock
Drainage class: Well drained
Capacity of the most limiting layer to transmit water (Ksat): Low to moderately low (0.00 to 0.06 in/hr)
Depth to water table: More than 80 inches
Frequency of flooding: None
Frequency of ponding: None
Available water supply, 0 to 60 inches: Low (about 4.1 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 2e
Hydrologic Soil Group: C
Ecological site: F144AY034CT - Well Drained Till Uplands
Hydric soil rating: No

Description of Urban Land

Typical profile

H1 - 0 to 6 inches: variable

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 8s
Hydric soil rating: Unranked

Minor Components

Udorthents

Percent of map unit: 10 percent
Hydric soil rating: No

Georgia

Percent of map unit: 5 percent
Hydric soil rating: No

Nassau

Percent of map unit: 5 percent
Hydric soil rating: No

Massena

Percent of map unit: 4 percent
Hydric soil rating: No

Sun
Percent of map unit: 1 percent
Landform: Depressions
Hydric soil rating: Yes

Ur—Urban land

Map Unit Setting
National map unit symbol: 9rjb
Mean annual precipitation: 41 to 47 inches
Mean annual air temperature: 45 to 50 degrees F
Frost-free period: 115 to 195 days
Farmland classification: Not prime farmland

Map Unit Composition
Urban land: 90 percent
Minor components: 10 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Urban Land

Typical profile
H1 - 0 to 6 inches: variable

Interpretive groups
Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 8s
Hydric soil rating: Unranked

Minor Components

Udorthents, smoothed
Percent of map unit: 5 percent
Hydric soil rating: No

Udorthents, wet substratum
Percent of map unit: 3 percent
Hydric soil rating: No

Rock outcrop
Percent of map unit: 1 percent
Hydric soil rating: Unranked

Unnamed soils, undisturbed
Percent of map unit: 1 percent
Hydric soil rating: Unranked

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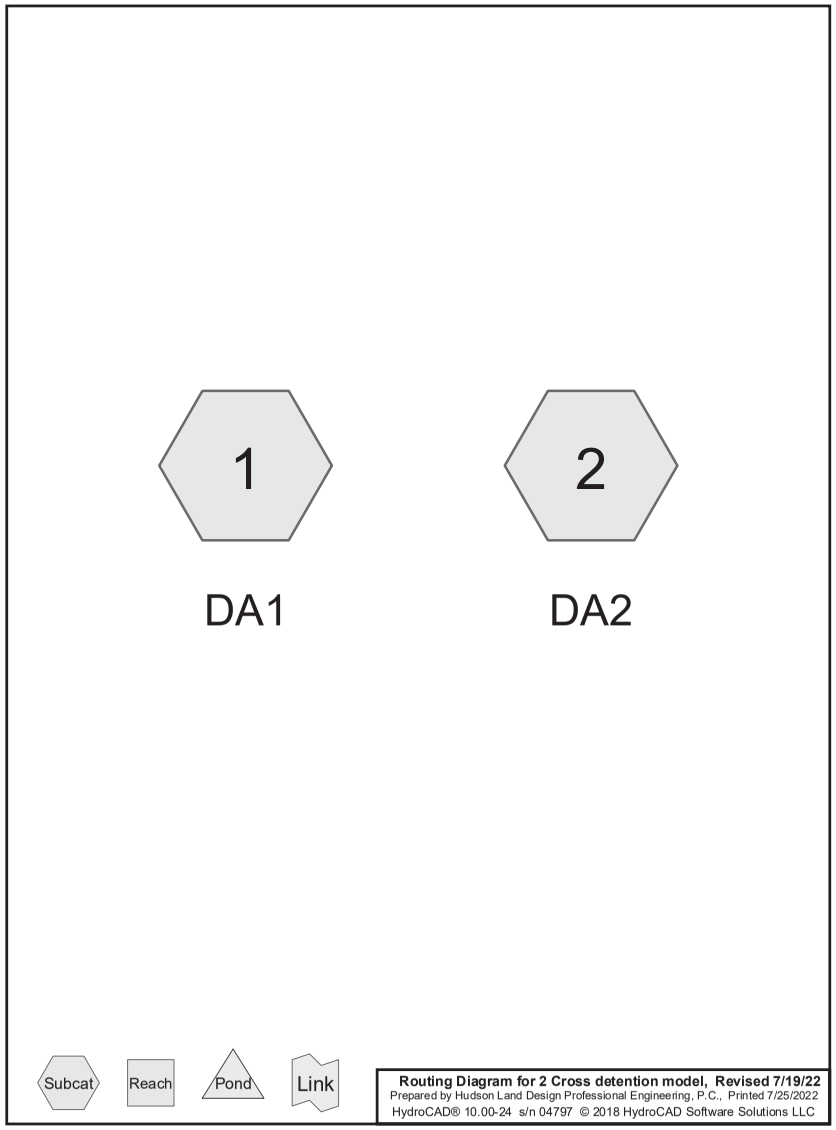
United States Department of Agriculture, Natural Resources Conservation Service. 2006. Land resource regions and major land resource areas of the United States, the Caribbean, and the Pacific Basin. U.S. Department of Agriculture Handbook 296. http://www.nrcs.usda.gov/wps/portal/nrcs/detail/national/soils/?cid=nrcs142p2_053624

United States Department of Agriculture, Soil Conservation Service. 1961. Land capability classification. U.S. Department of Agriculture Handbook 210. http://www.nrcs.usda.gov/Internet/FSE_DOCUMENTS/nrcs142p2_052290.pdf

APPENDIX C

HYDROLOGIC MODELING



Time span=5.00-20.00 hrs, dt=0.05 hrs, 301 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

Subcatchment 1: DA1 Runoff Area=16,825 sf 82.41% Impervious Runoff Depth>1.87"
Tc=5.0 min CN=94 Runoff=0.87 cfs 0.060 af

Subcatchment 2: DA2 Runoff Area=15,038 sf 25.42% Impervious Runoff Depth>1.05"
Tc=5.0 min CN=83 Runoff=0.46 cfs 0.030 af

Total Runoff Area = 0.731 ac Runoff Volume = 0.090 af Average Runoff Depth = 1.48"
44.49% Pervious = 0.325 ac 55.51% Impervious = 0.406 ac

Summary for Subcatchment 1: DA1

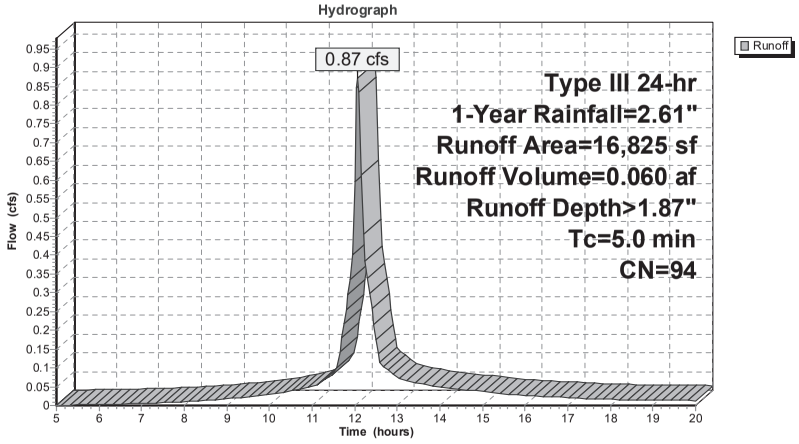
Runoff = 0.87 cfs @ 12.07 hrs, Volume= 0.060 af, Depth> 1.87"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Type III 24-hr 1-Year Rainfall=2.61"

Area (sf)	CN	Description
13,865	98	Paved parking, HSG C
2,960	74	>75% Grass cover, Good, HSG C
16,825	94	Weighted Average
2,960		17.59% Pervious Area
13,865		82.41% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					Direct Entry, Direct

Subcatchment 1: DA1



Summary for Subcatchment 2: DA2

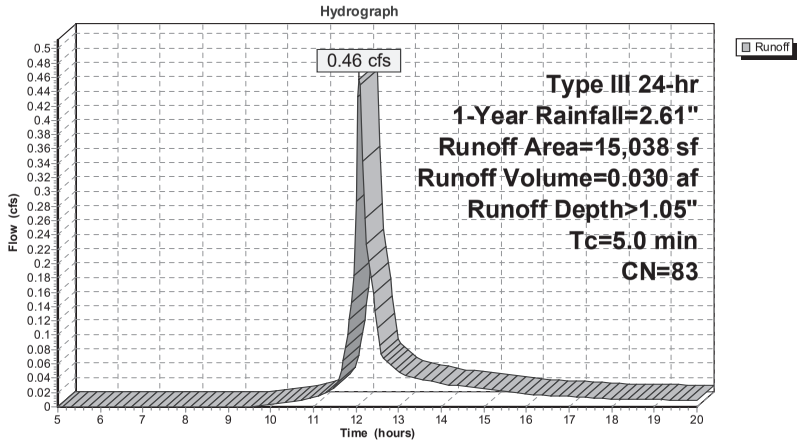
Runoff = 0.46 cfs @ 12.08 hrs, Volume= 0.030 af, Depth> 1.05"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Type III 24-hr 1-Year Rainfall=2.61"

Area (sf)	CN	Description
3,822	98	Paved parking, HSG C
2,091	96	Gravel surface, HSG C
9,125	74	>75% Grass cover, Good, HSG C
15,038	83	Weighted Average
11,216		74.58% Pervious Area
3,822		25.42% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					Direct Entry, Direct

Subcatchment 2: DA2



Time span=5.00-20.00 hrs, dt=0.05 hrs, 301 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

Subcatchment 1: DA1 Runoff Area=16,825 sf 82.41% Impervious Runoff Depth>2.37"
Tc=5.0 min CN=94 Runoff=1.09 cfs 0.076 af

Subcatchment 2: DA2 Runoff Area=15,038 sf 25.42% Impervious Runoff Depth>1.46"
Tc=5.0 min CN=83 Runoff=0.64 cfs 0.042 af

Total Runoff Area = 0.731 ac Runoff Volume = 0.118 af Average Runoff Depth = 1.94"
44.49% Pervious = 0.325 ac 55.51% Impervious = 0.406 ac

Summary for Subcatchment 1: DA1

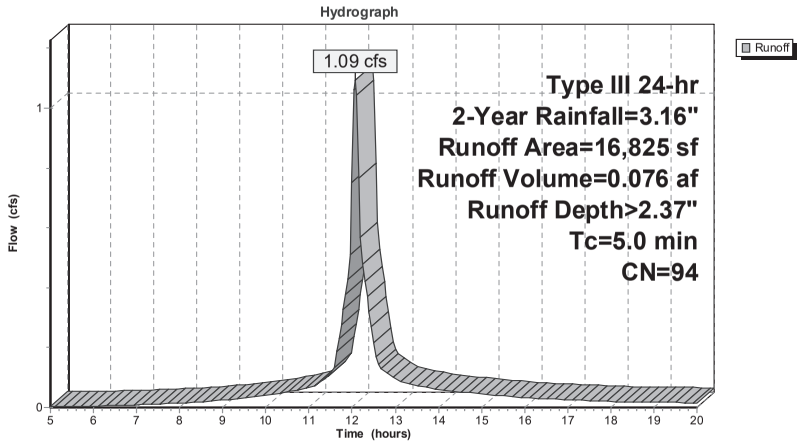
Runoff = 1.09 cfs @ 12.07 hrs, Volume= 0.076 af, Depth> 2.37"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Type III 24-hr 2-Year Rainfall=3.16"

Area (sf)	CN	Description
13,865	98	Paved parking, HSG C
2,960	74	>75% Grass cover, Good, HSG C
16,825	94	Weighted Average
2,960		17.59% Pervious Area
13,865		82.41% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					**Direct Entry, Direct**

Subcatchment 1: DA1



Summary for Subcatchment 2: DA2

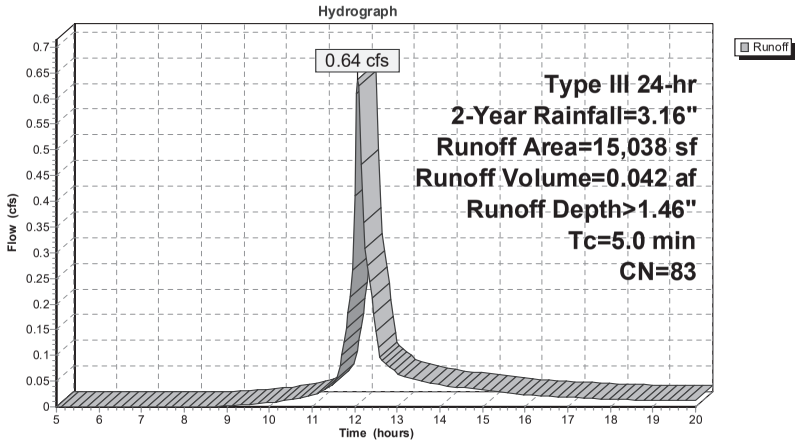
Runoff = 0.64 cfs @ 12.08 hrs, Volume= 0.042 af, Depth> 1.46"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Type III 24-hr 2-Year Rainfall=3.16"

Area (sf)	CN	Description
3,822	98	Paved parking, HSG C
2,091	96	Gravel surface, HSG C
9,125	74	>75% Grass cover, Good, HSG C
15,038	83	Weighted Average
11,216		74.58% Pervious Area
3,822		25.42% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					Direct Entry, Direct

Subcatchment 2: DA2



Time span=5.00-20.00 hrs, dt=0.05 hrs, 301 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

Subcatchment 1: DA1 Runoff Area=16,825 sf 82.41% Impervious Runoff Depth>3.79"
Tc=5.0 min CN=94 Runoff=1.71 cfs 0.122 af

Subcatchment 2: DA2 Runoff Area=15,038 sf 25.42% Impervious Runoff Depth>2.72"
Tc=5.0 min CN=83 Runoff=1.17 cfs 0.078 af

Total Runoff Area = 0.731 ac Runoff Volume = 0.200 af Average Runoff Depth = 3.28"
44.49% Pervious = 0.325 ac 55.51% Impervious = 0.406 ac

Summary for Subcatchment 1: DA1

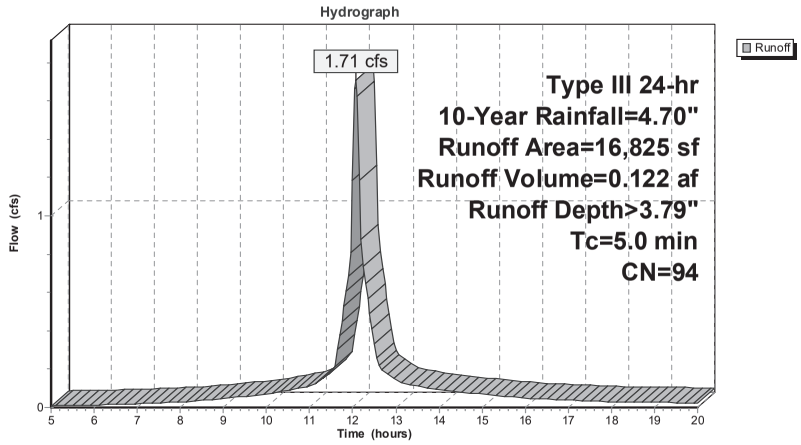
Runoff = 1.71 cfs @ 12.07 hrs, Volume= 0.122 af, Depth> 3.79"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Type III 24-hr 10-Year Rainfall=4.70"

Area (sf)	CN	Description
13,865	98	Paved parking, HSG C
2,960	74	>75% Grass cover, Good, HSG C
16,825	94	Weighted Average
2,960		17.59% Pervious Area
13,865		82.41% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					Direct Entry, Direct

Subcatchment 1: DA1



Summary for Subcatchment 2: DA2

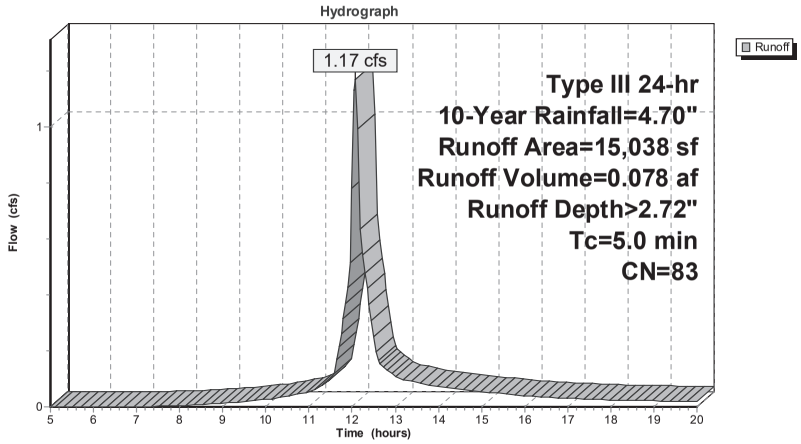
Runoff = 1.17 cfs @ 12.08 hrs, Volume= 0.078 af, Depth> 2.72"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Type III 24-hr 10-Year Rainfall=4.70"

Area (sf)	CN	Description
3,822	98	Paved parking, HSG C
2,091	96	Gravel surface, HSG C
9,125	74	>75% Grass cover, Good, HSG C
15,038	83	Weighted Average
11,216		74.58% Pervious Area
3,822		25.42% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					Direct Entry, Direct

Subcatchment 2: DA2



Time span=5.00-20.00 hrs, dt=0.05 hrs, 301 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

Subcatchment 1: DA1 Runoff Area=16,825 sf 82.41% Impervious Runoff Depth>4.90"
Tc=5.0 min CN=94 Runoff=2.18 cfs 0.158 af

Subcatchment 2: DA2 Runoff Area=15,038 sf 25.42% Impervious Runoff Depth>3.76"
Tc=5.0 min CN=83 Runoff=1.61 cfs 0.108 af

Total Runoff Area = 0.731 ac Runoff Volume = 0.266 af Average Runoff Depth = 4.36"
44.49% Pervious = 0.325 ac 55.51% Impervious = 0.406 ac

Summary for Subcatchment 1: DA1

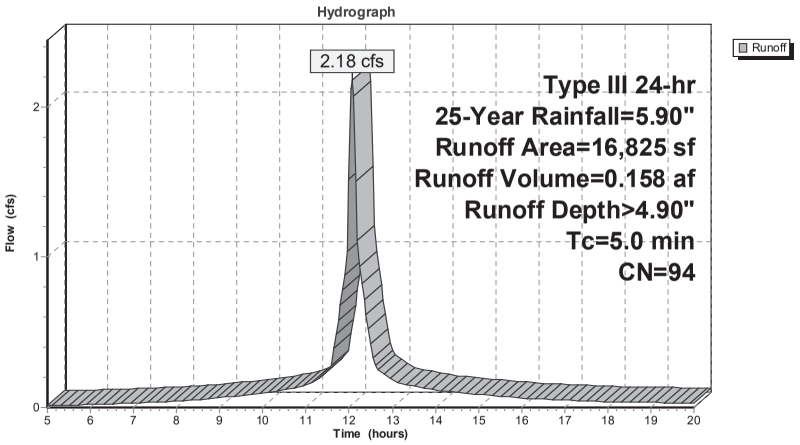
Runoff = 2.18 cfs @ 12.07 hrs, Volume= 0.158 af, Depth> 4.90"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Type III 24-hr 25-Year Rainfall=5.90"

Area (sf)	CN	Description
13,865	98	Paved parking, HSG C
2,960	74	>75% Grass cover, Good, HSG C
16,825	94	Weighted Average
2,960		17.59% Pervious Area
13,865		82.41% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					**Direct Entry, Direct**

Subcatchment 1: DA1



Summary for Subcatchment 2: DA2

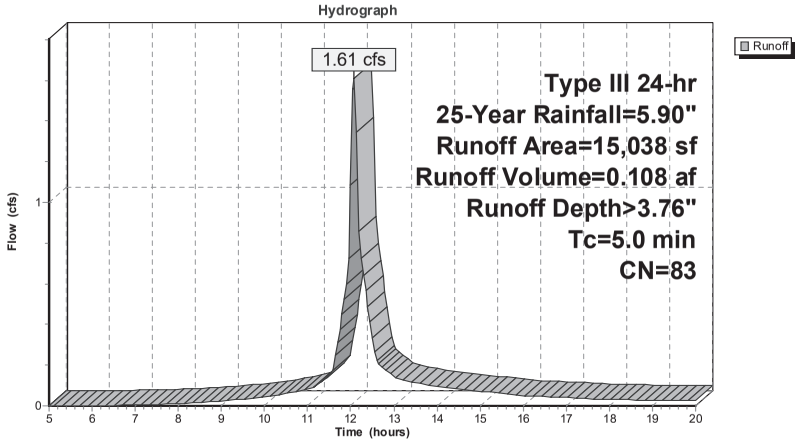
Runoff = 1.61 cfs @ 12.07 hrs, Volume= 0.108 af, Depth> 3.76"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Type III 24-hr 25-Year Rainfall=5.90"

Area (sf)	CN	Description
3,822	98	Paved parking, HSG C
2,091	96	Gravel surface, HSG C
9,125	74	>75% Grass cover, Good, HSG C
15,038	83	Weighted Average
11,216		74.58% Pervious Area
3,822		25.42% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					Direct Entry, Direct

Subcatchment 2: DA2



Time span=5.00-20.00 hrs, dt=0.05 hrs, 301 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

Subcatchment 1: DA1 Runoff Area=16,825 sf 82.41% Impervious Runoff Depth>7.14"
Tc=5.0 min CN=94 Runoff=3.13 cfs 0.230 af

Subcatchment 2: DA2 Runoff Area=15,038 sf 25.42% Impervious Runoff Depth>5.95"
Tc=5.0 min CN=83 Runoff=2.49 cfs 0.171 af

Total Runoff Area = 0.731 ac Runoff Volume = 0.401 af Average Runoff Depth = 6.58"
44.49% Pervious = 0.325 ac 55.51% Impervious = 0.406 ac

Summary for Subcatchment 1: DA1

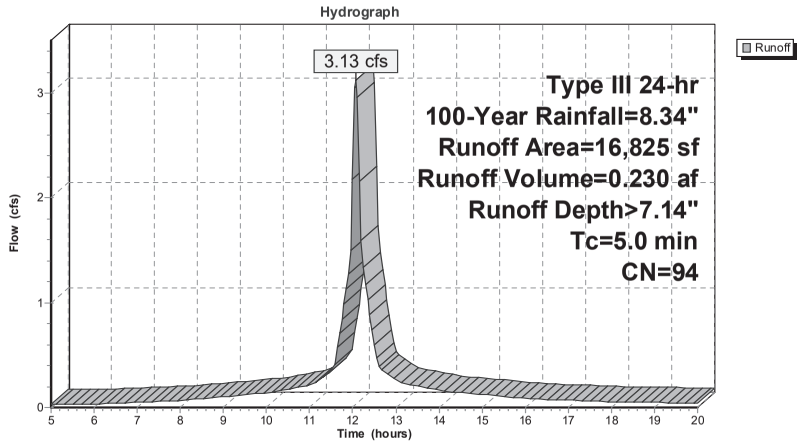
Runoff = 3.13 cfs @ 12.07 hrs, Volume= 0.230 af, Depth> 7.14"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Type III 24-hr 100-Year Rainfall=8.34"

Area (sf)	CN	Description
13,865	98	Paved parking, HSG C
2,960	74	>75% Grass cover, Good, HSG C
16,825	94	Weighted Average
2,960		17.59% Pervious Area
13,865		82.41% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					Direct Entry, Direct

Subcatchment 1: DA1



Summary for Subcatchment 2: DA2

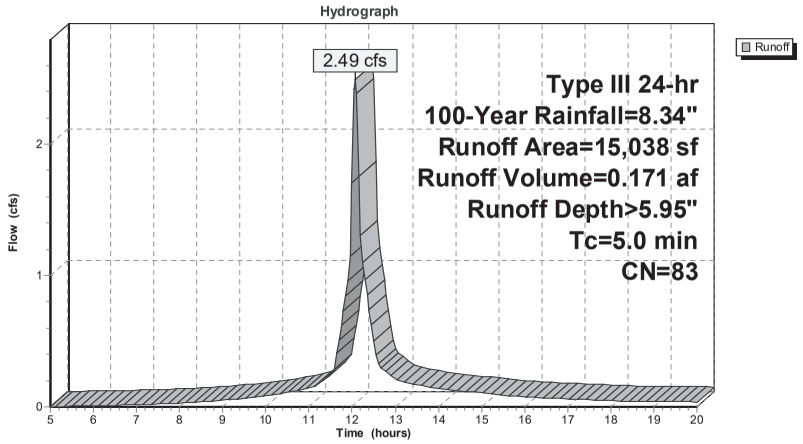
Runoff = 2.49 cfs @ 12.07 hrs, Volume= 0.171 af, Depth> 5.95"

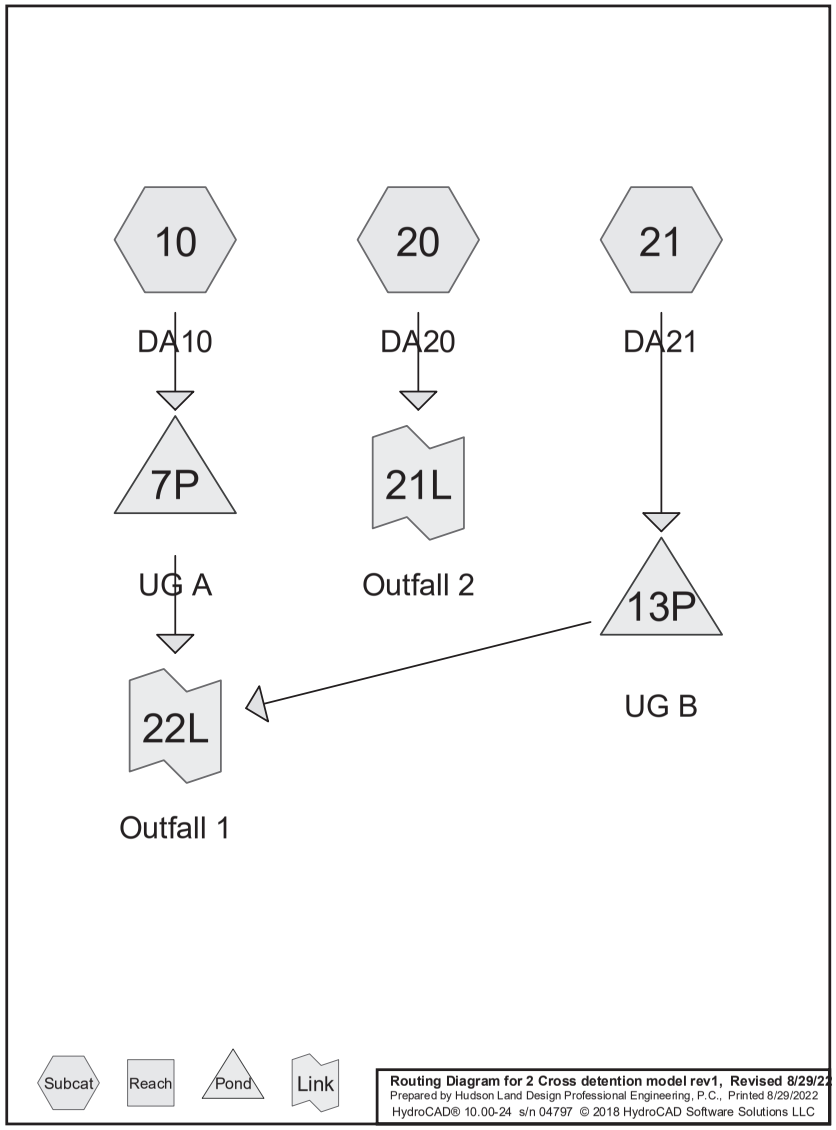
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Type III 24-hr 100-Year Rainfall=8.34"

Area (sf)	CN	Description
3,822	98	Paved parking, HSG C
2,091	96	Gravel surface, HSG C
9,125	74	>75% Grass cover, Good, HSG C
15,038	83	Weighted Average
11,216		74.58% Pervious Area
3,822		25.42% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					Direct Entry, Direct

Subcatchment 2: DA2





Time span=1.00-24.00 hrs, dt=0.05 hrs, 461 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

Subcatchment 10: DA10 Runoff Area=15,808 sf 90.68% Impervious Runoff Depth>2.17"
Tc=5.0 min CN=96 Runoff=0.88 cfs 0.066 af

Subcatchment 20: DA20 Runoff Area=8,342 sf 13.21% Impervious Runoff Depth>0.81"
Tc=5.0 min CN=77 Runoff=0.17 cfs 0.013 af

Subcatchment 21: DA21 Runoff Area=8,111 sf 51.02% Impervious Runoff Depth>1.33"
Tc=5.0 min CN=86 Runoff=0.29 cfs 0.021 af

Pond 7P: UG A Peak Elev=149.36' Storage=860 cf Inflow=0.88 cfs 0.066 af
Discarded=0.08 cfs 0.059 af Primary=0.20 cfs 0.007 af Outflow=0.28 cfs 0.066 af

Pond 13P: UG B Peak Elev=148.10' Storage=397 cf Inflow=0.29 cfs 0.021 af
Discarded=0.02 cfs 0.021 af Primary=0.00 cfs 0.000 af Outflow=0.02 cfs 0.021 af

Link 21L: Outfall 2 Inflow=0.17 cfs 0.013 af
Primary=0.17 cfs 0.013 af

Link 22L: Outfall 1 Inflow=0.20 cfs 0.007 af
Primary=0.20 cfs 0.007 af

Total Runoff Area = 0.741 ac Runoff Volume = 0.099 af Average Runoff Depth = 1.61"
39.33% Pervious = 0.291 ac 60.67% Impervious = 0.449 ac

Summary for Subcatchment 10: DA10

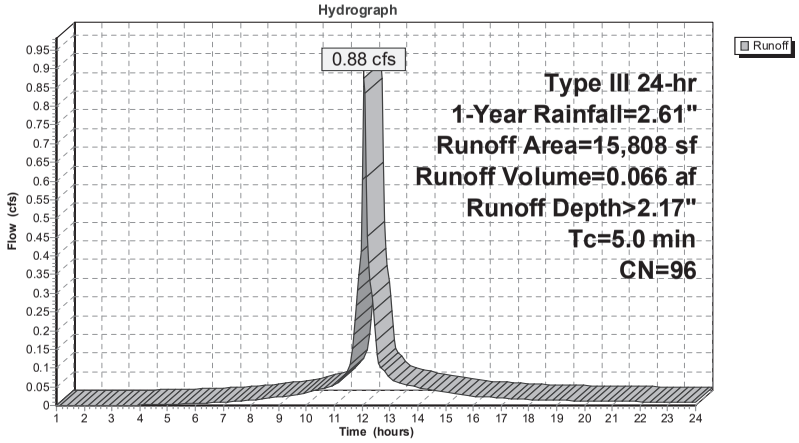
Runoff = 0.88 cfs @ 12.07 hrs, Volume= 0.066 af, Depth> 2.17"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 1.00-24.00 hrs, dt= 0.05 hrs
Type III 24-hr 1-Year Rainfall=2.61"

Area (sf)	CN	Description
14,334	98	Paved parking, HSG C
1,474	74	>75% Grass cover, Good, HSG C
15,808	96	Weighted Average
1,474		9.32% Pervious Area
14,334		90.68% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					Direct Entry, Direct

Subcatchment 10: DA10



Summary for Subcatchment 20: DA20

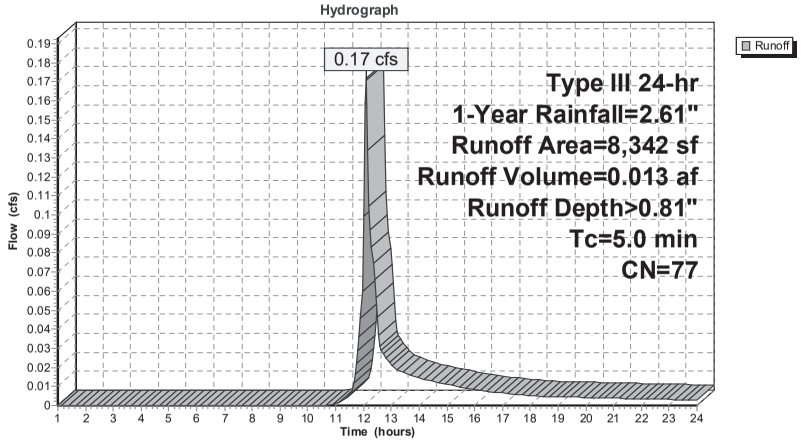
Runoff = 0.17 cfs @ 12.09 hrs, Volume= 0.013 af, Depth> 0.81"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 1.00-24.00 hrs, dt= 0.05 hrs
Type III 24-hr 1-Year Rainfall=2.61"

Area (sf)	CN	Description
1,102	98	Paved parking, HSG C
7,240	74	>75% Grass cover, Good, HSG C
8,342	77	Weighted Average
7,240		86.79% Pervious Area
1,102		13.21% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					Direct Entry, Direct

Subcatchment 20: DA20



Summary for Subcatchment 21: DA21

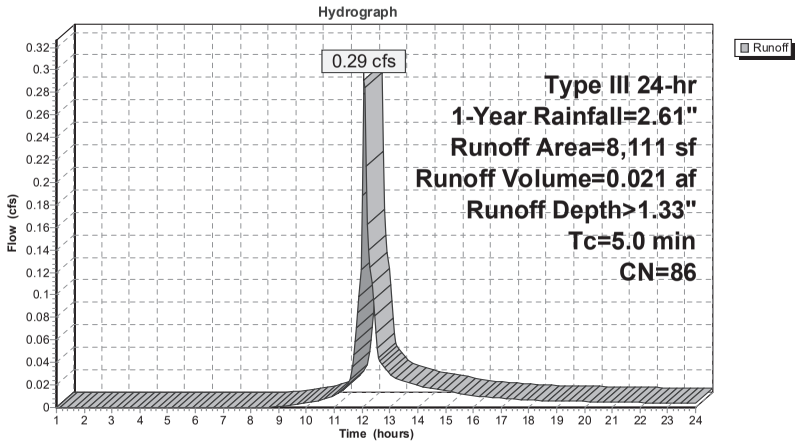
Runoff = 0.29 cfs @ 12.08 hrs, Volume= 0.021 af, Depth> 1.33"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 1.00-24.00 hrs, dt= 0.05 hrs
Type III 24-hr 1-Year Rainfall=2.61"

Area (sf)	CN	Description
4,138	98	Paved parking, HSG C
3,973	74	>75% Grass cover, Good, HSG C
8,111	86	Weighted Average
3,973		48.98% Pervious Area
4,138		51.02% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					Direct Entry, Direct

Subcatchment 21: DA21



Summary for Pond 7P: UG A

Inflow Area = 0.363 ac, 90.68% Impervious, Inflow Depth > 2.17" for 1-Year event
Inflow = 0.88 cfs @ 12.07 hrs, Volume= 0.066 af
Outflow = 0.28 cfs @ 12.37 hrs, Volume= 0.066 af, Atten= 68%, Lag= 18.0 min
Discarded = 0.08 cfs @ 11.40 hrs, Volume= 0.059 af
Primary = 0.20 cfs @ 12.37 hrs, Volume= 0.007 af

Routing by Stor-Ind method, Time Span= 1.00-24.00 hrs, dt= 0.05 hrs
Peak Elev= 149.36' @ 12.37 hrs Surf.Area= 664 sf Storage= 860 cf

Plug-Flow detention time= 66.0 min calculated for 0.065 af (100% of inflow)
Center-of-Mass det. time= 65.7 min (844.5 - 778.8)

Volume	Invert	Avail.Storage	Storage Description
#1A	147.49'	539 cf	**14.75'W x 45.00'L x 3.21'H Field A** 2,130 cf Overall - 783 cf Embedded = 1,346 cf x 40.0% Voids
#2A	147.99'	783 cf	**Cultec R-280HD** x 18 Inside #1 Effective Size= 46.9"W x 26.0"H => 6.07 sf x 7.00'L = 42.5 cf Overall Size= 47.0"W x 26.5"H x 8.00'L with 1.00' Overlap Row Length Adjustment= +1.00' x 6.07 sf x 3 rows
		1,322 cf	Total Available Storage

Storage Group A created with Chamber Wizard

Device	Routing	Invert	Outlet Devices
#1	Primary	149.13'	**10.0" Round Culvert** L= 42.0' CPP, square edge headwall, Ke= 0.500 Inlet / Outlet Invert= 149.13' / 148.67' S= 0.0110 '/' Cc= 0.900 n= 0.012, Flow Area= 0.55 sf
#2	Discarded	147.49'	**5.000 in/hr Exfiltration over Surface area**

Discarded OutFlow Max=0.08 cfs @ 11.40 hrs HW=147.52' (Free Discharge)
↑—**2=Exfiltration** (Exfiltration Controls 0.08 cfs)

Primary OutFlow Max=0.20 cfs @ 12.37 hrs HW=149.36' (Free Discharge)
↑—**1=Culvert** (Inlet Controls 0.20 cfs @ 1.63 fps)

Pond 7P: UG A - Chamber Wizard Field A

Chamber Model = Cultec R-280HD (Cultec Recharger®280HD)
Effective Size= 46.9"W x 26.0"H => 6.07 sf x 7.00'L = 42.5 cf
Overall Size= 47.0"W x 26.5"H x 8.00'L with 1.00' Overlap
Row Length Adjustment= +1.00' x 6.07 sf x 3 rows

47.0" Wide + 6.0" Spacing = 53.0" C-C Row Spacing

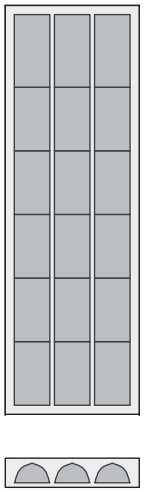
6 Chambers/Row x 7.00' Long +1.00' Row Adjustment = 43.00' Row Length +12.0" End Stone x 2 = 45.00' Base Length
3 Rows x 47.0" Wide + 6.0" Spacing x 2 + 12.0" Side Stone x 2 = 14.75' Base Width
6.0" Base + 26.5" Chamber Height + 6.0" Cover = 3.21' Field Height

18 Chambers x 42.5 cf +1.00' Row Adjustment x 6.07 sf x 3 Rows = 783.3 cf Chamber Storage

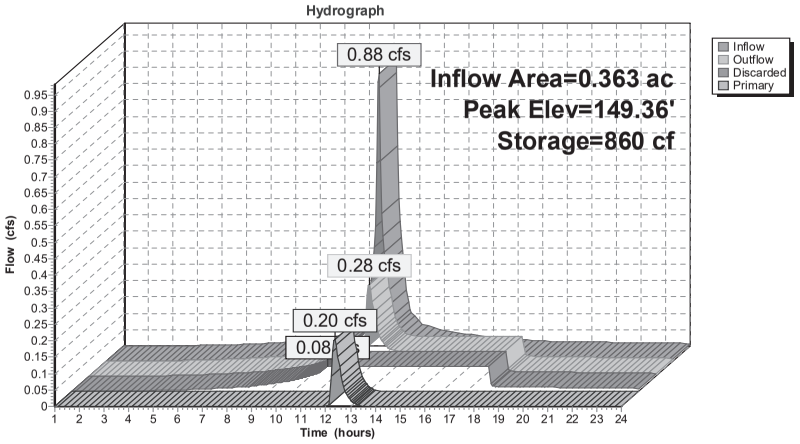
2,129.5 cf Field - 783.3 cf Chambers = 1,346.3 cf Stone x 40.0% Voids = 538.5 cf Stone Storage

Chamber Storage + Stone Storage = 1,321.8 cf = 0.030 af
Overall Storage Efficiency = 62.1%
Overall System Size = 45.00' x 14.75' x 3.21'

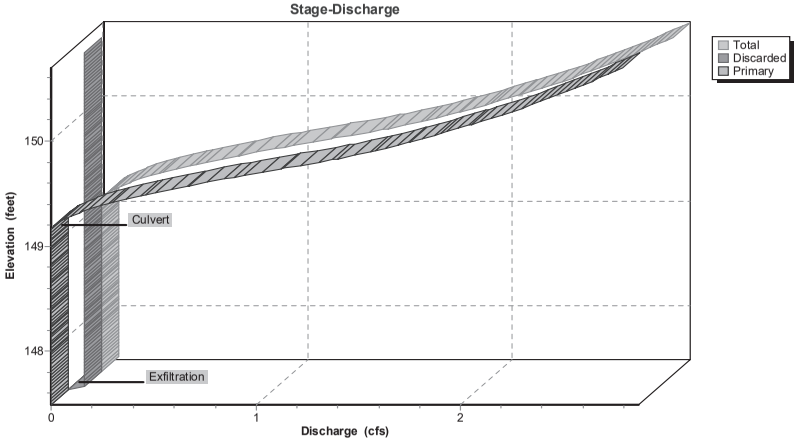
18 Chambers
78.9 cy Field
49.9 cy Stone



Pond 7P: UG A



Pond 7P: UG A



Summary for Pond 13P: UG B

Inflow Area = 0.186 ac, 51.02% Impervious, Inflow Depth > 1.33" for 1-Year event
Inflow = 0.29 cfs @ 12.08 hrs, Volume= 0.021 af
Outflow = 0.02 cfs @ 11.60 hrs, Volume= 0.021 af, Atten= 93%, Lag= 0.0 min
Discarded = 0.02 cfs @ 11.60 hrs, Volume= 0.021 af
Primary = 0.00 cfs @ 1.00 hrs, Volume= 0.000 af

Routing by Stor-Ind method, Time Span= 1.00-24.00 hrs, dt= 0.05 hrs
Peak Elev= 148.10' @ 13.89 hrs Surf.Area= 870 sf Storage= 397 cf

Plug-Flow detention time= 190.4 min calculated for 0.021 af (100% of inflow)
Center-of-Mass det. time= 188.7 min (1,019.1 - 830.3)

Volume	Invert	Avail.Storage	Storage Description
#1A	147.30'	702 cf	**14.75'W x 59.00'L x 3.21'H Field A** 2,792 cf Overall - 1,038 cf Embedded = 1,754 cf x 40.0% Voids
#2A	147.80'	1,038 cf	**Cultec R-280HD** x 24 Inside #1 Effective Size= 46.9"W x 26.0"H => 6.07 sf x 7.00'L = 42.5 cf Overall Size= 47.0"W x 26.5"H x 8.00'L with 1.00' Overlap Row Length Adjustment= +1.00' x 6.07 sf x 3 rows
		1,740 cf	Total Available Storage

Storage Group A created with Chamber Wizard

Device	Routing	Invert	Outlet Devices
#1	Discarded	147.30'	**1.000 in/hr Exfiltration over Surface area**
#2	Primary	149.46'	**6.0" Round Culvert** L= 132.0' CPP, square edge headwall, Ke= 0.500 Inlet / Outlet Invert= 149.46' / 148.17' S= 0.0098 '/' Cc= 0.900 n= 0.012, Flow Area= 0.20 sf

Discarded OutFlow Max=0.02 cfs @ 11.60 hrs HW=147.33' (Free Discharge)
↑**1=Exfiltration** (Exfiltration Controls 0.02 cfs)

Primary OutFlow Max=0.00 cfs @ 1.00 hrs HW=147.30' (Free Discharge)
↑**2=Culvert** (Controls 0.00 cfs)

Pond 13P: UG B - Chamber Wizard Field A

Chamber Model = Cultec R-280HD (Cultec Recharger® 280HD)
Effective Size= 46.9"W x 26.0"H => 6.07 sf x 7.00'L = 42.5 cf
Overall Size= 47.0"W x 26.5"H x 8.00'L with 1.00' Overlap
Row Length Adjustment= +1.00' x 6.07 sf x 3 rows

47.0" Wide + 6.0" Spacing = 53.0" C-C Row Spacing

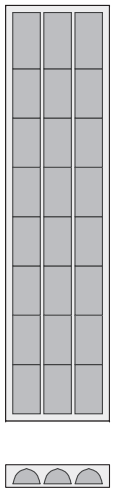
8 Chambers/Row x 7.00' Long +1.00' Row Adjustment = 57.00' Row Length +12.0" End Stone x 2 = 59.00' Base Length
3 Rows x 47.0" Wide + 6.0" Spacing x 2 + 12.0" Side Stone x 2 = 14.75' Base Width
6.0" Base + 26.5" Chamber Height + 6.0" Cover = 3.21' Field Height

24 Chambers x 42.5 cf +1.00' Row Adjustment x 6.07 sf x 3 Rows = 1,038.3 cf Chamber Storage

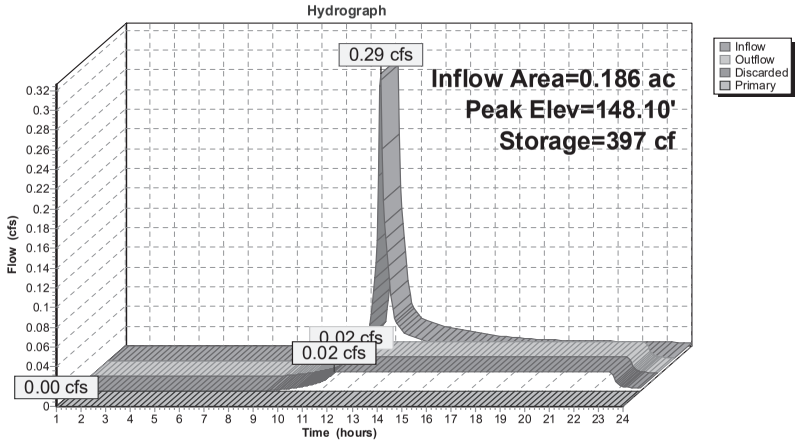
2,792.1 cf Field - 1,038.3 cf Chambers = 1,753.8 cf Stone x 40.0% Voids = 701.5 cf Stone Storage

Chamber Storage + Stone Storage = 1,739.8 cf = 0.040 af
Overall Storage Efficiency = 62.3%
Overall System Size = 59.00' x 14.75' x 3.21'

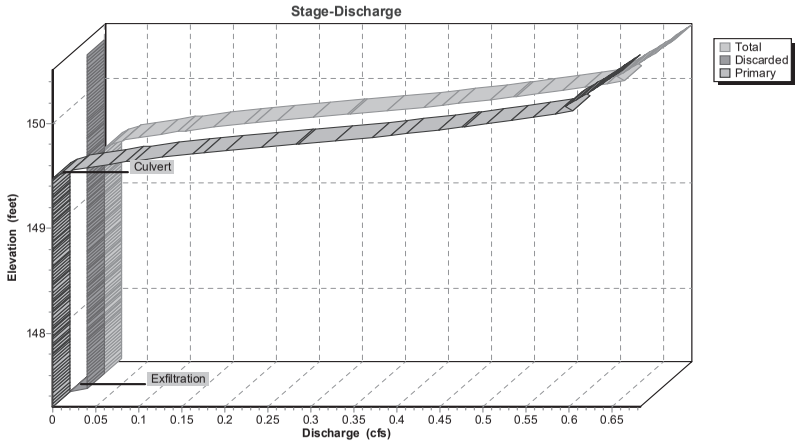
24 Chambers
103.4 cy Field
65.0 cy Stone



Pond 13P: UG B



Pond 13P: UG B

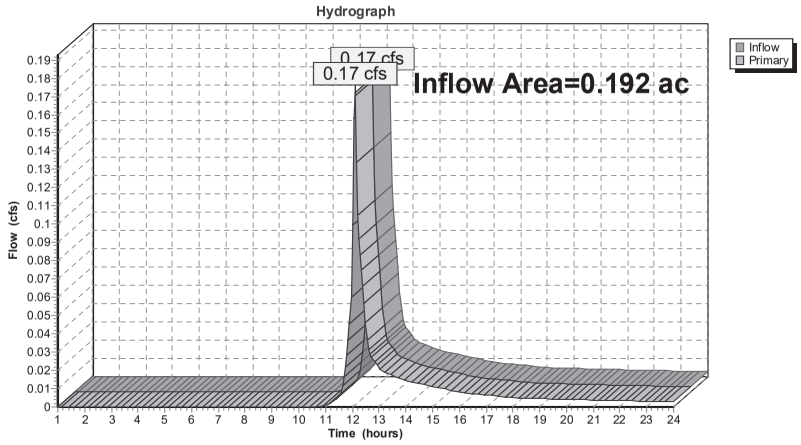


Summary for Link 21L: Outfall 2

Inflow Area = 0.192 ac, 13.21% Impervious, Inflow Depth > 0.81" for 1-Year event
Inflow = 0.17 cfs @ 12.09 hrs, Volume= 0.013 af
Primary = 0.17 cfs @ 12.09 hrs, Volume= 0.013 af, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 1.00-24.00 hrs, dt= 0.05 hrs

Link 21L: Outfall 2

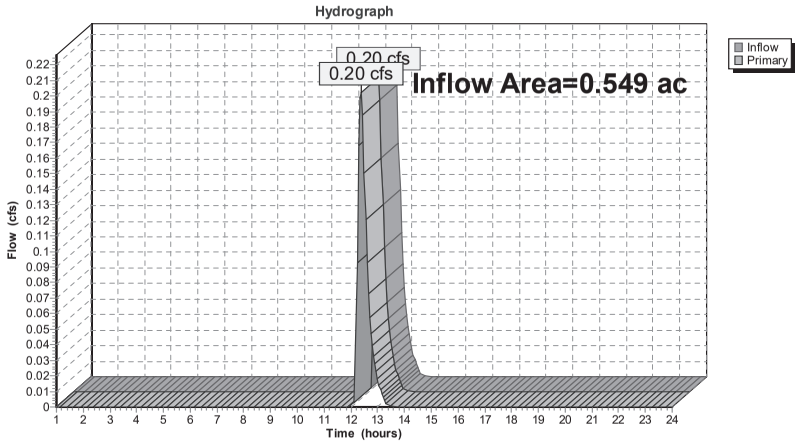


Summary for Link 22L: Outfall 1

Inflow Area = 0.549 ac, 77.23% Impervious, Inflow Depth = 0.14" for 1-Year event
Inflow = 0.20 cfs @ 12.37 hrs, Volume= 0.007 af
Primary = 0.20 cfs @ 12.37 hrs, Volume= 0.007 af, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 1.00-24.00 hrs, dt= 0.05 hrs

Link 22L: Outfall 1



Time span=1.00-24.00 hrs, dt=0.05 hrs, 461 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

Subcatchment 10: DA10 Runoff Area=15,808 sf 90.68% Impervious Runoff Depth>2.71"
Tc=5.0 min CN=96 Runoff=1.08 cfs 0.082 af

Subcatchment 20: DA20 Runoff Area=8,342 sf 13.21% Impervious Runoff Depth>1.18"
Tc=5.0 min CN=77 Runoff=0.26 cfs 0.019 af

Subcatchment 21: DA21 Runoff Area=8,111 sf 51.02% Impervious Runoff Depth>1.80"
Tc=5.0 min CN=86 Runoff=0.39 cfs 0.028 af

Pond 7P: UG A Peak Elev=149.50' Storage=924 cf Inflow=1.08 cfs 0.082 af
Discarded=0.08 cfs 0.067 af Primary=0.48 cfs 0.015 af Outflow=0.56 cfs 0.082 af

Pond 13P: UG B Peak Elev=148.39' Storage=604 cf Inflow=0.39 cfs 0.028 af
Discarded=0.02 cfs 0.023 af Primary=0.00 cfs 0.000 af Outflow=0.02 cfs 0.023 af

Link 21L: Outfall 2 Inflow=0.26 cfs 0.019 af
Primary=0.26 cfs 0.019 af

Link 22L: Outfall 1 Inflow=0.48 cfs 0.015 af
Primary=0.48 cfs 0.015 af

Total Runoff Area = 0.741 ac Runoff Volume = 0.129 af Average Runoff Depth = 2.09"
39.33% Pervious = 0.291 ac 60.67% Impervious = 0.449 ac

Summary for Subcatchment 10: DA10

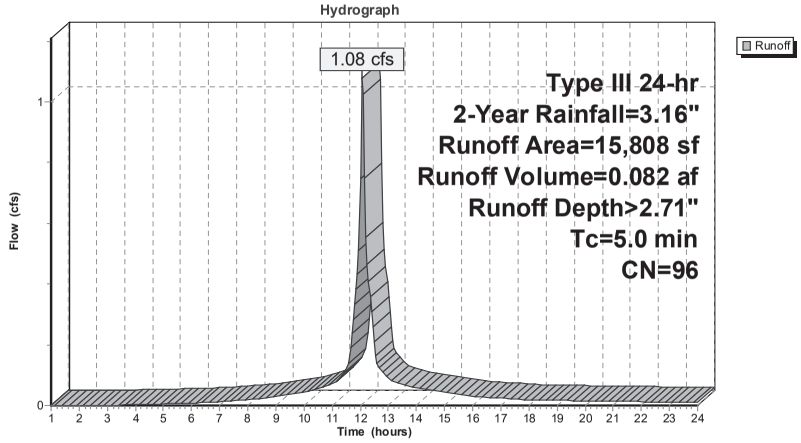
Runoff = 1.08 cfs @ 12.07 hrs, Volume= 0.082 af, Depth> 2.71"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 1.00-24.00 hrs, dt= 0.05 hrs
Type III 24-hr 2-Year Rainfall=3.16"

Area (sf)	CN	Description
14,334	98	Paved parking, HSG C
1,474	74	>75% Grass cover, Good, HSG C
15,808	96	Weighted Average
1,474		9.32% Pervious Area
14,334		90.68% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					Direct Entry, Direct

Subcatchment 10: DA10



Summary for Subcatchment 20: DA20

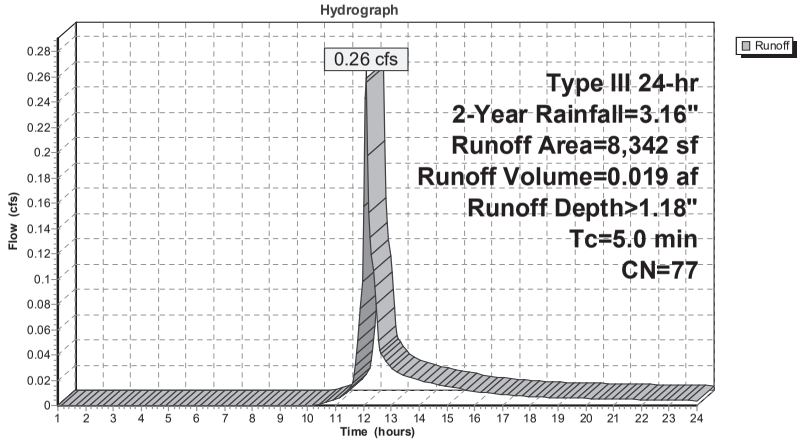
Runoff = 0.26 cfs @ 12.08 hrs, Volume= 0.019 af, Depth> 1.18"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 1.00-24.00 hrs, dt= 0.05 hrs
Type III 24-hr 2-Year Rainfall=3.16"

Area (sf)	CN	Description
1,102	98	Paved parking, HSG C
7,240	74	>75% Grass cover, Good, HSG C
8,342	77	Weighted Average
7,240		86.79% Pervious Area
1,102		13.21% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					Direct Entry, Direct

Subcatchment 20: DA20



Summary for Subcatchment 21: DA21

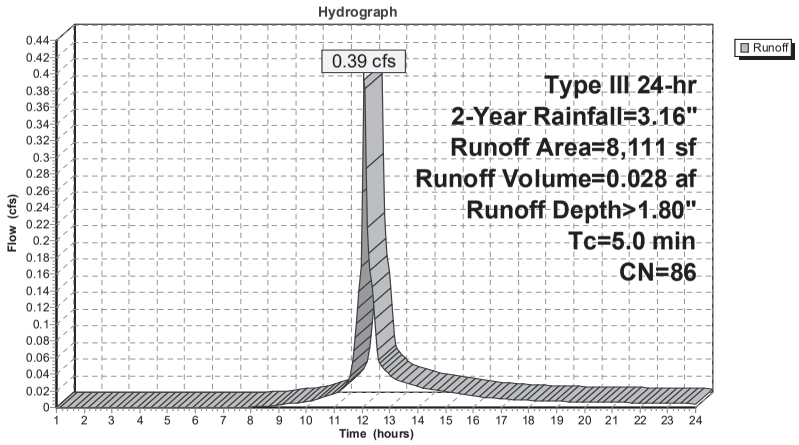
Runoff = 0.39 cfs @ 12.08 hrs, Volume= 0.028 af, Depth> 1.80"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 1.00-24.00 hrs, dt= 0.05 hrs
Type III 24-hr 2-Year Rainfall=3.16"

Area (sf)	CN	Description
4,138	98	Paved parking, HSG C
3,973	74	>75% Grass cover, Good, HSG C
8,111	86	Weighted Average
3,973		48.98% Pervious Area
4,138		51.02% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					Direct Entry, Direct

Subcatchment 21: DA21



Summary for Pond 7P: UG A

Inflow Area = 0.363 ac, 90.68% Impervious, Inflow Depth > 2.71" for 2-Year event
Inflow = 1.08 cfs @ 12.07 hrs, Volume= 0.082 af
Outflow = 0.56 cfs @ 12.22 hrs, Volume= 0.082 af, Atten= 49%, Lag= 8.9 min
Discarded = 0.08 cfs @ 11.15 hrs, Volume= 0.067 af
Primary = 0.48 cfs @ 12.22 hrs, Volume= 0.015 af

Routing by Stor-Ind method, Time Span= 1.00-24.00 hrs, dt= 0.05 hrs
Peak Elev= 149.50' @ 12.22 hrs Surf.Area= 664 sf Storage= 924 cf

Plug-Flow detention time= 61.4 min calculated for 0.082 af (100% of inflow)
Center-of-Mass det. time= 61.1 min (834.2 - 773.1)

Volume	Invert	Avail.Storage	Storage Description
#1A	147.49'	539 cf	**14.75'W x 45.00'L x 3.21'H Field A** 2,130 cf Overall - 783 cf Embedded = 1,346 cf x 40.0% Voids
#2A	147.99'	783 cf	**Cultec R-280HD** x 18 Inside #1 Effective Size= 46.9"W x 26.0"H => 6.07 sf x 7.00'L = 42.5 cf Overall Size= 47.0"W x 26.5"H x 8.00'L with 1.00' Overlap Row Length Adjustment= +1.00' x 6.07 sf x 3 rows
		1,322 cf	Total Available Storage

Storage Group A created with Chamber Wizard

Device	Routing	Invert	Outlet Devices
#1	Primary	149.13'	**10.0" Round Culvert** L= 42.0' CPP, square edge headwall, Ke= 0.500 Inlet / Outlet Invert= 149.13' / 148.67' S= 0.0110 '/' Cc= 0.900 n= 0.012, Flow Area= 0.55 sf
#2	Discarded	147.49'	**5.000 in/hr Exfiltration over Surface area**

Discarded OutFlow Max=0.08 cfs @ 11.15 hrs HW=147.52' (Free Discharge)
↑**2=Exfiltration** (Exfiltration Controls 0.08 cfs)

Primary OutFlow Max=0.46 cfs @ 12.22 hrs HW=149.49' (Free Discharge)
↑**1=Culvert** (Inlet Controls 0.46 cfs @ 2.04 fps)

Pond 7P: UG A - Chamber Wizard Field A

Chamber Model = Cultec R-280HD (Cultec Recharger®280HD)
Effective Size= 46.9"W x 26.0"H => 6.07 sf x 7.00'L = 42.5 cf
Overall Size= 47.0"W x 26.5"H x 8.00'L with 1.00' Overlap
Row Length Adjustment= +1.00' x 6.07 sf x 3 rows

47.0" Wide + 6.0" Spacing = 53.0" C-C Row Spacing

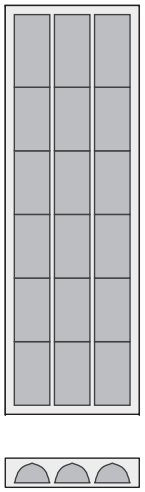
6 Chambers/Row x 7.00' Long +1.00' Row Adjustment = 43.00' Row Length +12.0" End Stone x 2 = 45.00' Base Length
3 Rows x 47.0" Wide + 6.0" Spacing x 2 + 12.0" Side Stone x 2 = 14.75' Base Width
6.0" Base + 26.5" Chamber Height + 6.0" Cover = 3.21' Field Height

18 Chambers x 42.5 cf +1.00' Row Adjustment x 6.07 sf x 3 Rows = 783.3 cf Chamber Storage

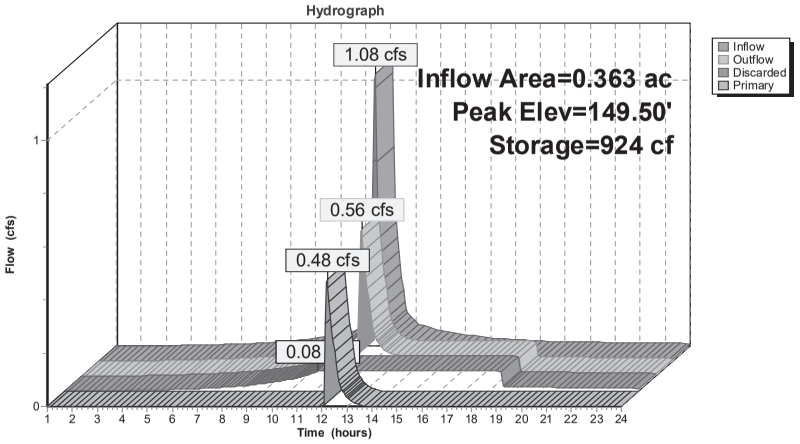
2,129.5 cf Field - 783.3 cf Chambers = 1,346.3 cf Stone x 40.0% Voids = 538.5 cf Stone Storage

Chamber Storage + Stone Storage = 1,321.8 cf = 0.030 af
Overall Storage Efficiency = 62.1%
Overall System Size = 45.00' x 14.75' x 3.21'

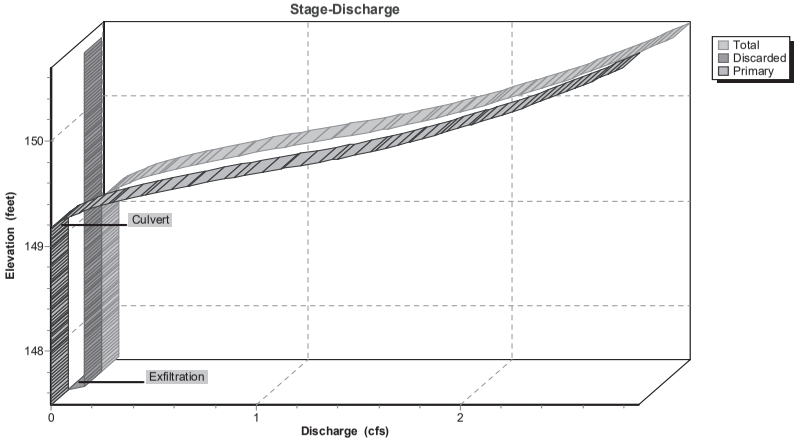
18 Chambers
78.9 cy Field
49.9 cy Stone



Pond 7P: UG A



Pond 7P: UG A



Summary for Pond 13P: UG B

Inflow Area = 0.186 ac, 51.02% Impervious, Inflow Depth > 1.80" for 2-Year event
Inflow = 0.39 cfs @ 12.08 hrs, Volume= 0.028 af
Outflow = 0.02 cfs @ 11.35 hrs, Volume= 0.023 af, Atten= 95%, Lag= 0.0 min
Discarded = 0.02 cfs @ 11.35 hrs, Volume= 0.023 af
Primary = 0.00 cfs @ 1.00 hrs, Volume= 0.000 af

Routing by Stor-Ind method, Time Span= 1.00-24.00 hrs, dt= 0.05 hrs
Peak Elev= 148.39' @ 14.79 hrs Surf.Area= 870 sf Storage= 604 cf

Plug-Flow detention time= 277.0 min calculated for 0.023 af (82% of inflow)
Center-of-Mass det. time= 205.1 min (1,026.9 - 821.7)

Volume	Invert	Avail.Storage	Storage Description
#1A	147.30'	702 cf	**14.75'W x 59.00'L x 3.21'H Field A** 2,792 cf Overall - 1,038 cf Embedded = 1,754 cf x 40.0% Voids
#2A	147.80'	1,038 cf	**Cultec R-280HD** x 24 Inside #1 Effective Size= 46.9"W x 26.0"H => 6.07 sf x 7.00'L = 42.5 cf Overall Size= 47.0"W x 26.5"H x 8.00'L with 1.00' Overlap Row Length Adjustment= +1.00' x 6.07 sf x 3 rows
		1,740 cf	Total Available Storage

Storage Group A created with Chamber Wizard

Device	Routing	Invert	Outlet Devices
#1	Discarded	147.30'	**1.000 in/hr Exfiltration over Surface area**
#2	Primary	149.46'	**6.0" Round Culvert** L= 132.0' CPP, square edge headwall, Ke= 0.500 Inlet / Outlet Invert= 149.46' / 148.17' S= 0.0098 '/' Cc= 0.900 n= 0.012, Flow Area= 0.20 sf

Discarded OutFlow Max=0.02 cfs @ 11.35 hrs HW=147.33' (Free Discharge)
↑**1=Exfiltration** (Exfiltration Controls 0.02 cfs)

Primary OutFlow Max=0.00 cfs @ 1.00 hrs HW=147.30' (Free Discharge)
↑**2=Culvert** (Controls 0.00 cfs)

Pond 13P: UG B - Chamber Wizard Field A

Chamber Model = Cultec R-280HD (Cultec Recharger® 280HD)
Effective Size= 46.9"W x 26.0"H => 6.07 sf x 7.00'L = 42.5 cf
Overall Size= 47.0"W x 26.5"H x 8.00'L with 1.00' Overlap
Row Length Adjustment= +1.00' x 6.07 sf x 3 rows

47.0" Wide + 6.0" Spacing = 53.0" C-C Row Spacing

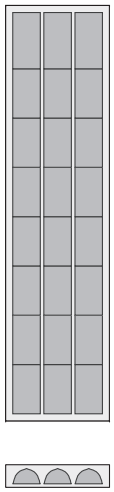
8 Chambers/Row x 7.00' Long +1.00' Row Adjustment = 57.00' Row Length +12.0" End Stone x 2 = 59.00' Base Length
3 Rows x 47.0" Wide + 6.0" Spacing x 2 + 12.0" Side Stone x 2 = 14.75' Base Width
6.0" Base + 26.5" Chamber Height + 6.0" Cover = 3.21' Field Height

24 Chambers x 42.5 cf +1.00' Row Adjustment x 6.07 sf x 3 Rows = 1,038.3 cf Chamber Storage

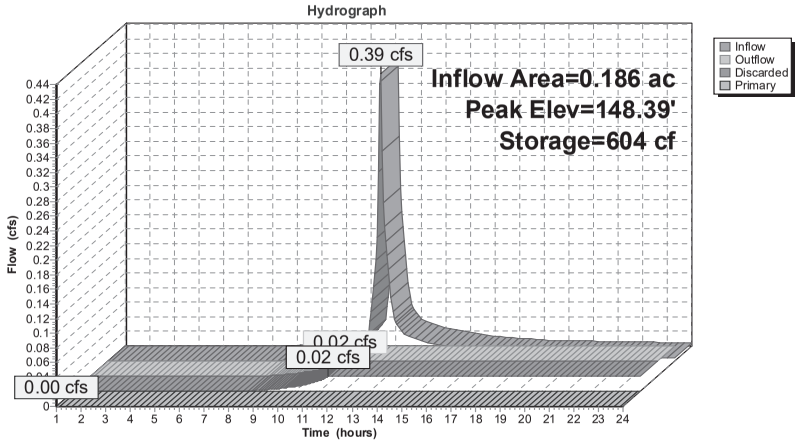
2,792.1 cf Field - 1,038.3 cf Chambers = 1,753.8 cf Stone x 40.0% Voids = 701.5 cf Stone Storage

Chamber Storage + Stone Storage = 1,739.8 cf = 0.040 af
Overall Storage Efficiency = 62.3%
Overall System Size = 59.00' x 14.75' x 3.21'

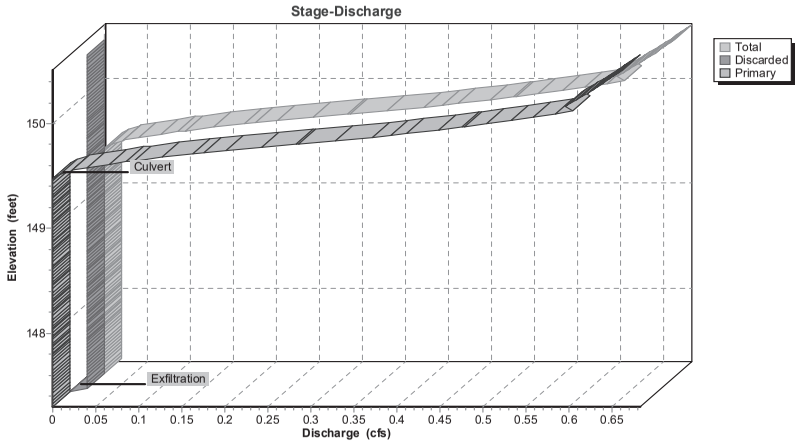
24 Chambers
103.4 cy Field
65.0 cy Stone



Pond 13P: UG B



Pond 13P: UG B

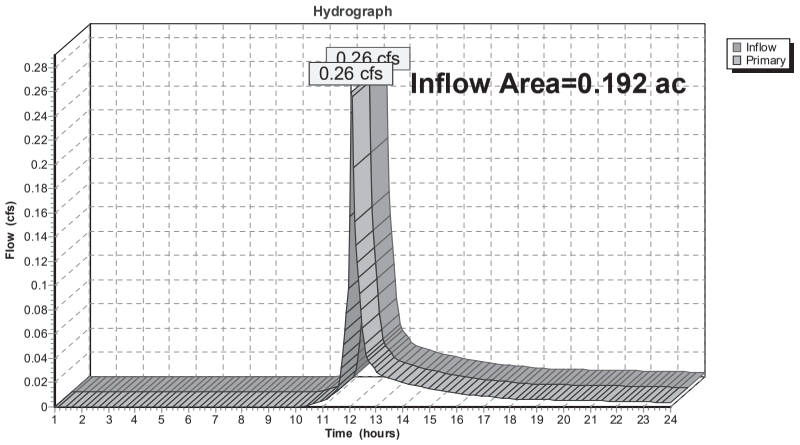


Summary for Link 21L: Outfall 2

Inflow Area = 0.192 ac, 13.21% Impervious, Inflow Depth > 1.18" for 2-Year event
Inflow = 0.26 cfs @ 12.08 hrs, Volume= 0.019 af
Primary = 0.26 cfs @ 12.08 hrs, Volume= 0.019 af, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 1.00-24.00 hrs, dt= 0.05 hrs

Link 21L: Outfall 2

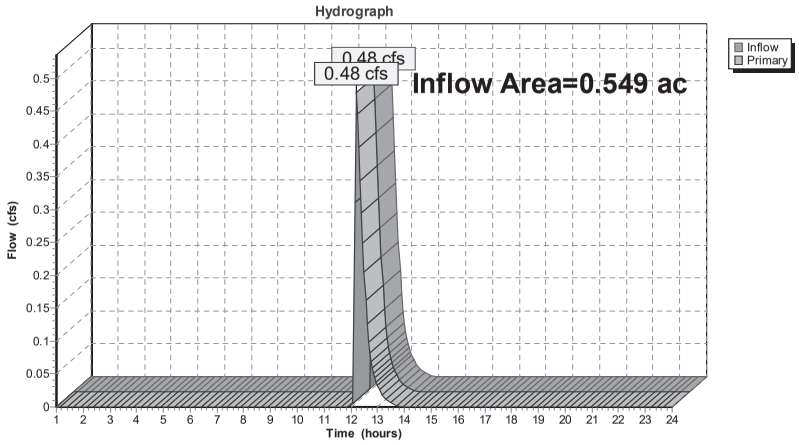


Summary for Link 22L: Outfall 1

Inflow Area = 0.549 ac, 77.23% Impervious, Inflow Depth = 0.33" for 2-Year event
Inflow = 0.48 cfs @ 12.22 hrs, Volume= 0.015 af
Primary = 0.48 cfs @ 12.22 hrs, Volume= 0.015 af, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 1.00-24.00 hrs, dt= 0.05 hrs

Link 22L: Outfall 1



Time span=1.00-24.00 hrs, dt=0.05 hrs, 461 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

Subcatchment 10: DA10 Runoff Area=15,808 sf 90.68% Impervious Runoff Depth>4.23"
Tc=5.0 min CN=96 Runoff=1.65 cfs 0.128 af

Subcatchment 20: DA20 Runoff Area=8,342 sf 13.21% Impervious Runoff Depth>2.37"
Tc=5.0 min CN=77 Runoff=0.53 cfs 0.038 af

Subcatchment 21: DA21 Runoff Area=8,111 sf 51.02% Impervious Runoff Depth>3.19"
Tc=5.0 min CN=86 Runoff=0.69 cfs 0.049 af

Pond 7P: UG A Peak Elev=149.83' Storage=1,070 cf Inflow=1.65 cfs 0.128 af
Discarded=0.08 cfs 0.085 af Primary=1.40 cfs 0.043 af Outflow=1.48 cfs 0.128 af

Pond 13P: UG B Peak Elev=149.45' Storage=1,300 cf Inflow=0.69 cfs 0.049 af
Discarded=0.02 cfs 0.025 af Primary=0.00 cfs 0.000 af Outflow=0.02 cfs 0.025 af

Link 21L: Outfall 2 Inflow=0.53 cfs 0.038 af
Primary=0.53 cfs 0.038 af

Link 22L: Outfall 1 Inflow=1.40 cfs 0.043 af
Primary=1.40 cfs 0.043 af

Total Runoff Area = 0.741 ac Runoff Volume = 0.215 af Average Runoff Depth = 3.49"
39.33% Pervious = 0.291 ac 60.67% Impervious = 0.449 ac

Summary for Subcatchment 10: DA10

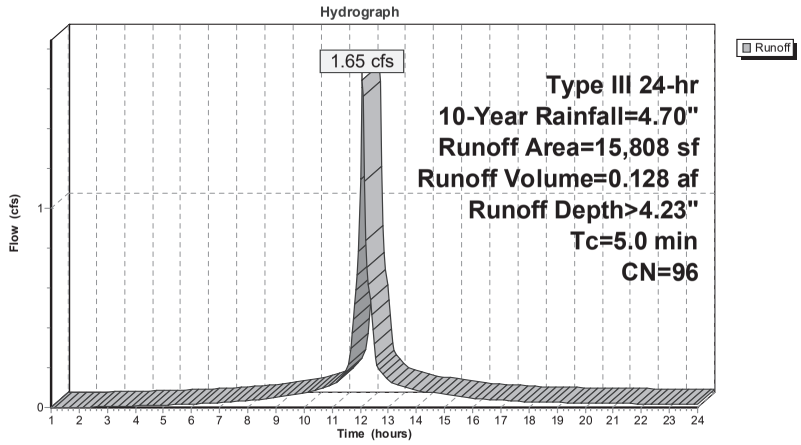
Runoff = 1.65 cfs @ 12.07 hrs, Volume= 0.128 af, Depth> 4.23"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 1.00-24.00 hrs, dt= 0.05 hrs
Type III 24-hr 10-Year Rainfall=4.70"

Area (sf)	CN	Description
14,334	98	Paved parking, HSG C
1,474	74	>75% Grass cover, Good, HSG C
15,808	96	Weighted Average
1,474		9.32% Pervious Area
14,334		90.68% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					Direct Entry, Direct

Subcatchment 10: DA10



Summary for Subcatchment 20: DA20

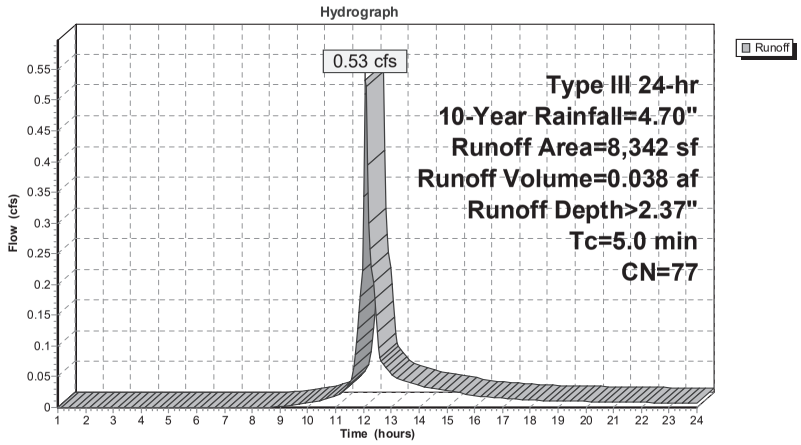
Runoff = 0.53 cfs @ 12.08 hrs, Volume= 0.038 af, Depth> 2.37"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 1.00-24.00 hrs, dt= 0.05 hrs
Type III 24-hr 10-Year Rainfall=4.70"

Area (sf)	CN	Description
1,102	98	Paved parking, HSG C
7,240	74	>75% Grass cover, Good, HSG C
8,342	77	Weighted Average
7,240		86.79% Pervious Area
1,102		13.21% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					Direct Entry, Direct

Subcatchment 20: DA20



Summary for Subcatchment 21: DA21

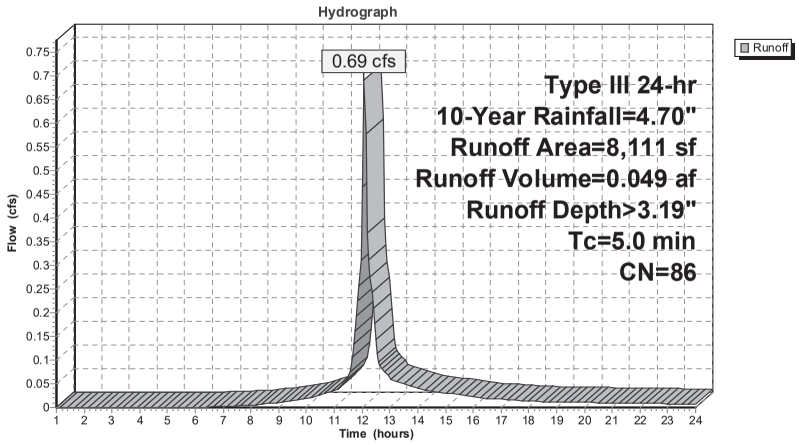
Runoff = 0.69 cfs @ 12.07 hrs, Volume= 0.049 af, Depth> 3.19"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 1.00-24.00 hrs, dt= 0.05 hrs
Type III 24-hr 10-Year Rainfall=4.70"

Area (sf)	CN	Description
4,138	98	Paved parking, HSG C
3,973	74	>75% Grass cover, Good, HSG C
8,111	86	Weighted Average
3,973		48.98% Pervious Area
4,138		51.02% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					Direct Entry, Direct

Subcatchment 21: DA21



Summary for Pond 7P: UG A

Inflow Area = 0.363 ac, 90.68% Impervious, Inflow Depth > 4.23" for 10-Year event
Inflow = 1.65 cfs @ 12.07 hrs, Volume= 0.128 af
Outflow = 1.48 cfs @ 12.12 hrs, Volume= 0.128 af, Atten= 10%, Lag= 2.8 min
Discarded = 0.08 cfs @ 10.20 hrs, Volume= 0.085 af
Primary = 1.40 cfs @ 12.12 hrs, Volume= 0.043 af

Routing by Stor-Ind method, Time Span= 1.00-24.00 hrs, dt= 0.05 hrs
Peak Elev= 149.83' @ 12.12 hrs Surf.Area= 664 sf Storage= 1,070 cf

Plug-Flow detention time= 53.6 min calculated for 0.128 af (100% of inflow)
Center-of-Mass det. time= 53.4 min (816.0 - 762.6)

Volume	Invert	Avail.Storage	Storage Description
#1A	147.49'	539 cf	**14.75'W x 45.00'L x 3.21'H Field A** 2,130 cf Overall - 783 cf Embedded = 1,346 cf x 40.0% Voids
#2A	147.99'	783 cf	**Cultec R-280HD** x 18 Inside #1 Effective Size= 46.9"W x 26.0"H => 6.07 sf x 7.00'L = 42.5 cf Overall Size= 47.0"W x 26.5"H x 8.00'L with 1.00' Overlap Row Length Adjustment= +1.00' x 6.07 sf x 3 rows
		1,322 cf	Total Available Storage

Storage Group A created with Chamber Wizard

Device	Routing	Invert	Outlet Devices
#1	Primary	149.13'	**10.0" Round Culvert** L= 42.0' CPP, square edge headwall, Ke= 0.500 Inlet / Outlet Invert= 149.13' / 148.67' S= 0.0110 '/' Cc= 0.900 n= 0.012, Flow Area= 0.55 sf
#2	Discarded	147.49'	**5.000 in/hr Exfiltration over Surface area**

Discarded OutFlow Max=0.08 cfs @ 10.20 hrs HW=147.52' (Free Discharge)
↑**2=Exfiltration** (Exfiltration Controls 0.08 cfs)

Primary OutFlow Max=1.35 cfs @ 12.12 hrs HW=149.81' (Free Discharge)
↑**1=Culvert** (Inlet Controls 1.35 cfs @ 2.81 fps)

Pond 7P: UG A - Chamber Wizard Field A

Chamber Model = Cultec R-280HD (Cultec Recharger®280HD)
Effective Size= 46.9"W x 26.0"H => 6.07 sf x 7.00'L = 42.5 cf
Overall Size= 47.0"W x 26.5"H x 8.00'L with 1.00' Overlap
Row Length Adjustment= +1.00' x 6.07 sf x 3 rows

47.0" Wide + 6.0" Spacing = 53.0" C-C Row Spacing

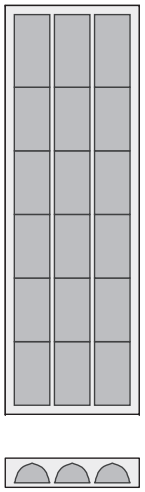
6 Chambers/Row x 7.00' Long +1.00' Row Adjustment = 43.00' Row Length +12.0" End Stone x 2 = 45.00' Base Length
3 Rows x 47.0" Wide + 6.0" Spacing x 2 + 12.0" Side Stone x 2 = 14.75' Base Width
6.0" Base + 26.5" Chamber Height + 6.0" Cover = 3.21' Field Height

18 Chambers x 42.5 cf +1.00' Row Adjustment x 6.07 sf x 3 Rows = 783.3 cf Chamber Storage

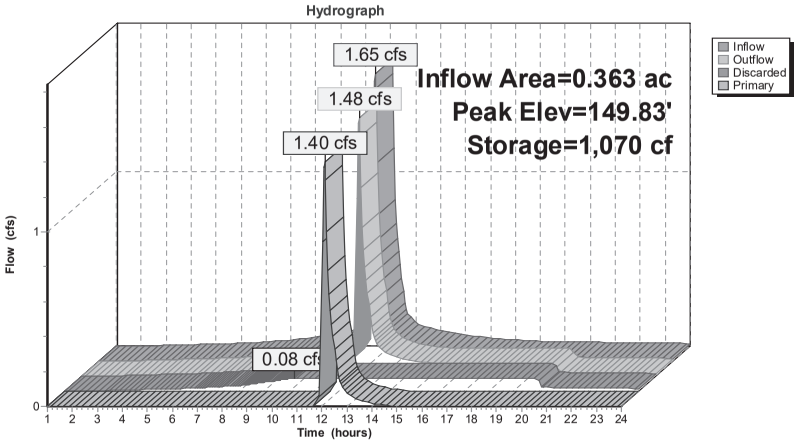
2,129.5 cf Field - 783.3 cf Chambers = 1,346.3 cf Stone x 40.0% Voids = 538.5 cf Stone Storage

Chamber Storage + Stone Storage = 1,321.8 cf = 0.030 af
Overall Storage Efficiency = 62.1%
Overall System Size = 45.00' x 14.75' x 3.21'

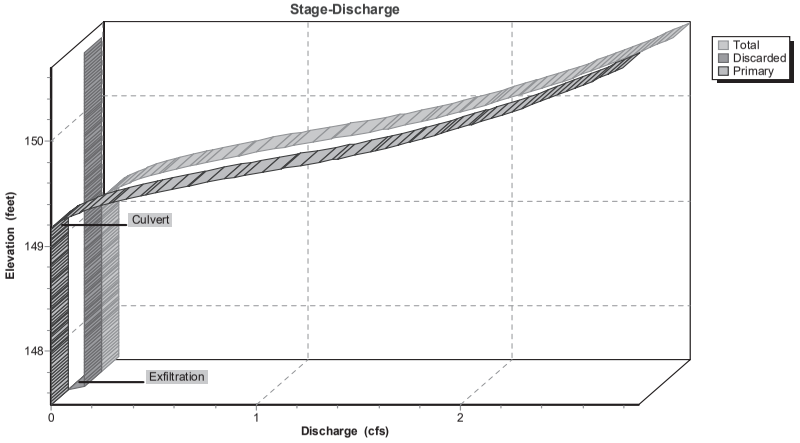
18 Chambers
78.9 cy Field
49.9 cy Stone



Pond 7P: UG A



Pond 7P: UG A



Summary for Pond 13P: UG B

Inflow Area = 0.186 ac, 51.02% Impervious, Inflow Depth > 3.19" for 10-Year event
Inflow = 0.69 cfs @ 12.07 hrs, Volume= 0.049 af
Outflow = 0.02 cfs @ 10.30 hrs, Volume= 0.025 af, Atten= 97%, Lag= 0.0 min
Discarded = 0.02 cfs @ 10.30 hrs, Volume= 0.025 af
Primary = 0.00 cfs @ 1.00 hrs, Volume= 0.000 af

Routing by Stor-Ind method, Time Span= 1.00-24.00 hrs, dt= 0.05 hrs
Peak Elev= 149.45' @ 16.27 hrs Surf.Area= 870 sf Storage= 1,300 cf

Plug-Flow detention time= 290.8 min calculated for 0.025 af (51% of inflow)
Center-of-Mass det. time= 179.3 min (984.8 - 805.5)

Volume	Invert	Avail.Storage	Storage Description
#1A	147.30'	702 cf	**14.75'W x 59.00'L x 3.21'H Field A** 2,792 cf Overall - 1,038 cf Embedded = 1,754 cf x 40.0% Voids
#2A	147.80'	1,038 cf	**Cultec R-280HD** x 24 Inside #1 Effective Size= 46.9"W x 26.0"H => 6.07 sf x 7.00'L = 42.5 cf Overall Size= 47.0"W x 26.5"H x 8.00'L with 1.00' Overlap Row Length Adjustment= +1.00' x 6.07 sf x 3 rows
		1,740 cf	Total Available Storage

Storage Group A created with Chamber Wizard

Device	Routing	Invert	Outlet Devices
#1	Discarded	147.30'	**1.000 in/hr Exfiltration over Surface area**
#2	Primary	149.46'	**6.0" Round Culvert** L= 132.0' CPP, square edge headwall, Ke= 0.500 Inlet / Outlet Invert= 149.46' / 148.17' S= 0.0098 '/' Cc= 0.900 n= 0.012, Flow Area= 0.20 sf

Discarded OutFlow Max=0.02 cfs @ 10.30 hrs HW=147.33' (Free Discharge)
↑**1=Exfiltration** (Exfiltration Controls 0.02 cfs)

Primary OutFlow Max=0.00 cfs @ 1.00 hrs HW=147.30' (Free Discharge)
↑**2=Culvert** (Controls 0.00 cfs)

Pond 13P: UG B - Chamber Wizard Field A

Chamber Model = Cultec R-280HD (Cultec Recharger® 280HD)
Effective Size= 46.9"W x 26.0"H => 6.07 sf x 7.00'L = 42.5 cf
Overall Size= 47.0"W x 26.5"H x 8.00'L with 1.00' Overlap
Row Length Adjustment= +1.00' x 6.07 sf x 3 rows

47.0" Wide + 6.0" Spacing = 53.0" C-C Row Spacing

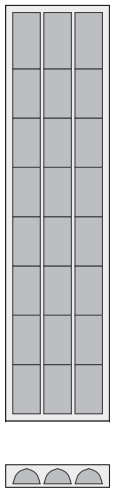
8 Chambers/Row x 7.00' Long +1.00' Row Adjustment = 57.00' Row Length +12.0" End Stone x 2 = 59.00' Base Length
3 Rows x 47.0" Wide + 6.0" Spacing x 2 + 12.0" Side Stone x 2 = 14.75' Base Width
6.0" Base + 26.5" Chamber Height + 6.0" Cover = 3.21' Field Height

24 Chambers x 42.5 cf +1.00' Row Adjustment x 6.07 sf x 3 Rows = 1,038.3 cf Chamber Storage

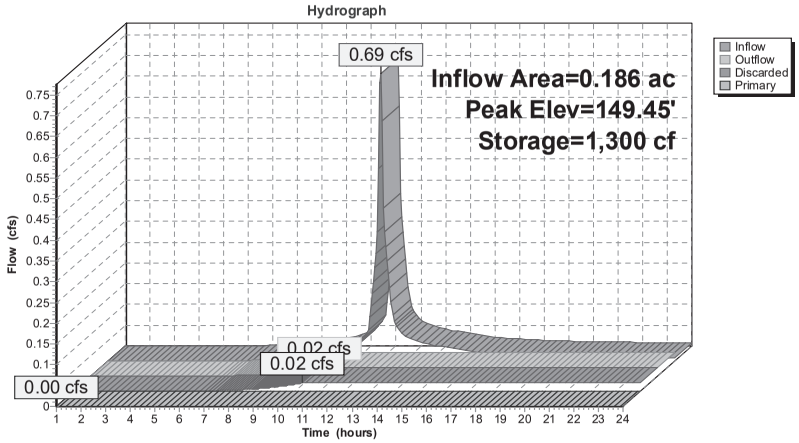
2,792.1 cf Field - 1,038.3 cf Chambers = 1,753.8 cf Stone x 40.0% Voids = 701.5 cf Stone Storage

Chamber Storage + Stone Storage = 1,739.8 cf = 0.040 af
Overall Storage Efficiency = 62.3%
Overall System Size = 59.00' x 14.75' x 3.21'

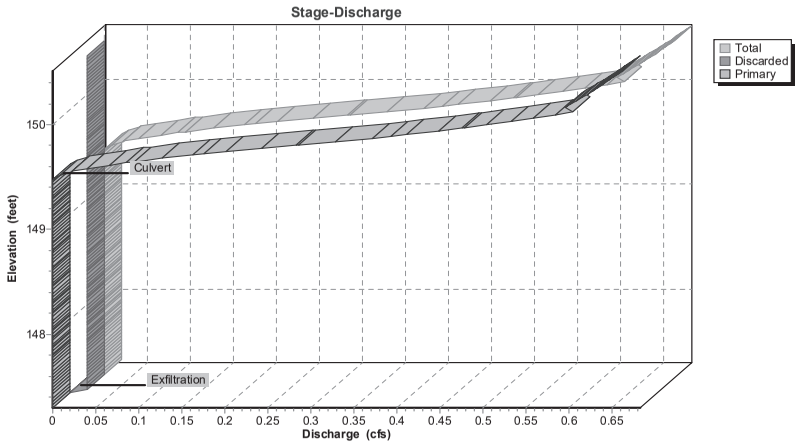
24 Chambers
103.4 cy Field
65.0 cy Stone



Pond 13P: UG B



Pond 13P: UG B

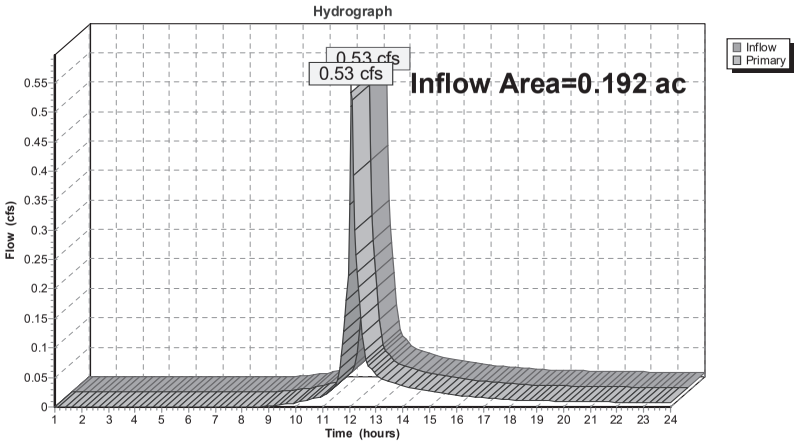


Summary for Link 21L: Outfall 2

Inflow Area = 0.192 ac, 13.21% Impervious, Inflow Depth > 2.37" for 10-Year event
Inflow = 0.53 cfs @ 12.08 hrs, Volume= 0.038 af
Primary = 0.53 cfs @ 12.08 hrs, Volume= 0.038 af, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 1.00-24.00 hrs, dt= 0.05 hrs

Link 21L: Outfall 2

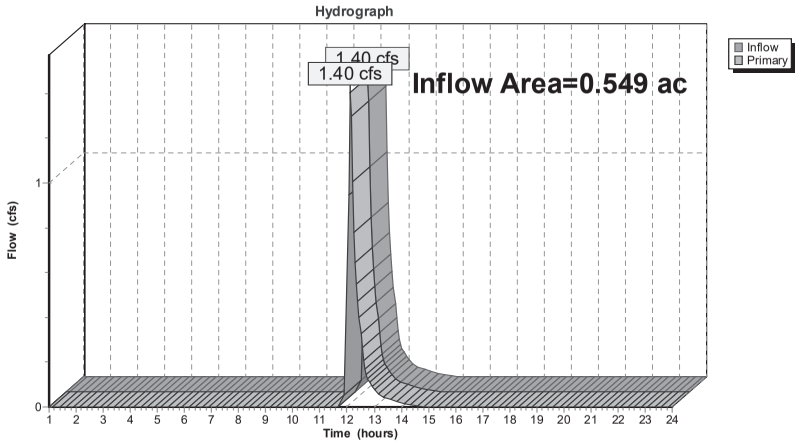


Summary for Link 22L: Outfall 1

Inflow Area = 0.549 ac, 77.23% Impervious, Inflow Depth = 0.94" for 10-Year event
Inflow = 1.40 cfs @ 12.12 hrs, Volume= 0.043 af
Primary = 1.40 cfs @ 12.12 hrs, Volume= 0.043 af, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 1.00-24.00 hrs, dt= 0.05 hrs

Link 22L: Outfall 1



Time span=1.00-24.00 hrs, dt=0.05 hrs, 461 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

Subcatchment 10: DA10 Runoff Area=15,808 sf 90.68% Impervious Runoff Depth>5.43"
Tc=5.0 min CN=96 Runoff=2.09 cfs 0.164 af

Subcatchment 20: DA20 Runoff Area=8,342 sf 13.21% Impervious Runoff Depth>3.39"
Tc=5.0 min CN=77 Runoff=0.76 cfs 0.054 af

Subcatchment 21: DA21 Runoff Area=8,111 sf 51.02% Impervious Runoff Depth>4.31"
Tc=5.0 min CN=86 Runoff=0.93 cfs 0.067 af

Pond 7P: UG A Peak Elev=150.02' Storage=1,138 cf Inflow=2.09 cfs 0.164 af
Discarded=0.08 cfs 0.096 af Primary=1.80 cfs 0.068 af Outflow=1.88 cfs 0.164 af

Pond 13P: UG B Peak Elev=149.66' Storage=1,420 cf Inflow=0.93 cfs 0.067 af
Discarded=0.02 cfs 0.027 af Primary=0.11 cfs 0.014 af Outflow=0.13 cfs 0.040 af

Link 21L: Outfall 2 Inflow=0.76 cfs 0.054 af
Primary=0.76 cfs 0.054 af

Link 22L: Outfall 1 Inflow=1.80 cfs 0.081 af
Primary=1.80 cfs 0.081 af

Total Runoff Area = 0.741 ac Runoff Volume = 0.285 af Average Runoff Depth = 4.62"
39.33% Pervious = 0.291 ac 60.67% Impervious = 0.449 ac

Summary for Subcatchment 10: DA10

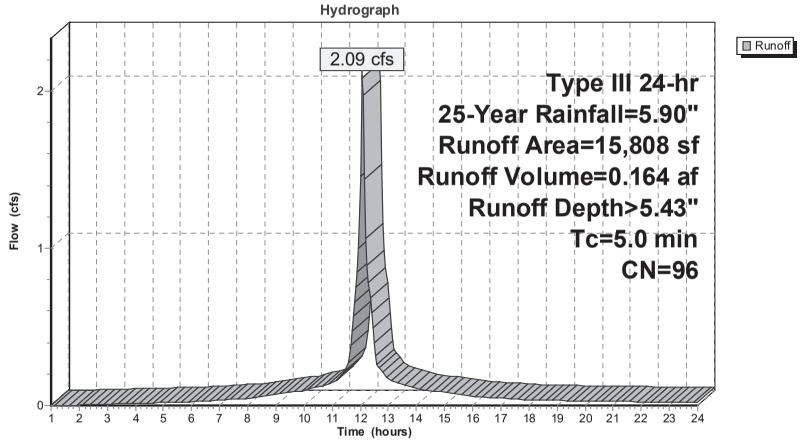
Runoff = 2.09 cfs @ 12.07 hrs, Volume= 0.164 af, Depth> 5.43"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 1.00-24.00 hrs, dt= 0.05 hrs
Type III 24-hr 25-Year Rainfall=5.90"

Area (sf)	CN	Description
14,334	98	Paved parking, HSG C
1,474	74	>75% Grass cover, Good, HSG C
15,808	96	Weighted Average
1,474		9.32% Pervious Area
14,334		90.68% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					Direct Entry, Direct

Subcatchment 10: DA10



Summary for Subcatchment 20: DA20

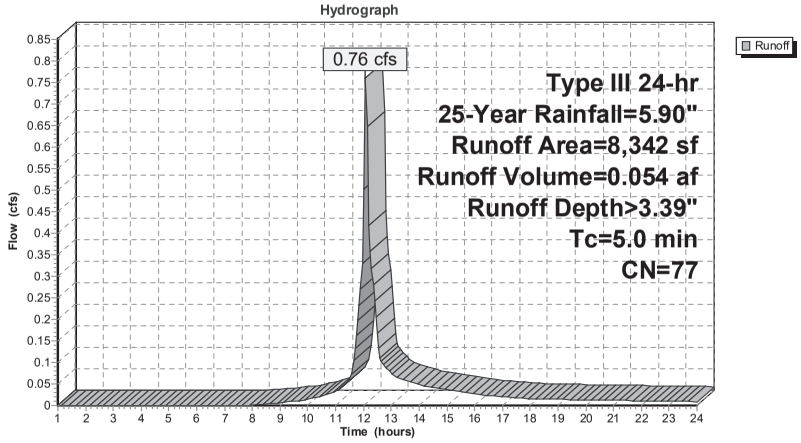
Runoff = 0.76 cfs @ 12.08 hrs, Volume= 0.054 af, Depth> 3.39"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 1.00-24.00 hrs, dt= 0.05 hrs
Type III 24-hr 25-Year Rainfall=5.90"

Area (sf)	CN	Description
1,102	98	Paved parking, HSG C
7,240	74	>75% Grass cover, Good, HSG C
8,342	77	Weighted Average
7,240		86.79% Pervious Area
1,102		13.21% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					Direct Entry, Direct

Subcatchment 20: DA20



Summary for Subcatchment 21: DA21

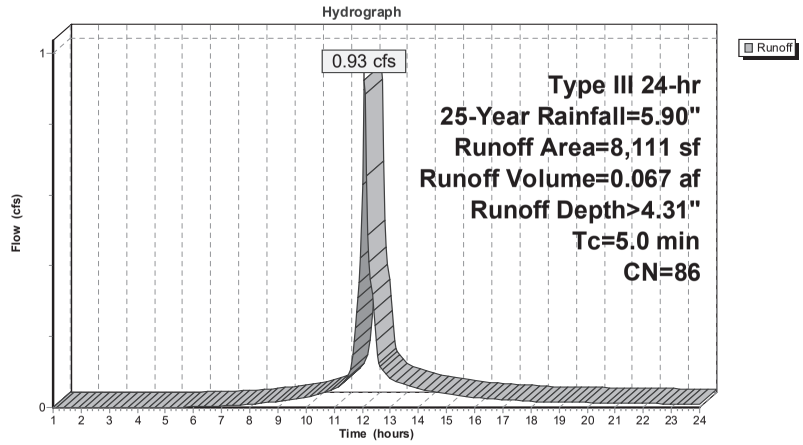
Runoff = 0.93 cfs @ 12.07 hrs, Volume= 0.067 af, Depth> 4.31"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 1.00-24.00 hrs, dt= 0.05 hrs
Type III 24-hr 25-Year Rainfall=5.90"

Area (sf)	CN	Description
4,138	98	Paved parking, HSG C
3,973	74	>75% Grass cover, Good, HSG C
8,111	86	Weighted Average
3,973		48.98% Pervious Area
4,138		51.02% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					Direct Entry, Direct

Subcatchment 21: DA21



Summary for Pond 7P: UG A

Inflow Area = 0.363 ac, 90.68% Impervious, Inflow Depth > 5.43" for 25-Year event
Inflow = 2.09 cfs @ 12.07 hrs, Volume= 0.164 af
Outflow = 1.88 cfs @ 12.11 hrs, Volume= 0.164 af, Atten= 10%, Lag= 2.4 min
Discarded = 0.08 cfs @ 9.35 hrs, Volume= 0.096 af
Primary = 1.80 cfs @ 12.11 hrs, Volume= 0.068 af

Routing by Stor-Ind method, Time Span= 1.00-24.00 hrs, dt= 0.05 hrs
Peak Elev= 150.02' @ 12.11 hrs Surf.Area= 664 sf Storage= 1,138 cf

Plug-Flow detention time= 50.2 min calculated for 0.164 af (100% of inflow)
Center-of-Mass det. time= 49.9 min (807.2 - 757.3)

Volume	Invert	Avail.Storage	Storage Description
#1A	147.49'	539 cf	**14.75'W x 45.00'L x 3.21'H Field A** 2,130 cf Overall - 783 cf Embedded = 1,346 cf x 40.0% Voids
#2A	147.99'	783 cf	**Cultec R-280HD** x 18 Inside #1 Effective Size= 46.9"W x 26.0"H => 6.07 sf x 7.00'L = 42.5 cf Overall Size= 47.0"W x 26.5"H x 8.00'L with 1.00' Overlap Row Length Adjustment= +1.00' x 6.07 sf x 3 rows
		1,322 cf	Total Available Storage

Storage Group A created with Chamber Wizard

Device	Routing	Invert	Outlet Devices
#1	Primary	149.13'	**10.0" Round Culvert** L= 42.0' CPP, square edge headwall, Ke= 0.500 Inlet / Outlet Invert= 149.13' / 148.67' S= 0.0110 '/' Cc= 0.900 n= 0.012, Flow Area= 0.55 sf
#2	Discarded	147.49'	**5.000 in/hr Exfiltration over Surface area**

Discarded OutFlow Max=0.08 cfs @ 9.35 hrs HW=147.52' (Free Discharge)
↑**2=Exfiltration** (Exfiltration Controls 0.08 cfs)

Primary OutFlow Max=1.77 cfs @ 12.11 hrs HW=150.00' (Free Discharge)
↑**1=Culvert** (Inlet Controls 1.77 cfs @ 3.25 fps)

Pond 7P: UG A - Chamber Wizard Field A

Chamber Model = Cultec R-280HD (Cultec Recharger® 280HD)
Effective Size= 46.9"W x 26.0"H => 6.07 sf x 7.00'L = 42.5 cf
Overall Size= 47.0"W x 26.5"H x 8.00'L with 1.00' Overlap
Row Length Adjustment= +1.00' x 6.07 sf x 3 rows

47.0" Wide + 6.0" Spacing = 53.0" C-C Row Spacing

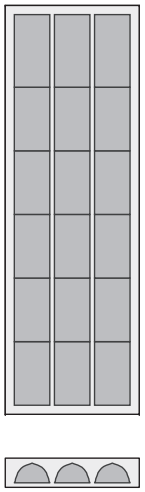
6 Chambers/Row x 7.00' Long +1.00' Row Adjustment = 43.00' Row Length +12.0" End Stone x 2 = 45.00' Base Length
3 Rows x 47.0" Wide + 6.0" Spacing x 2 + 12.0" Side Stone x 2 = 14.75' Base Width
6.0" Base + 26.5" Chamber Height + 6.0" Cover = 3.21' Field Height

18 Chambers x 42.5 cf +1.00' Row Adjustment x 6.07 sf x 3 Rows = 783.3 cf Chamber Storage

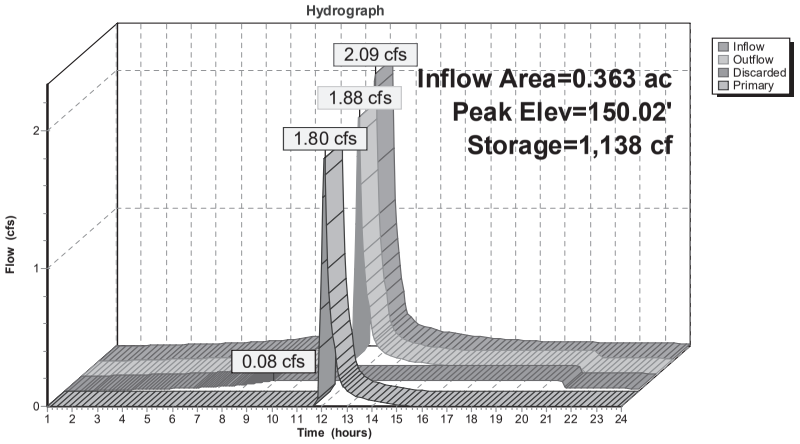
2,129.5 cf Field - 783.3 cf Chambers = 1,346.3 cf Stone x 40.0% Voids = 538.5 cf Stone Storage

Chamber Storage + Stone Storage = 1,321.8 cf = 0.030 af
Overall Storage Efficiency = 62.1%
Overall System Size = 45.00' x 14.75' x 3.21'

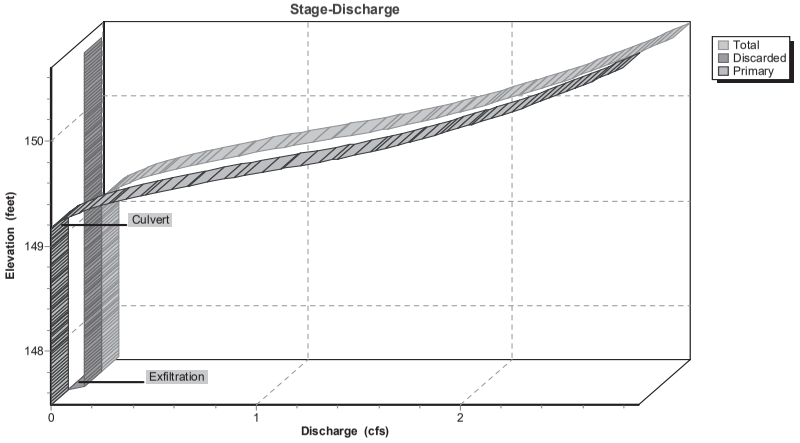
18 Chambers
78.9 cy Field
49.9 cy Stone



Pond 7P: UG A



Pond 7P: UG A



Summary for Pond 13P: UG B

Inflow Area = 0.186 ac, 51.02% Impervious, Inflow Depth > 4.31" for 25-Year event
Inflow = 0.93 cfs @ 12.07 hrs, Volume= 0.067 af
Outflow = 0.13 cfs @ 12.58 hrs, Volume= 0.040 af, Atten= 85%, Lag= 30.5 min
Discarded = 0.02 cfs @ 9.45 hrs, Volume= 0.027 af
Primary = 0.11 cfs @ 12.58 hrs, Volume= 0.014 af

Routing by Stor-Ind method, Time Span= 1.00-24.00 hrs, dt= 0.05 hrs
Peak Elev= 149.66' @ 12.58 hrs Surf.Area= 870 sf Storage= 1,420 cf

Plug-Flow detention time= 220.3 min calculated for 0.040 af (60% of inflow)
Center-of-Mass det. time= 117.5 min (914.5 - 797.0)

Volume	Invert	Avail.Storage	Storage Description
#1A	147.30'	702 cf	**14.75'W x 59.00'L x 3.21'H Field A** 2,792 cf Overall - 1,038 cf Embedded = 1,754 cf x 40.0% Voids
#2A	147.80'	1,038 cf	**Cultec R-280HD** x 24 Inside #1 Effective Size= 46.9"W x 26.0"H => 6.07 sf x 7.00'L = 42.5 cf Overall Size= 47.0"W x 26.5"H x 8.00'L with 1.00' Overlap Row Length Adjustment= +1.00' x 6.07 sf x 3 rows
		1,740 cf	Total Available Storage

Storage Group A created with Chamber Wizard

Device	Routing	Invert	Outlet Devices
#1	Discarded	147.30'	**1.000 in/hr Exfiltration over Surface area**
#2	Primary	149.46'	**6.0" Round Culvert** L= 132.0' CPP, square edge headwall, Ke= 0.500 Inlet / Outlet Invert= 149.46' / 148.17' S= 0.0098 '/' Cc= 0.900 n= 0.012, Flow Area= 0.20 sf

Discarded OutFlow Max=0.02 cfs @ 9.45 hrs HW=147.33' (Free Discharge)
↑**1=Exfiltration** (Exfiltration Controls 0.02 cfs)

Primary OutFlow Max=0.11 cfs @ 12.58 hrs HW=149.66' (Free Discharge)
↑**2=Culvert** (Inlet Controls 0.11 cfs @ 1.53 fps)

Pond 13P: UG B - Chamber Wizard Field A

Chamber Model = Cultec R-280HD (Cultec Recharger® 280HD)
Effective Size= 46.9"W x 26.0"H => 6.07 sf x 7.00'L = 42.5 cf
Overall Size= 47.0"W x 26.5"H x 8.00'L with 1.00' Overlap
Row Length Adjustment= +1.00' x 6.07 sf x 3 rows

47.0" Wide + 6.0" Spacing = 53.0" C-C Row Spacing

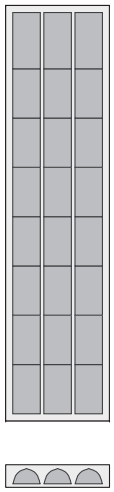
8 Chambers/Row x 7.00' Long +1.00' Row Adjustment = 57.00' Row Length +12.0" End Stone x 2 = 59.00' Base Length
3 Rows x 47.0" Wide + 6.0" Spacing x 2 + 12.0" Side Stone x 2 = 14.75' Base Width
6.0" Base + 26.5" Chamber Height + 6.0" Cover = 3.21' Field Height

24 Chambers x 42.5 cf +1.00' Row Adjustment x 6.07 sf x 3 Rows = 1,038.3 cf Chamber Storage

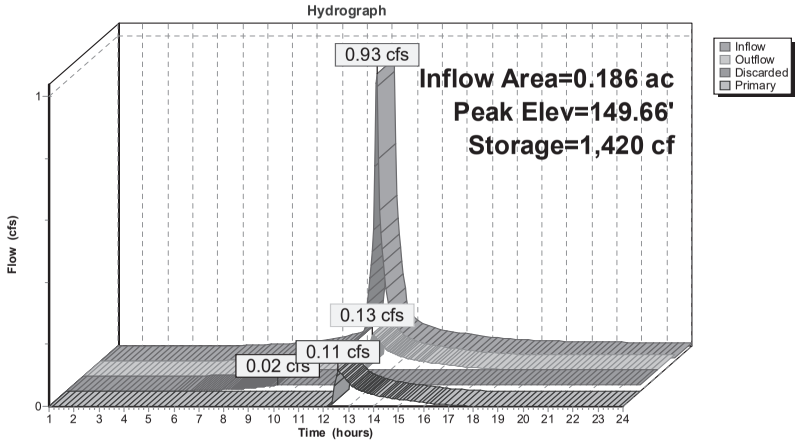
2,792.1 cf Field - 1,038.3 cf Chambers = 1,753.8 cf Stone x 40.0% Voids = 701.5 cf Stone Storage

Chamber Storage + Stone Storage = 1,739.8 cf = 0.040 af
Overall Storage Efficiency = 62.3%
Overall System Size = 59.00' x 14.75' x 3.21'

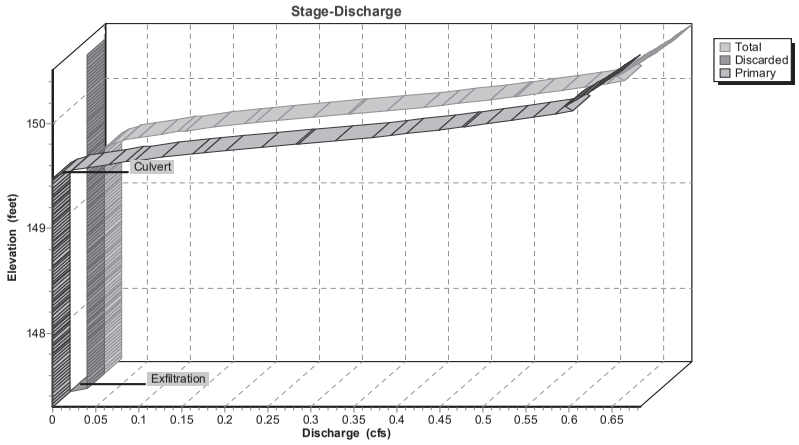
24 Chambers
103.4 cy Field
65.0 cy Stone



Pond 13P: UG B



Pond 13P: UG B

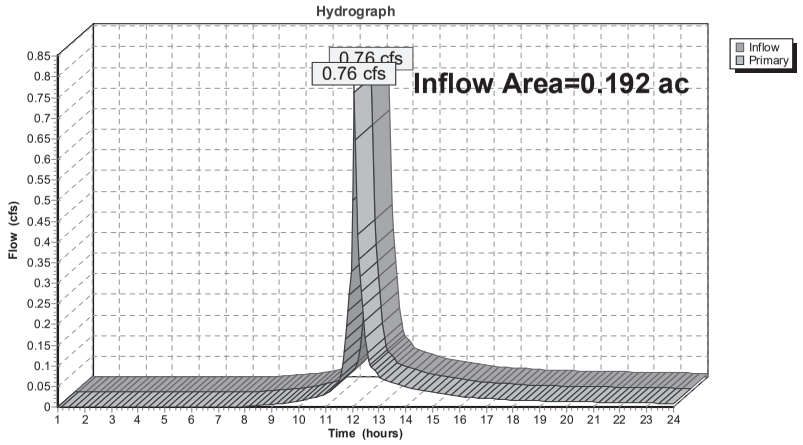


Summary for Link 21L: Outfall 2

Inflow Area = 0.192 ac, 13.21% Impervious, Inflow Depth > 3.39" for 25-Year event
Inflow = 0.76 cfs @ 12.08 hrs, Volume= 0.054 af
Primary = 0.76 cfs @ 12.08 hrs, Volume= 0.054 af, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 1.00-24.00 hrs, dt= 0.05 hrs

Link 21L: Outfall 2

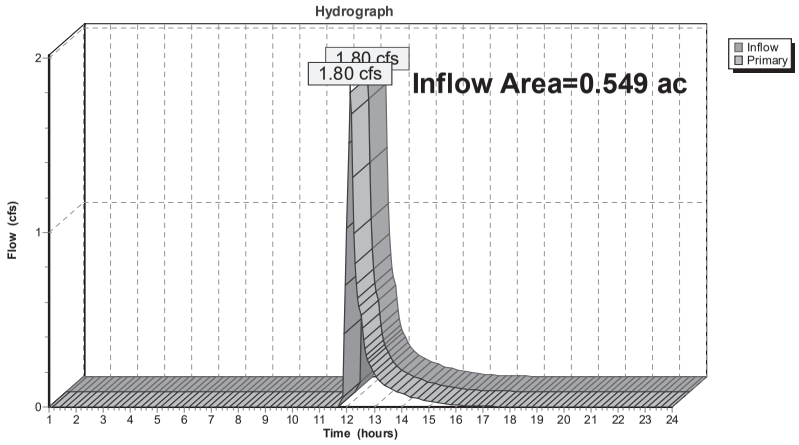


Summary for Link 22L: Outfall 1

Inflow Area = 0.549 ac, 77.23% Impervious, Inflow Depth = 1.78" for 25-Year event
Inflow = 1.80 cfs @ 12.11 hrs, Volume= 0.081 af
Primary = 1.80 cfs @ 12.11 hrs, Volume= 0.081 af, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 1.00-24.00 hrs, dt= 0.05 hrs

Link 22L: Outfall 1



Time span=1.00-24.00 hrs, dt=0.05 hrs, 461 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

Subcatchment 10: DA10 Runoff Area=15,808 sf 90.68% Impervious Runoff Depth>7.86"
Tc=5.0 min CN=96 Runoff=2.97 cfs 0.238 af

Subcatchment 20: DA20 Runoff Area=8,342 sf 13.21% Impervious Runoff Depth>5.58"
Tc=5.0 min CN=77 Runoff=1.25 cfs 0.089 af

Subcatchment 21: DA21 Runoff Area=8,111 sf 51.02% Impervious Runoff Depth>6.66"
Tc=5.0 min CN=86 Runoff=1.40 cfs 0.103 af

Pond 7P: UG A Peak Elev=150.52' Storage=1,274 cf Inflow=2.97 cfs 0.238 af
Discarded=0.08 cfs 0.114 af Primary=2.58 cfs 0.123 af Outflow=2.65 cfs 0.238 af

Pond 13P: UG B Peak Elev=150.31' Storage=1,672 cf Inflow=1.40 cfs 0.103 af
Discarded=0.02 cfs 0.029 af Primary=0.63 cfs 0.045 af Outflow=0.65 cfs 0.074 af

Link 21L: Outfall 2 Inflow=1.25 cfs 0.089 af
Primary=1.25 cfs 0.089 af

Link 22L: Outfall 1 Inflow=3.06 cfs 0.169 af
Primary=3.06 cfs 0.169 af

Total Runoff Area = 0.741 ac Runoff Volume = 0.430 af Average Runoff Depth = 6.97"
39.33% Pervious = 0.291 ac 60.67% Impervious = 0.449 ac

Summary for Subcatchment 10: DA10

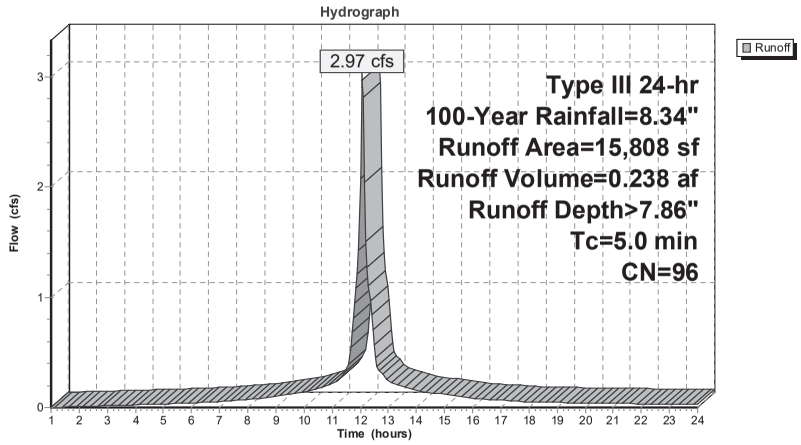
Runoff = 2.97 cfs @ 12.07 hrs, Volume= 0.238 af, Depth> 7.86"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 1.00-24.00 hrs, dt= 0.05 hrs
Type III 24-hr 100-Year Rainfall=8.34"

Area (sf)	CN	Description
14,334	98	Paved parking, HSG C
1,474	74	>75% Grass cover, Good, HSG C
15,808	96	Weighted Average
1,474		9.32% Pervious Area
14,334		90.68% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					Direct Entry, Direct

Subcatchment 10: DA10



Summary for Subcatchment 20: DA20

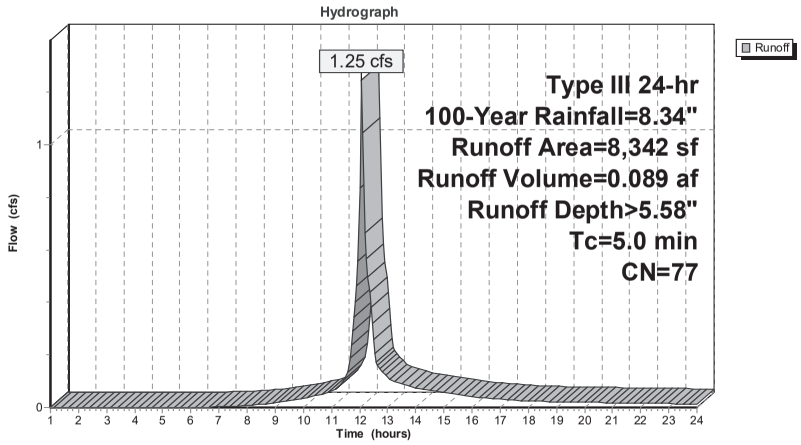
Runoff = 1.25 cfs @ 12.07 hrs, Volume= 0.089 af, Depth> 5.58"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 1.00-24.00 hrs, dt= 0.05 hrs
Type III 24-hr 100-Year Rainfall=8.34"

Area (sf)	CN	Description
1,102	98	Paved parking, HSG C
7,240	74	>75% Grass cover, Good, HSG C
8,342	77	Weighted Average
7,240		86.79% Pervious Area
1,102		13.21% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					Direct Entry, Direct

Subcatchment 20: DA20



Summary for Subcatchment 21: DA21

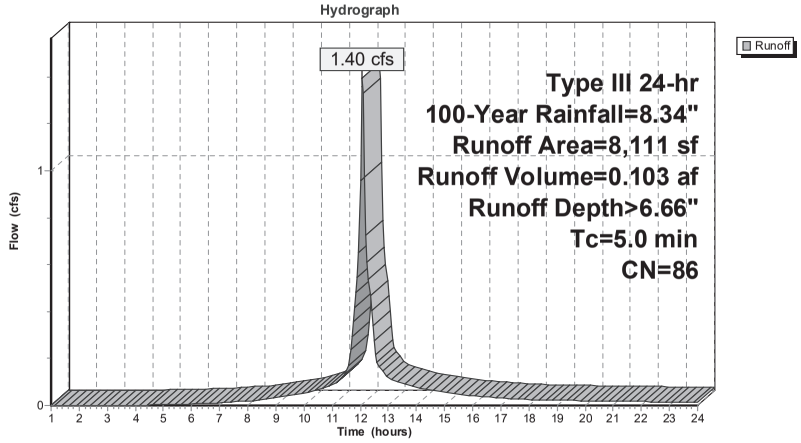
Runoff = 1.40 cfs @ 12.07 hrs, Volume= 0.103 af, Depth> 6.66"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 1.00-24.00 hrs, dt= 0.05 hrs
Type III 24-hr 100-Year Rainfall=8.34"

Area (sf)	CN	Description
4,138	98	Paved parking, HSG C
3,973	74	>75% Grass cover, Good, HSG C
8,111	86	Weighted Average
3,973		48.98% Pervious Area
4,138		51.02% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					**Direct Entry, Direct**

Subcatchment 21: DA21



Summary for Pond 7P: UG A

Inflow Area = 0.363 ac, 90.68% Impervious, Inflow Depth > 7.86" for 100-Year event
Inflow = 2.97 cfs @ 12.07 hrs, Volume= 0.238 af
Outflow = 2.65 cfs @ 12.11 hrs, Volume= 0.238 af, Atten= 11%, Lag= 2.6 min
Discarded = 0.08 cfs @ 8.30 hrs, Volume= 0.114 af
Primary = 2.58 cfs @ 12.11 hrs, Volume= 0.123 af

Routing by Stor-Ind method, Time Span= 1.00-24.00 hrs, dt= 0.05 hrs
Peak Elev= 150.52' @ 12.11 hrs Surf.Area= 664 sf Storage= 1,274 cf

Plug-Flow detention time= 46.7 min calculated for 0.237 af (100% of inflow)
Center-of-Mass det. time= 46.4 min (796.7 - 750.3)

Volume	Invert	Avail.Storage	Storage Description
#1A	147.49'	539 cf	**14.75'W x 45.00'L x 3.21'H Field A** 2,130 cf Overall - 783 cf Embedded = 1,346 cf x 40.0% Voids
#2A	147.99'	783 cf	**Cultec R-280HD** x 18 Inside #1 Effective Size= 46.9"W x 26.0"H => 6.07 sf x 7.00'L = 42.5 cf Overall Size= 47.0"W x 26.5"H x 8.00'L with 1.00' Overlap Row Length Adjustment= +1.00' x 6.07 sf x 3 rows
		1,322 cf	Total Available Storage

Storage Group A created with Chamber Wizard

Device	Routing	Invert	Outlet Devices
#1	Primary	149.13'	**10.0" Round Culvert** L= 42.0' CPP, square edge headwall, Ke= 0.500 Inlet / Outlet Invert= 149.13' / 148.67' S= 0.0110 '/' Cc= 0.900 n= 0.012, Flow Area= 0.55 sf
#2	Discarded	147.49'	**5.000 in/hr Exfiltration over Surface area**

Discarded OutFlow Max=0.08 cfs @ 8.30 hrs HW=147.52' (Free Discharge)
↑**2=Exfiltration** (Exfiltration Controls 0.08 cfs)

Primary OutFlow Max=2.53 cfs @ 12.11 hrs HW=150.48' (Free Discharge)
↑**1=Culvert** (Barrel Controls 2.53 cfs @ 4.63 fps)

Pond 7P: UG A - Chamber Wizard Field A

Chamber Model = Cultec R-280HD (Cultec Recharger®280HD)
Effective Size= 46.9"W x 26.0"H => 6.07 sf x 7.00'L = 42.5 cf
Overall Size= 47.0"W x 26.5"H x 8.00'L with 1.00' Overlap
Row Length Adjustment= +1.00' x 6.07 sf x 3 rows

47.0" Wide + 6.0" Spacing = 53.0" C-C Row Spacing

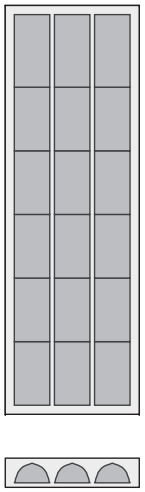
6 Chambers/Row x 7.00' Long +1.00' Row Adjustment = 43.00' Row Length +12.0" End Stone x 2 = 45.00' Base Length
3 Rows x 47.0" Wide + 6.0" Spacing x 2 + 12.0" Side Stone x 2 = 14.75' Base Width
6.0" Base + 26.5" Chamber Height + 6.0" Cover = 3.21' Field Height

18 Chambers x 42.5 cf +1.00' Row Adjustment x 6.07 sf x 3 Rows = 783.3 cf Chamber Storage

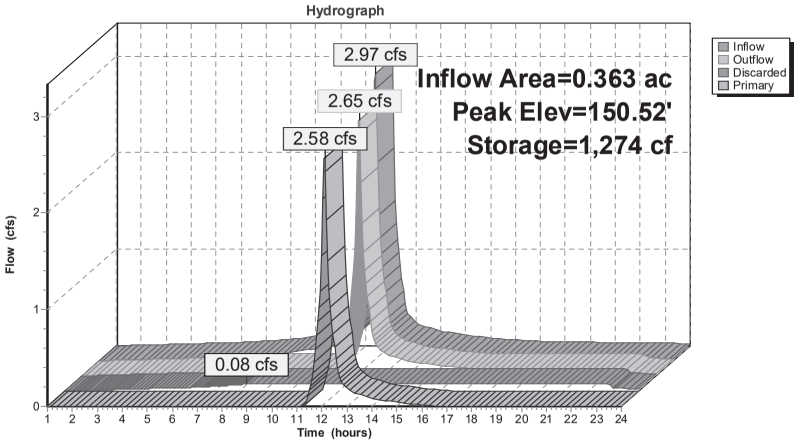
2,129.5 cf Field - 783.3 cf Chambers = 1,346.3 cf Stone x 40.0% Voids = 538.5 cf Stone Storage

Chamber Storage + Stone Storage = 1,321.8 cf = 0.030 af
Overall Storage Efficiency = 62.1%
Overall System Size = 45.00' x 14.75' x 3.21'

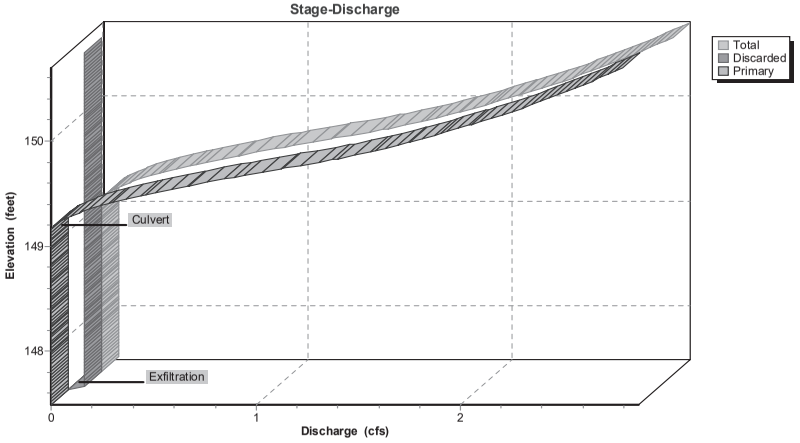
18 Chambers
78.9 cy Field
49.9 cy Stone



Pond 7P: UG A



Pond 7P: UG A



Summary for Pond 13P: UG B

Inflow Area = 0.186 ac, 51.02% Impervious, Inflow Depth > 6.66" for 100-Year event
Inflow = 1.40 cfs @ 12.07 hrs, Volume= 0.103 af
Outflow = 0.65 cfs @ 12.24 hrs, Volume= 0.074 af, Atten= 54%, Lag= 9.9 min
Discarded = 0.02 cfs @ 8.30 hrs, Volume= 0.029 af
Primary = 0.63 cfs @ 12.24 hrs, Volume= 0.045 af

Routing by Stor-Ind method, Time Span= 1.00-24.00 hrs, dt= 0.05 hrs
Peak Elev= 150.31' @ 12.24 hrs Surf.Area= 870 sf Storage= 1,672 cf

Plug-Flow detention time= 148.4 min calculated for 0.074 af (72% of inflow)
Center-of-Mass det. time= 59.3 min (844.4 - 785.1)

Volume	Invert	Avail.Storage	Storage Description
#1A	147.30'	702 cf	**14.75'W x 59.00'L x 3.21'H Field A** 2,792 cf Overall - 1,038 cf Embedded = 1,754 cf x 40.0% Voids
#2A	147.80'	1,038 cf	**Cultec R-280HD** x 24 Inside #1 Effective Size= 46.9"W x 26.0"H => 6.07 sf x 7.00'L = 42.5 cf Overall Size= 47.0"W x 26.5"H x 8.00'L with 1.00' Overlap Row Length Adjustment= +1.00' x 6.07 sf x 3 rows
		1,740 cf	Total Available Storage

Storage Group A created with Chamber Wizard

Device	Routing	Invert	Outlet Devices
#1	Discarded	147.30'	**1.000 in/hr Exfiltration over Surface area**
#2	Primary	149.46'	**6.0" Round Culvert** L= 132.0' CPP, square edge headwall, Ke= 0.500 Inlet / Outlet Invert= 149.46' / 148.17' S= 0.0098 '/' Cc= 0.900 n= 0.012, Flow Area= 0.20 sf

Discarded OutFlow Max=0.02 cfs @ 8.30 hrs HW=147.33' (Free Discharge)
↑**1=Exfiltration** (Exfiltration Controls 0.02 cfs)

Primary OutFlow Max=0.63 cfs @ 12.24 hrs HW=150.31' (Free Discharge)
↑**2=Culvert** (Barrel Controls 0.63 cfs @ 3.19 fps)

Pond 13P: UG B - Chamber Wizard Field A

Chamber Model = Cultec R-280HD (Cultec Recharger® 280HD)
Effective Size= 46.9"W x 26.0"H => 6.07 sf x 7.00'L = 42.5 cf
Overall Size= 47.0"W x 26.5"H x 8.00'L with 1.00' Overlap
Row Length Adjustment= +1.00' x 6.07 sf x 3 rows

47.0" Wide + 6.0" Spacing = 53.0" C-C Row Spacing

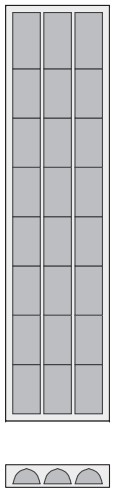
8 Chambers/Row x 7.00' Long +1.00' Row Adjustment = 57.00' Row Length +12.0" End Stone x 2 = 59.00' Base Length
3 Rows x 47.0" Wide + 6.0" Spacing x 2 + 12.0" Side Stone x 2 = 14.75' Base Width
6.0" Base + 26.5" Chamber Height + 6.0" Cover = 3.21' Field Height

24 Chambers x 42.5 cf +1.00' Row Adjustment x 6.07 sf x 3 Rows = 1,038.3 cf Chamber Storage

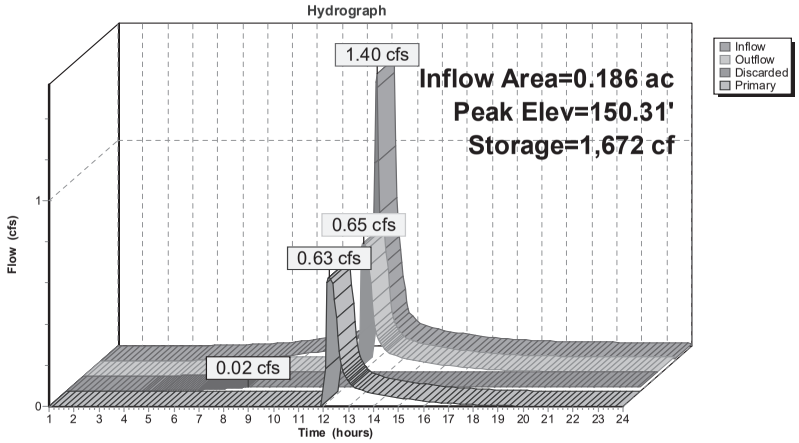
2,792.1 cf Field - 1,038.3 cf Chambers = 1,753.8 cf Stone x 40.0% Voids = 701.5 cf Stone Storage

Chamber Storage + Stone Storage = 1,739.8 cf = 0.040 af
Overall Storage Efficiency = 62.3%
Overall System Size = 59.00' x 14.75' x 3.21'

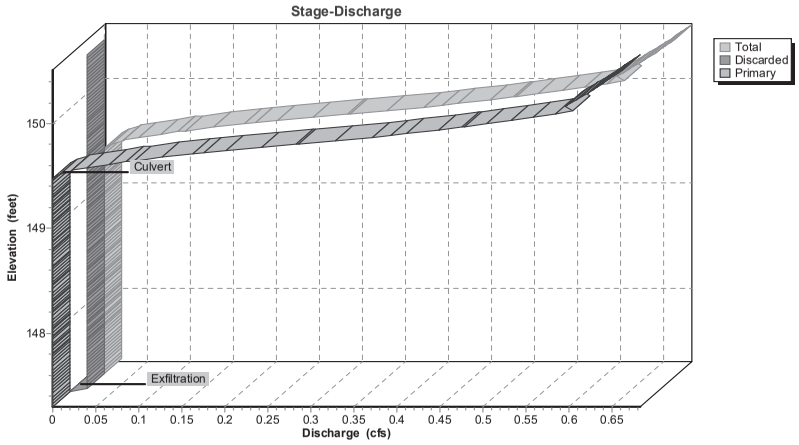
24 Chambers
103.4 cy Field
65.0 cy Stone



Pond 13P: UG B



Pond 13P: UG B

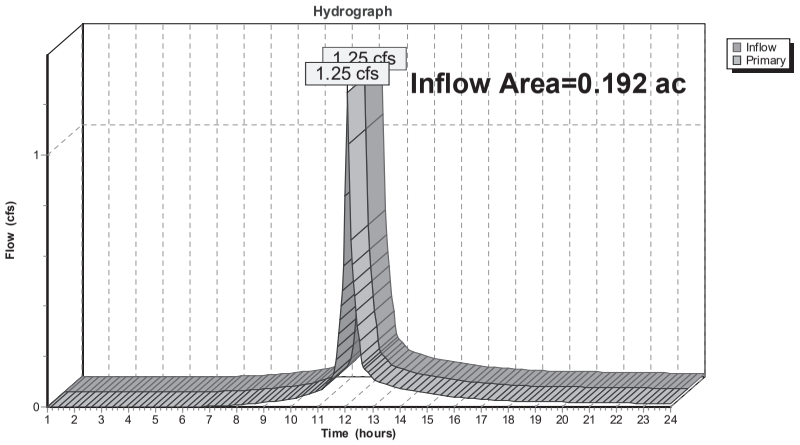


Summary for Link 21L: Outfall 2

Inflow Area = 0.192 ac, 13.21% Impervious, Inflow Depth > 5.58" for 100-Year event
Inflow = 1.25 cfs @ 12.07 hrs, Volume= 0.089 af
Primary = 1.25 cfs @ 12.07 hrs, Volume= 0.089 af, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 1.00-24.00 hrs, dt= 0.05 hrs

Link 21L: Outfall 2

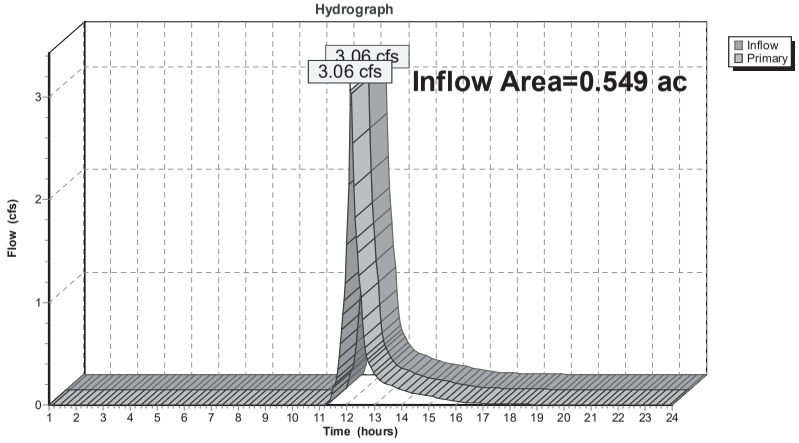


Summary for Link 22L: Outfall 1

Inflow Area = 0.549 ac, 77.23% Impervious, Inflow Depth = 3.68" for 100-Year event
Inflow = 3.06 cfs @ 12.13 hrs, Volume= 0.169 af
Primary = 3.06 cfs @ 12.13 hrs, Volume= 0.169 af, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 1.00-24.00 hrs, dt= 0.05 hrs

Link 22L: Outfall 1



Instructions for Completing Part 1

Part 1 is to be completed by the applicant or project sponsor. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification.

Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information; indicate whether missing information does not exist, or is not reasonably available to the sponsor; and, when possible, generally describe work or studies which would be necessary to update or fully develop that information.

Applicants/sponsors must complete all items in Sections A & B. In Sections C, D & E, most items contain an initial question that must be answered either "Yes" or "No". If the answer to the initial question is "Yes", complete the sub-questions that follow. If the answer to the initial question is "No", proceed to the next question. Section F allows the project sponsor to identify and attach any additional information. Section G requires the name and signature of the applicant or project sponsor to verify that the information contained in Part 1is accurate and complete.

A. Project and Applicant/Sponsor Information.

Name of Action or Project: Two Cross Street		
Project Location (describe, and attach a general location map): Intersection of Cross and Main Streets, Beacon, NY		
Brief Description of Proposed Action (include purpose or need): Two Cross Street combines 172 Main Street with 24,185 SF new building construction on the currently vacant lot at the corner of Main and Cross Street to create a single mixed-use structure with retail uses on the first floor and residential uses on the second third floors (9 affordable senior, 9 market rate apartments with projected total of 20 bedrooms). The project includes a landscaped area open to the public at the corner of Main and Cross Streets, parking provided both on and off-site in locations shown on the plans.		
Name of Applicant/Sponsor: Hudson Todd, LLC	Telephone: 646-284-3118 E-Mail: jDonovan@HudsonTodd.com	
Address: 4 Cross Street		
City/PO: Beacon	State: NY	Zip Code: 12508
Project Contact (if not same as sponsor; give name and title/role): same	Telephone: E-Mail:	
Address:		
City/PO:	State:	Zip Code:
Property Owner (if not same as sponsor): same	Telephone: E-Mail:	
Address:		
City/PO:	State:	Zip Code:

B. Government Approvals

B. Government Approvals, Funding, or Sponsorship. ("Funding" includes grants, loans, tax relief, and any other forms of financial assistance.)

Government Entity	If Yes: Identify Agency and Approval(s) Required	Application Date (Actual or projected)
a. City Counsel, Town Board, or Village Board of Trustees ☐ Yes ☑ No		
b. City, Town or Village Planning Board or Commission ☑ Yes ☐ No	Site Plan Approval, ARB Certificate of Appropriateness	March 2022
c. City, Town or Village Zoning Board of Appeals ☐ Yes ☐ No		
d. Other local agencies ☐ Yes ☑ No		
e. County agencies ☑ Yes ☐ No	Dutchess County Department of Planning and Development	March 2022
f. Regional agencies ☐ Yes ☑ No		
g. State agencies ☐ Yes ☑ No		
h. Federal agencies ☐ Yes ☑ No		

i. Coastal Resources.

i. Is the project site within a Coastal Area, or the waterfront area of a Designated Inland Waterway? ☐ Yes ☑ No

ii. Is the project site located in a community with an approved Local Waterfront Revitalization Program? ☑ Yes ☐ No

iii. Is the project site within a Coastal Erosion Hazard Area? ☐ Yes ☑ No

C. Planning and Zoning

C.1. Planning and zoning actions.

Will administrative or legislative adoption, or amendment of a plan, local law, ordinance, rule or regulation be the only approval(s) which must be granted to enable the proposed action to proceed? ☐ Yes ☑ No

- **If Yes,** complete sections C, F and G.
- **If No,** proceed to question C.2 and complete all remaining sections and questions in Part 1

C.2. Adopted land use plans.

a. Do any municipally- adopted (city, town, village or county) comprehensive land use plan(s) include the site where the proposed action would be located? ☑ Yes ☐ No

If Yes, does the comprehensive plan include specific recommendations for the site where the proposed action would be located? ☐ Yes ☑ No

b. Is the site of the proposed action within any local or regional special planning district (for example: Greenway; Brownfield Opportunity Area (BOA); designated State or Federal heritage area; watershed management plan; or other?) ☑ Yes ☐ No

If Yes, identify the plan(s):

Lower Main Street Historic District, Historic District and Landmark Overlay Zone.

c. Is the proposed action located wholly or partially within an area listed in an adopted municipal open space plan, or an adopted municipal farmland protection plan? ☐ Yes ☑ No

If Yes, identify the plan(s):

C.3. Zoning

a. Is the site of the proposed action located in a municipality with an adopted zoning law or ordinance. ☑ Yes ☐ No
If Yes, what is the zoning classification(s) including any applicable overlay district?
CMS (Central Main Street), Lower Main Street Historic District; Historic District and Landmark Overlay Zone; Parking Overlay District (main parcels)

b. Is the use permitted or allowed by a special or conditional use permit? ☑ Yes ☐ No

c. Is a zoning change requested as part of the proposed action? ☐ Yes ☑ No
If Yes,
i. What is the proposed new zoning for the site? _____

C.4. Existing community services.

a. In what school district is the project site located? Beacon School District

b. What police or other public protection forces serve the project site?
Beacon City Police

c. Which fire protection and emergency medical services serve the project site?
Beacon Fire Department and Beacon Volunteer Ambulance Corps

d. What parks serve the project site?
Waterfront Park, Memorial Park, South Ave. Park

D. Project Details

D.1. Proposed and Potential Development

a. What is the general nature of the proposed action (e.g., residential, industrial, commercial, recreational; if mixed, include all components)? Mixed Use (1/3 Commercial, 2/3 Residential (frail elderly, NYState ESSHI, and market rate apts)

b. a. Total acreage of the site of the proposed action? 1.24 acres
b. Total acreage to be physically disturbed? 0.98 acres
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? 2.42 acres

c. Is the proposed action an expansion of an existing project or use? ☑ Yes ☐ No
i. If Yes, what is the approximate percentage of the proposed expansion and identify the units (e.g., acres, miles, housing units, square feet)? % _____ Units: from 4 to 18 res'l units

d. Is the proposed action a subdivision, or does it include a subdivision? ☐ Yes ☑ No
If Yes,
i. Purpose or type of subdivision? (e.g., residential, industrial, commercial; if mixed, specify types)
ii. Is a cluster/conservation layout proposed? ☐ Yes ☑ No
iii. Number of lots proposed? _____
iv. Minimum and maximum proposed lot sizes? Minimum _____ Maximum _____

e. Will the proposed action be constructed in multiple phases? ☐ Yes ☑ No
i. If No, anticipated period of construction: 18 months
ii. If Yes:
- Total number of phases anticipated _____
- Anticipated commencement date of phase 1 (including demolition) _____ month _____ year
- Anticipated completion date of final phase _____ month _____year
- Generally describe connections or relationships among phases, including any contingencies where progress of one phase may determine timing or duration of future phases: _____

f. Does the project include new residential uses? ☑ Yes ☐ No

If Yes, show numbers of units proposed.

	One Family	Two Family	Three Family	Multiple Family (four or more)
Initial Phase				18
At completion of all phases				18

g. Does the proposed action include new non-residential construction (including expansions)? ☑ Yes ☐ No

If Yes,

i. Total number of structures 1

ii. Dimensions (in feet) of largest proposed structure: 42 height; 116 width; and 102 length

iii. Approximate extent of building space to be heated or cooled: 4,980 commercial square feet

h. Does the proposed action include construction or other activities that will result in the impoundment of any liquids, such as creation of a water supply, reservoir, pond, lake, waste lagoon or other storage? ☐ Yes ☑ No

If Yes,

i. Purpose of the impoundment: _____

ii. If a water impoundment, the principal source of the water: ☐ Ground water ☐ Surface water streams ☐ Other specify:

_____

iii. If other than water, identify the type of impounded/contained liquids and their source.

_____

iv. Approximate size of the proposed impoundment. Volume: _____ million gallons; surface area: _____ acres

v. Dimensions of the proposed dam or impounding structure: _____ height; _____ length

vi. Construction method/materials for the proposed dam or impounding structure (e.g., earth fill, rock, wood, concrete):

_____

D.2. Project Operations

a. Does the proposed action include any excavation, mining, or dredging, during construction, operations, or both? (Not including general site preparation, grading or installation of utilities or foundations where all excavated materials will remain onsite) ☑ Yes ☐ No

If Yes:

i .What is the purpose of the excavation or dredging? excavation for foundation and cellar

ii. How much material (including rock, earth, sediments, etc.) is proposed to be removed from the site?

- Volume (specify tons or cubic yards): +/- 2000 CY
- Over what duration of time? 2 months

iii. Describe nature and characteristics of materials to be excavated or dredged, and plans to use, manage or dispose of them.

Seek nearby site that need fill for disposal

_____

iv. Will there be onsite dewatering or processing of excavated materials? ☐ Yes ☑ No

If yes, describe. Not anticipated

_____

v. What is the total area to be dredged or excavated? 0.16 acres

vi. What is the maximum area to be worked at any one time? 0.40 acres

vii. What would be the maximum depth of excavation or dredging? 11 feet

viii. Will the excavation require blasting? ☐ Yes ☑ No

ix. Summarize site reclamation goals and plan: _____

resoration of site outside the building line for landscape planting, hardscape terraces and parking.

_____

b. Would the proposed action cause or result in alteration of, increase or decrease in size of, or encroachment into any existing wetland, waterbody, shoreline, beach or adjacent area? ☐ Yes ☑ No

If Yes:

i. Identify the wetland or waterbody which would be affected (by name, water index number, wetland map number or geographic description): _____

_____

ii. Describe how the proposed action would affect that waterbody or wetland, e.g. excavation, fill, placement of structures, or alteration of channels, banks and shorelines. Indicate extent of activities, alterations and additions in square feet or acres:

iii. Will the proposed action cause or result in disturbance to bottom sediments? ☐Yes ☐No
If Yes, describe:

iv. Will the proposed action cause or result in the destruction or removal of aquatic vegetation? ☐Yes ☐No
If Yes:

- acres of aquatic vegetation proposed to be removed:
- expected acreage of aquatic vegetation remaining after project completion:
- purpose of proposed removal (e.g. beach clearing, invasive species control, boat access):
- proposed method of plant removal:
- if chemical/herbicide treatment will be used, specify product(s):

v. Describe any proposed reclamation/mitigation following disturbance:

c. Will the proposed action use, or create a new demand for water? ☑Yes ☐No
If Yes: (20 bedrooms @ 110 gpd/br + 4980 SF comm'l @ 0.1 gpd /sf + 8 employees @ 15 gpd/employee)

i. Total anticipated water usage/demand per day: 2,818 gallons/day

ii. Will the proposed action obtain water from an existing public water supply? ☑Yes ☐No
If Yes:

- Name of district or service area: City of Beacon
- Does the existing public water supply have capacity to serve the proposal? ☑Yes ☐No
- Is the project site in the existing district? ☑Yes ☐No
- Is expansion of the district needed? ☐Yes ☑No
- Do existing lines serve the project site? ☑Yes ☐No

iii. Will line extension within an existing district be necessary to supply the project? ☐Yes ☑No
If Yes:

- Describe extensions or capacity expansions proposed to serve this project:
- Source(s) of supply for the district:

iv. Is a new water supply district or service area proposed to be formed to serve the project site? ☐Yes ☑No
If, Yes:

- Applicant/sponsor for new district:
- Date application submitted or anticipated:
- Proposed source(s) of supply for new district:

v. If a public water supply will not be used, describe plans to provide water supply for the project:

vi. If water supply will be from wells (public or private), what is the maximum pumping capacity: _____ gallons/minute.

d. Will the proposed action generate liquid wastes? ☑Yes ☐No
If Yes: (20 bedrooms @ 110 gpd/br + 4980 SF comm'l @ 0.1 gpd /sf + 8 employees @ 15 gpd/employee)

i. Total anticipated liquid waste generation per day: 2,818 gallons/day

ii. Nature of liquid wastes to be generated (e.g., sanitary wastewater, industrial; if combination, describe all components and approximate volumes or proportions of each):
sanitary wastewater

iii. Will the proposed action use any existing public wastewater treatment facilities? ☑Yes ☐No
If Yes:

- Name of wastewater treatment plant to be used: City of Beacon
- Name of district: City of Beacon
- Does the existing wastewater treatment plant have capacity to serve the project? ☑Yes ☐No
- Is the project site in the existing district? ☑Yes ☐No
- Is expansion of the district needed? ☐Yes ☑No

- Do existing sewer lines serve the project site? ☑ Yes ☐ No
- Will a line extension within an existing district be necessary to serve the project? ☐ Yes ☑ No

If Yes:

- Describe extensions or capacity expansions proposed to serve this project: _____

iv. Will a new wastewater (sewage) treatment district be formed to serve the project site? ☐ Yes ☑ No

If Yes:

- Applicant/sponsor for new district: _____
- Date application submitted or anticipated: _____
- What is the receiving water for the wastewater discharge? _____

v. If public facilities will not be used, describe plans to provide wastewater treatment for the project, including specifying proposed receiving water (name and classification if surface discharge or describe subsurface disposal plans):

_____

vi. Describe any plans or designs to capture, recycle or reuse liquid waste: _____

Water-saving fixtures, including high efficiency washing machines, shower heads, waterless urinals in public restrooms

e. Will the proposed action disturb more than one acre and create stormwater runoff, either from new point sources (i.e. ditches, pipes, swales, curbs, gutters or other concentrated flows of stormwater) or non-point source (i.e. sheet flow) during construction or post construction? ☐ Yes ☑ No

If Yes:

i. How much impervious surface will the project create in relation to total size of project parcel?

_____ Square feet or _____ acres (impervious surface)

_____ Square feet or _____ acres (parcel size)

ii. Describe types of new point sources. _____

iii. Where will the stormwater runoff be directed (i.e. on-site stormwater management facility/structures, adjacent properties, groundwater, on-site surface water or off-site surface waters)?

_____

- If to surface waters, identify receiving water bodies or wetlands: _____
- Will stormwater runoff flow to adjacent properties? ☐ Yes ☐ No

iv. Does the proposed plan minimize impervious surfaces, use pervious materials or collect and re-use stormwater? ☐ Yes ☐ No

f. Does the proposed action include, or will it use on-site, one or more sources of air emissions, including fuel combustion, waste incineration, or other processes or operations? ☐ Yes ☑ No

If Yes, identify:

i. Mobile sources during project operations (e.g., heavy equipment, fleet or delivery vehicles)

_____

ii. Stationary sources during construction (e.g., power generation, structural heating, batch plant, crushers)

_____

iii. Stationary sources during operations (e.g., process emissions, large boilers, electric generation)

_____

g. Will any air emission sources named in D.2.f (above), require a NY State Air Registration, Air Facility Permit, or Federal Clean Air Act Title IV or Title V Permit? ☐ Yes ☑ No

If Yes:

i. Is the project site located in an Air quality non-attainment area? (Area routinely or periodically fails to meet ambient air quality standards for all or some parts of the year) ☐ Yes ☐ No

ii. In addition to emissions as calculated in the application, the project will generate:

- _____Tons/year (short tons) of Carbon Dioxide (CO_2)
- _____Tons/year (short tons) of Nitrous Oxide (N_2O)
- _____Tons/year (short tons) of Perfluorocarbons (PFCs)
- _____Tons/year (short tons) of Sulfur Hexafluoride (SF_6)
- _____Tons/year (short tons) of Carbon Dioxide equivalent of Hydroflourocarbons (HFCs)
- _____Tons/year (short tons) of Hazardous Air Pollutants (HAPs)

h. Will the proposed action generate or emit methane (including, but not limited to, sewage treatment plants, landfills, composting facilities)? ☐Yes ☑No

If Yes:

i. Estimate methane generation in tons/year (metric): _____

ii. Describe any methane capture, control or elimination measures included in project design (e.g., combustion to generate heat or electricity, flaring): _____

_____

i. Will the proposed action result in the release of air pollutants from open-air operations or processes, such as quarry or landfill operations? ☐Yes ☑No

If Yes: Describe operations and nature of emissions (e.g., diesel exhaust, rock particulates/dust):

_____

_____

j. Will the proposed action result in a substantial increase in traffic above present levels or generate substantial new demand for transportation facilities or services? ☐Yes ☑No

If Yes:

i. When is the peak traffic expected (Check all that apply): ☐ Morning ☐ Evening ☐Weekend ☐ Randomly between hours of _____ to _____.

ii. For commercial activities only, projected number of truck trips/day and type (e.g., semi trailers and dump trucks): _____

_____

iii. Parking spaces: Existing _____ Proposed _____ Net increase/decrease _____

iv. Does the proposed action include any shared use parking? ☐Yes ☐No

v. If the proposed action includes any modification of existing roads, creation of new roads or change in existing access, describe:

_____

vi. Are public/private transportation service(s) or facilities available within ½ mile of the proposed site? ☐Yes ☐No

vii Will the proposed action include access to public transportation or accommodations for use of hybrid, electric or other alternative fueled vehicles? ☐Yes ☐No

viii. Will the proposed action include plans for pedestrian or bicycle accommodations for connections to existing pedestrian or bicycle routes? ☐Yes ☐No

k. Will the proposed action (for commercial or industrial projects only) generate new or additional demand for energy? ☑Yes ☐No

If Yes:

i. Estimate annual electricity demand during operation of the proposed action: _____

very approximate 500,000 kwh

ii. Anticipated sources/suppliers of electricity for the project (e.g., on-site combustion, on-site renewable, via grid/local utility, or other):

local utility

iii. Will the proposed action require a new, or an upgrade, to an existing substation? ☐Yes ☑No

l. Hours of operation. Answer all items which apply.

i. During Construction:

- Monday - Friday: 7:00am - 5:00 pm
- Saturday: 7:00am - 4:00 pm
- Sunday: NA
- Holidays: NA

ii. During Operations:

- Monday - Friday: 7:00am - 11:00 pm (commercial)
- Saturday: +/-9:00am - 11:30 pm (comm'l)
- Sunday: TBD
- Holidays: TBD

m. Will the proposed action produce noise that will exceed existing ambient noise levels during construction, operation, or both? ☑ Yes ☐ No

If yes:

i. Provide details including sources, time of day and duration:

Construction related noises (running vehicles, excavation, backup signals, etc.) - same hours as noted in response to "l" above

ii. Will the proposed action remove existing natural barriers that could act as a noise barrier or screen? ☐ Yes ☑ No

Describe: Site is open

n. Will the proposed action have outdoor lighting? ☑ Yes ☐ No

If yes:

i. Describe source(s), location(s), height of fixture(s), direction/aim, and proximity to nearest occupied structures:

Lighting at entrances, to be determined

ii. Will proposed action remove existing natural barriers that could act as a light barrier or screen? ☐ Yes ☑ No

Describe: Site is open

o. Does the proposed action have the potential to produce odors for more than one hour per day? ☐ Yes ☑ No

If Yes, describe possible sources, potential frequency and duration of odor emissions, and proximity to nearest occupied structures:

p. Will the proposed action include any bulk storage of petroleum (combined capacity of over 1,100 gallons) or chemical products 185 gallons in above ground storage or any amount in underground storage? ☐ Yes ☑ No

If Yes:

i. Product(s) to be stored

ii. Volume(s) _____ per unit time _____ (e.g., month, year)

iii. Generally, describe the proposed storage facilities:

q. Will the proposed action (commercial, industrial and recreational projects only) use pesticides (i.e., herbicides, insecticides) during construction or operation? ☐ Yes ☑ No

If Yes:

i. Describe proposed treatment(s):

ii. Will the proposed action use Integrated Pest Management Practices? ☐ Yes ☐ No

r. Will the proposed action (commercial or industrial projects only) involve or require the management or disposal of solid waste (excluding hazardous materials)? ☑ Yes ☐ No

If Yes:

i. Describe any solid waste(s) to be generated during construction or operation of the facility:

- Construction: 9 tons per month (unit of time)
- Operation : 2 tons per month (unit of time)

ii. Describe any proposals for on-site minimization, recycling or reuse of materials to avoid disposal as solid waste:

- Construction: recycling, construction material purchase and use closely monitored to reduce unnecessary surplus
- Operation: recycling, composting

iii. Proposed disposal methods/facilities for solid waste generated on-site:

- Construction: on-site solid waste mangement , planned bulk material purchase to reduces solid waste and garbage
- Operation: solid waste management contract, local composting contract

s. Does the proposed action include construction or modification of a solid waste management facility? ☐ Yes ☑ No

If Yes:

i. Type of management or handling of waste proposed for the site (e.g., recycling or transfer station, composting, landfill, or other disposal activities): _____

ii. Anticipated rate of disposal/processing:

- _____ Tons/month, if transfer or other non-combustion/thermal treatment, or
- _____ Tons/hour, if combustion or thermal treatment

iii. If landfill, anticipated site life: _____ years

t. Will the proposed action at the site involve the commercial generation, treatment, storage, or disposal of hazardous waste? ☐ Yes ☑ No

If Yes:

i. Name(s) of all hazardous wastes or constituents to be generated, handled or managed at facility: _____

ii. Generally describe processes or activities involving hazardous wastes or constituents: _____

iii. Specify amount to be handled or generated _____ tons/month

iv. Describe any proposals for on-site minimization, recycling or reuse of hazardous constituents: _____

v. Will any hazardous wastes be disposed at an existing offsite hazardous waste facility? ☐ Yes ☐ No

If Yes: provide name and location of facility: _____

If No: describe proposed management of any hazardous wastes which will not be sent to a hazardous waste facility:

E. Site and Setting of Proposed Action

E.1. Land uses on and surrounding the project site

a. Existing land uses.

i. Check all uses that occur on, adjoining and near the project site.

☑ Urban ☐ Industrial ☐ Commercial ☐ Residential (suburban) ☐ Rural (non-farm)
☐ Forest ☐ Agriculture ☐ Aquatic ☐ Other (specify): _____

ii. If mix of uses, generally describe:

b. Land uses and covertypes on the project site.

Land use or Covertype	Current Acreage	Acreage After Project Completion	Change (Acres +/-)
• Roads, buildings, and other paved or impervious surfaces	0.57	0.72	+0.15
• Forested	0	0	0
• Meadows, grasslands or brushlands (non-agricultural, including abandoned agricultural)	0	0	0
• Agricultural (includes active orchards, field, greenhouse etc.)	0	0	0
• Surface water features (lakes, ponds, streams, rivers, etc.)	0	0	0
• Wetlands (freshwater or tidal)	0	0	0
• Non-vegetated (bare rock, earth or fill)	0	0	0
• Other Describe: grassed areas	0.67	0.52	-0.15

c. Is the project site presently used by members of the community for public recreation? ☐ Yes ☑ No

i. If Yes: explain: _____

d. Are there any facilities serving children, the elderly, people with disabilities (e.g., schools, hospitals, licensed day care centers, or group homes) within 1500 feet of the project site? ☑ Yes ☐ No

If Yes,

i. Identify Facilities:

South Avenue Elementary School and Astor Head Start Center

e. Does the project site contain an existing dam? ☐ Yes ☑ No

If Yes:

i. Dimensions of the dam and impoundment:

- Dam height: _____ feet
- Dam length: _____ feet
- Surface area: _____ acres
- Volume impounded: _____ gallons OR acre-feet

ii. Dam's existing hazard classification: _____

iii. Provide date and summarize results of last inspection:

_____

_____

f. Has the project site ever been used as a municipal, commercial or industrial solid waste management facility, or does the project site adjoin property which is now, or was at one time, used as a solid waste management facility? ☐ Yes ☑ No

If Yes:

i. Has the facility been formally closed? ☐ Yes ☐ No

- If yes, cite sources/documentation: _____

ii. Describe the location of the project site relative to the boundaries of the solid waste management facility:

_____

_____

iii. Describe any development constraints due to the prior solid waste activities: _____

_____

g. Have hazardous wastes been generated, treated and/or disposed of at the site, or does the project site adjoin property which is now or was at one time used to commercially treat, store and/or dispose of hazardous waste? ☐ Yes ☑ No

If Yes:

i. Describe waste(s) handled and waste management activities, including approximate time when activities occurred:

_____

_____

h. Potential contamination history. Has there been a reported spill at the proposed project site, or have any remedial actions been conducted at or adjacent to the proposed site? ☑ Yes ☐ No

If Yes:

i. Is any portion of the site listed on the NYSDEC Spills Incidents database or Environmental Site Remediation database? Check all that apply: ☐ Yes ☑ No

☐ Yes – Spills Incidents database — Provide DEC ID number(s): _____

☐ Yes – Environmental Site Remediation database — Provide DEC ID number(s): _____

☐ Neither database

ii. If site has been subject of RCRA corrective activities, describe control measures: _____

_____

_____

iii. Is the project within 2000 feet of any site in the NYSDEC Environmental Site Remediation database? ☑ Yes ☐ No

If yes, provide DEC ID number(s): 314069, B00130 as per DEC Mapper

iv. If yes to (i), (ii) or (iii) above, describe current status of site(s):

314069 is No Further Action at this Time

B00130 is completed.

v. Is the project site subject to an institutional control limiting property uses? ☐ Yes ☑ No

- If yes, DEC site ID number: _____
- Describe the type of institutional control (e.g., deed restriction or easement): _____
- Describe any use limitations: _____
- Describe any engineering controls: _____
- Will the project affect the institutional or engineering controls in place? ☐ Yes ☐ No
- Explain: _____

E.2. Natural Resources On or Near Project Site

a. What is the average depth to bedrock on the project site? 12 feet

b. Are there bedrock outcroppings on the project site? ☐ Yes ☑ No
If Yes, what proportion of the site is comprised of bedrock outcroppings? _____%

c. Predominant soil type(s) present on project site:

Ur Urban Land 77%	77 %
DxB Dutc.-Cardigan-Urban land	23 %
	%

d. What is the average depth to the water table on the project site? Average: >6.67 feet feet

e. Drainage status of project site soils:

☑	Well Drained:	100 % of site
☐	Moderately Well Drained:	% of site
☐	Poorly Drained	% of site

f. Approximate proportion of proposed action site with slopes:

☑	0-10%:	89 % of site
☑	10-15%:	4 % of site
☑	15% or greater:	7 % of site

g. Are there any unique geologic features on the project site? ☐ Yes ☑ No
If Yes, describe: _____

h. Surface water features.

i. Does any portion of the project site contain wetlands or other waterbodies (including streams, rivers, ponds or lakes)? ☐ Yes ☑ No

ii. Do any wetlands or other waterbodies adjoin the project site? ☐ Yes ☑ No

If Yes to either *i* or *ii*, continue. If No, skip to E.2.i.

iii. Are any of the wetlands or waterbodies within or adjoining the project site regulated by any federal, state or local agency? ☐ Yes ☑ No

iv. For each identified regulated wetland and waterbody on the project site, provide the following information:

- Streams: Name _____ Classification _____
- Lakes or Ponds: Name _____ Classification _____
- Wetlands: Name _____ Approximate Size _____
- Wetland No. (if regulated by DEC) _____

v. Are any of the above water bodies listed in the most recent compilation of NYS water quality-impaired waterbodies? ☐ Yes ☐ No

If yes, name of impaired water body/bodies and basis for listing as impaired: _____

i. Is the project site in a designated Floodway? ☐ Yes ☑ No

j. Is the project site in the 100-year Floodplain? ☐ Yes ☑ No

k. Is the project site in the 500-year Floodplain? ☐ Yes ☑ No

l. Is the project site located over, or immediately adjoining, a primary, principal or sole source aquifer? ☐ Yes ☑ No
If Yes:

i. Name of aquifer: _____

m. Identify the predominant wildlife species that occupy or use the project site:
typical northeast urban species

n. Does the project site contain a designated significant natural community? ☐ Yes ☑ No
If Yes:
i. Describe the habitat/community (composition, function, and basis for designation): _____
ii. Source(s) of description or evaluation: _____
iii. Extent of community/habitat:
- Currently: _____ acres
- Following completion of project as proposed: _____ acres
- Gain or loss (indicate + or -): _____ acres

o. Does project site contain any species of plant or animal that is listed by the federal government or NYS as endangered or threatened, or does it contain any areas identified as habitat for an endangered or threatened species? ☑ Yes ☐ No

If Yes:
i. Species and listing (endangered or threatened):
Atlantic Sturgeon, Shortnose Sturgeon, Indiana Bat

p. Does the project site contain any species of plant or animal that is listed by NYS as rare, or as a species of special concern? ☐ Yes ☑ No

If Yes:
i. Species and listing: _____

q. Is the project site or adjoining area currently used for hunting, trapping, fishing or shell fishing? ☐ Yes ☑ No
If yes, give a brief description of how the proposed action may affect that use: _____

E.3. Designated Public Resources On or Near Project Site

a. Is the project site, or any portion of it, located in a designated agricultural district certified pursuant to Agriculture and Markets Law, Article 25-AA, Section 303 and 304? ☐ Yes ☑ No
If Yes, provide county plus district name/number: _____

b. Are agricultural lands consisting of highly productive soils present? ☐ Yes ☑ No
i. If Yes: acreage(s) on project site? _____
ii. Source(s) of soil rating(s): _____

c. Does the project site contain all or part of, or is it substantially contiguous to, a registered National Natural Landmark? ☐ Yes ☑ No
If Yes:
i. Nature of the natural landmark: ☐ Biological Community ☐ Geological Feature
ii. Provide brief description of landmark, including values behind designation and approximate size/extent: _____

d. Is the project site located in or does it adjoin a state listed Critical Environmental Area? ☐ Yes ☑ No
If Yes:
i. CEA name: _____
ii. Basis for designation: _____
iii. Designating agency and date: _____

e. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places? ☑ Yes ☐ No

If Yes:

i. Nature of historic/archaeological resource: ☐ Archaeological Site ☑ Historic Building or District

ii. Name: Lower Main Street Historic District, Trinity Methodist Church

iii. Brief description of attributes on which listing is based:

f. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory? ☑ Yes ☐ No

g. Have additional archaeological or historic site(s) or resources been identified on the project site? ☐ Yes ☑ No

If Yes:

i. Describe possible resource(s):

ii. Basis for identification:

h. Is the project site within fives miles of any officially designated and publicly accessible federal, state, or local scenic or aesthetic resource? ☑ Yes ☐ No

If Yes:

i. Identify resource: Hudson Highlands Scenic Area of State Significance

ii. Nature of, or basis for, designation (e.g., established highway overlook, state or local park, state historic trail or scenic byway, etc.): Natural, Historical and Cultural Feature

iii. Distance between project and resource: 1 miles.

i. Is the project site located within a designated river corridor under the Wild, Scenic and Recreational Rivers Program 6 NYCRR 666? ☐ Yes ☑ No

If Yes:

i. Identify the name of the river and its designation:

ii. Is the activity consistent with development restrictions contained in 6NYCRR Part 666? ☐ Yes ☐ No

F. Additional Information

Attach any additional information which may be needed to clarify your project.

If you have identified any adverse impacts which could be associated with your proposal, please describe those impacts plus any measures which you propose to avoid or minimize them.

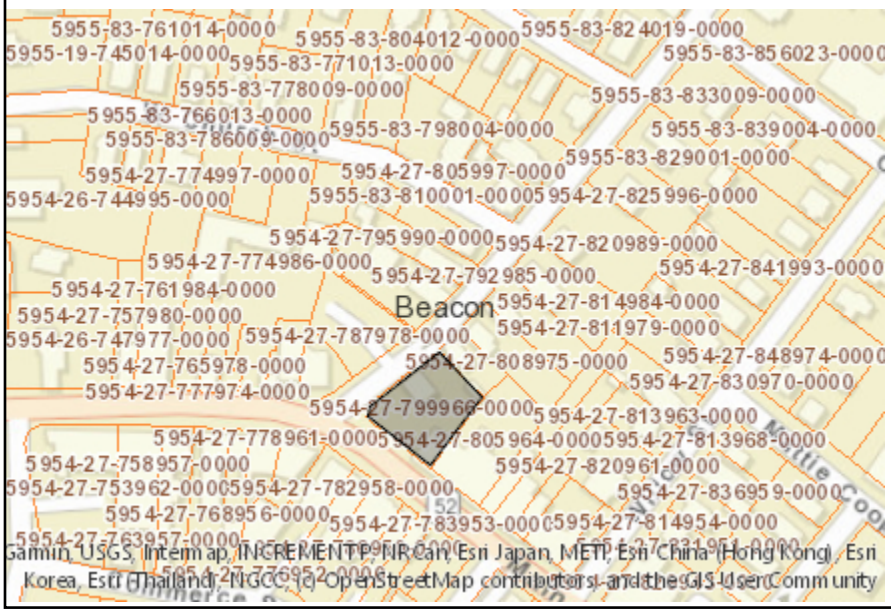
G. Verification

I certify that the information provided is true to the best of my knowledge.

Applicant/Sponsor Name Joseph H. Donovan for Hudson Todd, LLC Date 30 August 2022

Signature Joseph Donovan Title Member

PRINT FORM

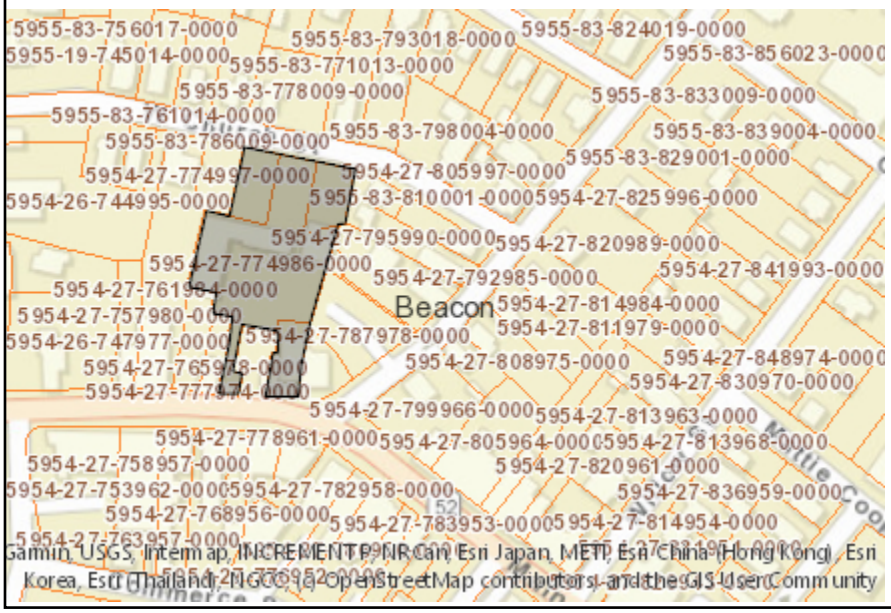


Disclaimer: The EAF Mapper is a screening tool intended to assist project sponsors and reviewing agencies in preparing an environmental assessment form (EAF). Not all questions asked in the EAF are answered by the EAF Mapper. Additional information on any EAF question can be obtained by consulting the EAF Workbooks. Although the EAF Mapper provides the most up-to-date digital data available to DEC, you may also need to contact local or other data sources in order to obtain data not provided by the Mapper. Digital data is not a substitute for agency determinations.



B.i.i [Coastal or Waterfront Area]	No
B.i.ii [Local Waterfront Revitalization Area]	Yes
C.2.b. [Special Planning District]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h [DEC Spills or Remediation Site - Potential Contamination History]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.i [DEC Spills or Remediation Site - Listed]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.i [DEC Spills or Remediation Site - Environmental Site Remediation Database]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.iii [Within 2,000' of DEC Remediation Site]	Yes
E.1.h.iii [Within 2,000' of DEC Remediation Site - DEC ID]	314069, B00130
E.2.g [Unique Geologic Features]	No
E.2.h.i [Surface Water Features]	No
E.2.h.ii [Surface Water Features]	No
E.2.h.iii [Surface Water Features]	No
E.2.h.v [Impaired Water Bodies]	No
E.2.i. [Floodway]	No
E.2.j. [100 Year Floodplain]	No
E.2.k. [500 Year Floodplain]	No
E.2.l. [Aquifers]	No
E.2.n. [Natural Communities]	No
E.2.o. [Endangered or Threatened Species]	Yes

E.2.o. [Endangered or Threatened Species - Name]	Indiana Bat
E.2.p. [Rare Plants or Animals]	No
E.3.a. [Agricultural District]	No
E.3.c. [National Natural Landmark]	No
E.3.d [Critical Environmental Area]	No
E.3.e. [National or State Register of Historic Places or State Eligible Sites]	Yes - Digital mapping data for archaeological site boundaries are not available. Refer to EAF Workbook.
E.3.e.ii [National or State Register of Historic Places or State Eligible Sites - Name]	Lower Main Street Historic District, Trinity Methodist Church
E.3.f. [Archeological Sites]	Yes
E.3.i. [Designated River Corridor]	No



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B.i.i [Coastal or Waterfront Area]	No
B.i.ii [Local Waterfront Revitalization Area]	Yes
C.2.b. [Special Planning District]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h [DEC Spills or Remediation Site - Potential Contamination History]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.i [DEC Spills or Remediation Site - Listed]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.i [DEC Spills or Remediation Site - Environmental Site Remediation Database]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.iii [Within 2,000' of DEC Remediation Site]	Yes
E.1.h.iii [Within 2,000' of DEC Remediation Site - DEC ID]	V00293, 314069, B00130
E.2.g [Unique Geologic Features]	No
E.2.h.i [Surface Water Features]	No
E.2.h.ii [Surface Water Features]	No
E.2.h.iii [Surface Water Features]	No
E.2.h.v [Impaired Water Bodies]	No
E.2.i. [Floodway]	No
E.2.j. [100 Year Floodplain]	No
E.2.k. [500 Year Floodplain]	No
E.2.l. [Aquifers]	No
E.2.n. [Natural Communities]	No
E.2.o. [Endangered or Threatened Species]	Yes

E.2.o. [Endangered or Threatened Species - Name]	Atlantic Sturgeon, Shortnose Sturgeon, Indiana Bat
E.2.p. [Rare Plants or Animals]	No
E.3.a. [Agricultural District]	No
E.3.c. [National Natural Landmark]	No
E.3.d [Critical Environmental Area]	No
E.3.e. [National or State Register of Historic Places or State Eligible Sites]	Yes - Digital mapping data for archaeological site boundaries are not available. Refer to EAF Workbook.
E.3.e.ii [National or State Register of Historic Places or State Eligible Sites - Name]	Eligible property:REESE ESTATE, Lower Main Street Historic District
E.3.f. [Archeological Sites]	Yes
E.3.i. [Designated River Corridor]	No

To: John Clarke, City Planner,
John Gunn, Chair, and members of the City of Beacon Planning Board
From: Hudson Land Design on behalf of HudsonTodd, LLC, Joe Donovan, member
Date: August 30, 2022
Re: Two Cross Street

Response to Comments and Recommendations from the August 5, 2022 John Clarke review letter
Comment 1 a: The Lighting Plan should display fixture specifications consistent with Section 223-14B, including footcandle ranges, color temperatures in the range of 2,400-4,000K, Color Rendering Index in the range of 80-100, and designated full cutoff fixtures.
Response: Updated plans show full lighting specifications. In addition, we are submitting lighting cut sheets to supplement the plans.

Comment 1 b. The Lighting and Landscaping Plan should include lighting and landscaping/trees for the rear parking lot off West Church Street.
Response: Updated plans show complete landscaping and lighting for parking lot behind 152 Main Street. Trees and shrubs are proposed on the west and north side of the parking lot to supplement the existing mature trees along West Church Street that are remaining.

Comment 1 c. The minimum landscaped area is listed as 5.8% on Sheet SP1, where 10% minimum is required. The Landscaping Plan should list the square footage for the various landscaped sections of the site and consider areas that may be increased, such as the planting strip along the rear driveway. Depending on the design, the Board may consider the plaza as part of the required landscaped area.
Response: Site landscaping has been increased to 10.2%, exceeding the minimum required.

Comment: 2. How will commercial customers be directed to the nearby off-site parking spaces?
Response: We anticipate providing an area map on the doors (e.g., perhaps along with other pertinent information such as hours of operation). In addition, it is intended that commercial spaces will provide off-site parking details on their website and by verbal communications to its customers.

Comment: 3. A larger-scale detail should be provided for the corner plaza, including the tree well, any planters, seating options, and paving pattern.
Response: A large scale inset of the plaza has been provided on the Overall Site Plan sheet.
Comment: 4. The tree grate detailed on Sheet CD1 is not generally recommended by the Tree Advisory Committee, which has preferred permeable pavers level to the sidewalk around the tree.
Response: The tree grate detail has been removed. The street tree is now within a planting bed area.

Comment: 5. This HDLO property requires a certificate of appropriateness approval, consistent with the design criteria in the Historic Preservation chapter, Section 134-7. The Architectural Review Subcommittee has met twice on this proposal and has referred the final design back to the full Board.
Response: Comment acknowledged. The applicant requests the Planning Board prepare a draft resolution for a Certificate of Appropriateness.
Comment: 6. The EAF Project Description includes 10 market rate apartments, while Sheet A2 shows 9.
Response: The EAF has been revised to show 9 market rate apartments in the description. There will be equal numbers of ESSHI and market rate apartments.

cc:
Dave Buckley, Building Inspector
Jennifer L. Gray, Esq., City Attorney
Arthur R. Tully, P.E., City Engineer
John Russo, P.E., City Engineer

LANC & TULLY

ENGINEERING AND SURVEYING, P.C.

John J. O'Rourke, P.E., Principal
David E. Higgins, P.E., Principal
John Queenan, P.E., Principal
Rodney C. Knowlton, L.S., Principal
Jerry A. Woods, L.S., Principal
John D. Russo, P.E., Principal
John Lanc, P.E., L.S.
Arthur R. Tully, P.E.

September 8, 2022

Mr. John Gunn
Beacon Planning Board Chair
City of Beacon
1 Municipal Plaza
Beacon, NY 12508

RE: Two Cross Street – Hudson Todd
City of Beacon
Special Use & Site Plan Application

Dear Mr. Gunn:

My office has received the following in regard to the Two Cross Street – Hudson Todd LLC project:

- Correspondence from Hudson Todd, LLC., dated August 30, 2022.
- Response correspondence to John Clarke's comments from Joseph Donovan, dated August 30, 2022.
- Response correspondence to John Russo's comments from Joseph Donovan, dated August 30, 2022.
- Full Environmental Assessment Form dated August 30, 2022.
- Cut sheets of proposed site lights and building mounted lights.
- Report titled "Drainage Report for 2 Cross Street", with the latest revision date of August 30, 2022, as prepared by Hudson Land Design.
- Architectural Drawing Sheet A3, dated August 30, 2022, as prepared by Joseph Torhan, Architect.
- Plans titled "Two Cross Street", with the latest revision date of August 29, 2022, and consisting of Sheets 1 through 9 of 9, as prepared by Hudson Land Design.

The Applicant is proposing to build a 24,185 square foot building at 2 Cross Street consisting of retail space on the first floor and residential uses on the 2nd and 3rd floors of the building. Parking for the project will be accomplished at 2 locations. 4 spaces will be located on the 2 Cross Street parcel, and an additional 44 spaces will be located on the 152 Main Street Parcel. In order to achieve the additional parking on the 152 Main Street parcel, the applicant is removing and existing garage and reconfiguring the existing parking lot. The applicant will also be providing a green roof on the newly proposed structure as well as providing two stormwater infiltration systems to reduce the amount of stormwater runoff generated from the 152 Main Street Parcel where parking is to be located.

Based on our review of the above materials, we would like to offer the following comments:

General Comments:

1. The applicant's engineer shall prepare, and submit for review, a cost estimate for all work proposed within the City's road right-of-ways (pavement restoration, drainage installation, sidewalks, etc.).

2. The submitted Drainage Report, with the latest revision date of August 30, 2022, was found to be acceptable.

Overall Site Plan (Sheet 3 of 9):

1. As the parking lot on the 152 Main Street parcel is being reconfigured, the applicant should look to provide some ADA compliant spaces within the parking lot, near the existing building, if possible. Any ADA spaces shall be provided with the required access aisle, signage, and appropriate striping.

Grading & Utility Plan (Sheet 4 of 9):

1. The plan shows retaining walls to be constructed on the 152 Main Street parcel as part of the project yet notes that these are "by others". Information should be provided on these walls at this time as to the type of wall system to be used, construction details for the wall system, wall system facing and color, etc. The retaining wall system shall be design by a licensed engineer in the State of New York given the heights of the wall exceeding 4 feet. ***The applicant has noted that a professional engineer will provide a design in the future submissions and that the wall design will provide root space for all plantings.***

2. Will any temporary or permanent easement need to be acquired for the construction and maintenance of the proposed retaining walls? The retaining wall on the east side of the parcel is just about on the property line of the City's parking lot on Cross Street. ***Applicant notes that they do not anticipate on needing easements, but this would be subject to the final wall design.***

3. Although the plan shows limits of trenching for utilities to be installed in the roads and through the sidewalk, the plan shall show the actual limits of the sidewalk and pavement to be restored. Pavement restoration shall be completed in accordance with the City's Road Opening Permit, whereas sidewalk restoration would include the replacement of the entire sidewalk panel, not just a portion where trenched through.

Lighting & Landscaping (Sheet 6 of 9):

1. The consultant should verify that there is sufficient room to install the proposed trees in front of the easterly retaining wall proposed on the 152 Main Street parcel. Consideration should be given to the size of the root ball for a 3" tree. ***Applicant notes that this will be looked at further upon completion of the wall design.***

Construction Details 1 (Sheet 7 of 9):

1. The "Monolithic Curb and Sidewalk" detail shall be updated to include a note that sidewalks shall sealed with a sealing compound to protect against de-icing agents.

Construction Details 2 (Sheet 8 of 9):

1. The construction detail for the catch basin castings shall include a note that all castings to be located within the City's road are to be "Domestically Made".

Construction Details 3 (Sheet 9 of 9):

1. The "Gate Valve Detail" and the "Tapping Sleeve Detail" shall both include a note that the valve box shall be "Domestically Made" when located within the City road.

This completes our review at this time. Further comments may be forth coming based upon future submissions. A written response letter addressing each of the above comments should be provided with the next submission. If you have any questions, or require any additional information, please do not hesitate to contact our office.

Very truly,

LANC & TULLY, P.C.

John Russo, P.E.

cc: John Clarke, Planner
Jennifer Gray, Esq.
David Buckley, Building Inspector

John Clarke Planning and Design jclarkeplandesign@gmail.com
25 Beech Street, Rhinebeck NY 12572 845.797.4152

To: John Gunn, Chair, and the City of Beacon Planning Board
Date: September 9, 2022
Re: **2 Cross Street, Site Plan**

I have reviewed an August 30, 2022 cover letter and two response letters from Hudson Todd LLC, updated August 30, 2022 Full EAF Part 1, lighting specification sheets, August 30, 2022 revised Sheet A3 from a previous 11-sheet set of architectural drawings, and a 9-sheet set of engineering drawings from Hudson Land Design, dated August 29, 2022

Proposal

The applicant is proposing to construct a 3-story mixed-use building with 4,980 square feet of ground-floor commercial and 18 apartments, incorporating an existing historic building into the design. The parcel is in the Central Main Street (CMS) district. The Main Street frontage is also in the Historic District and Landmark Overlay (HDLO) zone, but not the brick building on Cross Street, which is proposed to be demolished.

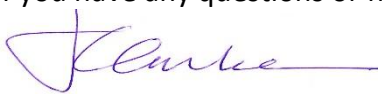
Comments and Recommendations

1. The Sheet 6 Lighting Table should include columns for color temperature and Color Rendering Index. The attached specifications for the L2, L4, and L6 fixtures have a CRI of 70, outside the zoning requirement of 80-100.

2. The new decorative pole light on Main Street may not be necessary. The January 2022 draft Main Street Access Committee Advisory Report to the City Council considered the street lighting in this area too bright and suggested relocating every other pole to replace the highway-scale lighting in other areas along Main Street. Also, the proposed fixture does not appear to exactly match the existing fixtures, so it may look out-of-place in the row of lights on Main Street.

3. This HDLO property requires a certificate of appropriateness approval, consistent with the design criteria in the Historic Preservation chapter, Section 134-7. The Architectural Review Sub-committee has met twice on this proposal and has referred the final design back to the full Board.

If you have any questions or need additional information, please feel free to contact me.



John Clarke, Beacon Planning Consultant

c: Dave Buckley, Building Inspector
Jennifer L. Gray, Esq., City Attorney
Arthur R. Tully, P.E., City Engineer
John Russo, P.E., City Engineer
Joseph Torhan, Project Architect
Joseph Donovan, Hudson Todd LLC

City of Beacon Planning Board Agenda
09/13/2022

Title:

Public Hearing on application for Site Plan Approval, artist studios, 5 Henry Street, submitted by Michael Braden

ATTACHMENTS

5 Henry St - Artisit Studio - Documents.pdf

5 Henry St - Artist Studio - Arc Plans.pdf

5 Henry St - Artist Studio-engineering.pdf

Engineer Review 5 Henry Street.pdf

Planner Review Henry St.pdf

M. GILLESPIE & ASSOCIATES
CONSULTING ENGINEERING, P.L.L.C.
CIVIL, SANITARY, ENVIRONMENTAL, ARCHITECTURAL AND SITE
847 ROUTE 376 - WAPPINGERS FALLS, NY 12590 - P. (845) 227-6227 F. (845) 226-1430 - MGAENGRS.COM

August 30, 2022

City of Beacon Planning Board
Attn: Amadna Caputo, Planning Board Secretary
1 Municipal Plaza
Beacon, NY 12508

Re: ***Site Plan for***
The GARAGE Studios - Braden
Tax Map No. 5954-36-939808 – 0.27 ac.
5 Henry St.
City of Beacon

SENT VIA HAND DELIVERY AND EMAIL *(acaputo@beaconny.gov)* ***– 4 page + attachments***

Dear Madam Secretary -

Please see enclosed within this submission the following:

- Five (5) copies of the Site Plan entitled "The GARAGE Studios – Braden" dated last revised August 29, 2022
- Five (5) copies of the Architectural Plans entitled "5 Henery St. Artist's Studios" dated last revised August 26, 2022
- Five (5) copies of the Inflow & Infiltration study dated August 29, 2022

This office is in receipt of a comment letter from John Russo of Lanc & Tully Engineering and Surveying, P.C. dated July 8, 2022 and John Clarke of John Clarke Planning and Design dated July 7, 2022. The plans/documents have been revised and I offer the following formal responses -

John Russo Comments -
General

1. The applicant's consultant should conduct an Inflow & Infiltration study of the existing site and building and provide certification to the City of Beacon that the site currently has no illegal cross-connections between the existing site and the City's sanitary sewer system. Possible cross-connections that should be looked at would be roof-leaders, sump pumps, existing site drains, etc. If any cross-connections are found, a report should be submitted as to the findings, the volume of I&I being introduced into the sanitary sewer collection system, and the proposed remediation for the cross-connection(s) found. The plans should also clearly show the proposed remediation as outlined in the report. A note should also be added to the plans granting the City of Beacon Building Department access to verify where the existing roof leaders and sump pump(s), if present, drain to. *Applicant notes this will be provided as part of a future submission.*
Response: Inflow and Infiltration Study has been provided within this submission.

Site Plan:

1. The plan shall show where the sewer service leaves the building and the size of the sewer service. *Applicant notes this will be provided as part of a future submission.*
   Response: The parcel information table has been revised.

2. There is a catch basin noted in the easterly corner of the building. What does this catch basin serve, what lines run in and out of the catch basin structure, what are the sizes and materials of the pipes in and out of the structure, and where does the outlet pipe from the structure go to? *Applicant notes this will be provided as part of a future submission.*
   Response: The existing catch basin in the easterly corner of the building catches all the stormwater from the roof leaders that drain onto the vegetated walkway/"alleyway" and is tied into the cites stormwater line.

3. There appears to be roof leaders on the south-east and south-west sides of the building. Where do these roof leaders drain to? Applicant notes this will be provided as part of a future submission.
   Response: The existing roof leaders have been added to the existing conditions pan. The existing roof leader drain right onto the vegetated walkway/"alleyway".

4. The existing sidewalks along South Chestnut and Henry Street, as depicted on the "Existing Conditions Site Plan" on Sheet S1, should be revised so that the color of the hatch is not the same as the road, as it is misleading and appears as pavement, although labeled as concrete.
   Response: The plans have been revised so that the side walk and road do not have the same hatch color.

5. The "Proposed Conditions" plan on Sheet S1 shows three (3) trees to be planted along South Chestnut Street, starting at the mid-point of the building and running towards the rear of the building, as well as a single tree to be planted in the north-east corner of the building along Henry Street. As these trees are shown to be planted within the City's Road right-of-way, it should be discussed with the Planning Board Attorney as to whether any approvals or agreements are required from City Council to allow for these plantings within the road right-of-way, this would also include the two "bike walks" shown on the plan. We would also like to note that the southerly tree on South Chestnut Street shall be relocated so that it is not directly next to a fire hydrant. We would further recommend that the applicant reach out to the utility companies with regards to requirements for planting under overhead lines and directly next to a utility pole.
   Response: The location of the trees has been revised, along with the location of the bike racks. A response from the utility company is pending.

6. There is a door located on the south side and east side of the building. If these doors are to serve as emergency exit doors, it is recommended that the applicant check with the Building Department at this time as to the requirements for egress aisles, such as lighting, width requirements, maintenance, etc. This information shall be included on the plan.
   Response: A response from the building department is pending in regards to the requirements for egress aisles.

7. The plans shall include all necessary and pertinent construction details. This would include details for the tree plantings, sidewalk and other walks, bike walks, fencing, etc.
   Response: All necessary details have been revised or added to the plan set.

John Clarke Comments -

1. For the S1 Site Plan sheet:
   a. The Building Inspector has agreed that no parking is required is for the proposed uses, based on the parking exception permitted in Section 223-26B.
      Response: The above comment has been noted.

   b. The proposed "bike walk" [racks] should be shown in a detail on the plans. The one along Chestnut Street appears to be located too close to the stop sign.
      Response: The propose bike rack location on Chestnut street has been moved.

2. For the Sheet S2 Lighting Plan
   a. The proposed adjustable spot/flood lights are not full cutoff fixtures with no emitted light above the horizontal plane, as required by Section 223-14B(2). They should be replaced by downward facing full cutoff fixtures.
      Response: The proposed spot/food lights have been removed and new lighting detail has been added.

   b. The location and mounting height of the fixtures should be shown on the building elevations.
      Response: The proposed location and mounting of the light fixture have been added to the proposed building elevations.

3. For the Sheet S3 Landscaping Plan:
   a. The proposed street trees are a welcome addition, but the size of the proposed tree wells should be represented on the plan with at least a 5-foot sidewalk width maintained.
      Response: The size of the proposed tree wells have been revised and represented correctly on the pan set.

   b. The Tree Planting Detail should show a sidewalk well condition. The Tree Advisory Committee has preferred permeable pavers level to the sidewalk around the tree.
      Response: The tree planning detail has been revised for sidewalk well condition. ADA grates are proposed.

   c. The proposed Henry Street tree appears to be located too close to a utility pole and one of the Chestnut Street trees is on top of a fire hydrant.
      Response: The proposed tree location have been revised.

   d. Because the existing utility pole at the street corner already restricts the sidewalk width, the applicant should consider an alternative planter configuration to maintain the sidewalk width between the pole and the building.
      Response: The propose of the planter in the corner is to deter pedestrians from walking in between the utility pole and building, as there is a moderately steep and unexpected grade change, and someone could potential get injured. The proposed planted takes care of the moderately steep and unexpected grade change, while still have a little over 3 feet between the planter and utility pole. Additionally, there is over 5 and a half feet of sidewalk from the edge of the sidewalk to the utility pole.

   e. Note A refers to the wrong district.
      Response: Note A has been revised to refer to the correct zoning district, T(Transitional).

4. The architectural design may be referred to the Architectural Review Subcommittee.
   Response: The above comment has been noted.

5. The proposed sign may be inconsistent with provisions in Section 223-15E and G, as determined by the Building Inspector.
   Response: The propose signage has been revised to meet the code.

We would respectfully request that a review commence at your earliest convenience. If you have any additional questions or concerns, please do not hesitate to call. Thank You.

Very truly yours,

Illeana Tucker

Illeana A. Tucker, Civil Engineer
M. Gillespie & Associates, Consulting Engineering, PLLC

cc: file

cg:MEG

M. GILLESPIE & ASSOCIATES
CONSULTING ENGINEERING, P.L.L.C.
CIVIL, SANITARY, ENVIRONMENTAL, ARCHITECTURAL AND SITE
847 ROUTE 376 - WAPPINGERS FALLS, NY 12590 - P. (845) 227-6227 F. (845) 226-1430 - MGAENGRS.COM

August 29, 2022

City of Beacon Planning Board Chairman & Members of the City of Beacon Planning Board
1 Municipal Plaza
Beacon, NY 12508

Re: ***Infiltration and Inflow Investigation***
The GARAGE Studios - Braden
Tax Map No. 5954-36-939808 – 0.27 ac.
City of Beacon, New York

Dear Planning Board Chairman & Members of the Planning Board,

The office of M. Gillespie and associates completed a infiltration and inflow investigation at the above referenced location, 5 Henry Street, as required by the City of Beacon. The investigation was conducted on July 26, 2022 and the dye testing was performed on August 16, 2022 at the existing building located at 5 Henry Street in the City of Beacon, which is an existing one-story brick building.

The first phase of the study consisted of an exterior inspection of the building to determine the location of roof leader discharge points. The existing one-story building on the site has 4 sets of gutters, 2 which run on the southeast side and 2 of which run along the southwest of the building. The gutter which run along the southeast and the southwest sides of the building collect the rainwater and discharge directly on the vegetated walkway, which then flows into the exterior catch basin that ties into the city stormwater line.

The second phase of this consisted of an interior inspection of the building. It was observed that there are three floor drains. It was discovered, via dye testing performed by ProSeptic on August 16, 2022 that all three interior drain tie into the city sanitary sewer collection system.

Should you have any questions, please feel free to call me at 845-227-6227.

Very truly yours,

Illeana Tucker

Illeana A. Tucker, Civil Engineer
M. Gillespie & Associates, Consulting Engineering, PLLC

cc: file

cg: MEG

GENERAL NOTES (MEANS OF EGRESS)

1. EXIT SIGNS SHALL BE INTERNALLY OR EXTERNALLY ILLUMINATED
2. EXIT SIGNS ILLUMINATE BY AN EXTERNAL SOURCE SHALL HAVE AN INTENSITY OF NOT LESS THAN 5 FOOT CANDLES (54 LUX)
3. INTERNALLY ILLUMINATED SIGNS SHALL BE LISTED AND LABELED AND SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS AND
4. EXIT SIGNS SHALL BE ILLUMINATED AT ALL TIMES.
5. EXIT SIGNS SHALL BE CONNECTED TO AN EMERGENCY POWER SYSTEM THAT WILL PROVIDE AN ILLUMINATION OF NOT LESS THAN 90 MINUTES IN CASE OF PRIMARY POWER LOSS
6. EGRESS DOORS SHALL BE READILY OPENABLE FROM THE EGRESS SIDE WITHOUT THE USE OF A KEY OR SPECIAL KNOWLEDGE OR EFFORT.
7. DOOR HANDLES, LOCK AND OTHER OPERATING DEVICES SHALL BE INSTALLED AT A MIN. 34" AND A MAX. 48" ABOVE THE FINISHED FLOOR
8. THIS DOOR TO REMAIN UNLOCKED WHEN BUILDING IS OCCUPIED.
9. THE MEANS OF EGRESS, INCLUDING THE EXIT DISCHARGE, SHALL BE ILLUMINATED AT ALL TIMES THE BUILDING SPACE SERVED BY THE MEANS OF EGRESS ARE OCCUPIED
10. THE MEANS OF EGRESS ILLUMINATION LEVEL SHALL NOT BE LESS THAN 1 FOOT-CANDLE AT THE WALKING SURFACE
11. THE POWER SUPPLY FOR MEANS OF EGRESS ILLUMINATION SHALL NORMALLY BE PROVIDED BY THE PREMISES' ELECTRICAL SUPPLY. IN THE EVENT OF POWER SUPPLY FAILURE, AN EMERGENCY ELECTRICAL SYSTEM SHALL AUTOMATICALLY ILLUMINATE THE FOLLOWING AREAS:

    I.) AISELS AND UNENCLOSED EGRESS STAIRWAYS IN ROOMS AND SPACE THAT REQUIRE TWO OR MORE MEANS OF EGRESS

    II.) CORRIDORS, EXIT ENCLOSURES AND EXIT PASSAGEWAYS IN BUILDINGS REQUIRED TO HAVE TWO OR MORE EXITS

    III.) EXTERIOR EGRESS COMPONENTS AT OTHER THAN THE LEVEL OF EXIT DISCHARGE UNTIL EXIT DISCHARGE IS ACCOMPLISHED FOR BUILDINGS REQUIRED TO HAVE TWO OR MORE EXITS

    IV.) INTERIOR EXIT DISCHARGE ELEMENTS, AS PERMITTED IN SECTION 1028.1, IN BUILDINGS REQUIRED TO HAVE TWO EXITS

    V.) EXTERIOR LANDINGS, AS REQUIRED BY SECTION 1010.1.6 FOR EXIT DISCHARGE DOORWAYS IN BUILDINGS REQUIRED TO HAVE TWO OR MORE EXITS

13. THE EMERGENCY POWER SYSTEM SHALL PROVIDE POWER FOR A DURATION OF NOT LESS THAN 90 MINUTES AND SHALL CONSIST OF STORAGE BATTERIES, UINT EQUIPMENT OR AN ON-SITE GENERATOR.
14. EMERGENCY LIGHTING FACILITIES SHALL BE ARRANGES TO PROVIDE INITIAL ILLUMINATION THAT IS AT LEAST AN AVERAGE OF 1 FOOT-CANDLE (11 LUX) AND A MINIMUM AT ANY POINT OF A 0.1 FOOT CANDLE (1 LUX) MEASURED ALONG THE PATH OF EGRESS AT FLOOR LEVEL. ILLUMINATION LEVELS SHALL BE PERMITTED TO DECLINE TO 0.6 FOOT-CANDLE (6 LUX) AVERAGE AND A MINIMUM AT ANY POINT OF 0.06 FOOT-CANDLES (.6 LUX) AT THE END OF THE EMERGENCY LIGHTING TIME DURATION. A MAXIMUM-TO-MINIMUM ILLUMINATION UNIFORMITY RATIO OF 40 TO 1 SHALL NOT BE EXCEEDED.
15. ALL REQUIRED EXITS SHALL BE MAINTAINED UNTIL ARRIVAL AT GRADE OR THE PUBLIC WAY.
16. EXIT SIGNS SHALL BE LOCATED AS NECESSARY TO CLEARLY INDICATE THE DIRECTION OF EGRESS TRAVEL. NO POINT SHALL BE MORE THAN 100 FEET FROM THE NEAREST VISIBLE SIGN.
17. TWO EXITS ARE REQUIRED FROM EACH SPACE OR STORY.

    I.) OCCUPANT LOAD > 49 (A, B, E, F, M, U)

GENERAL NOTES

ACCESSIBILITY TO PUBLIC BUILDINGS, PUBLIC ACCOMMODATIONS, COMMERCIAL BUILDINGS AND PUBLIC HOUSING

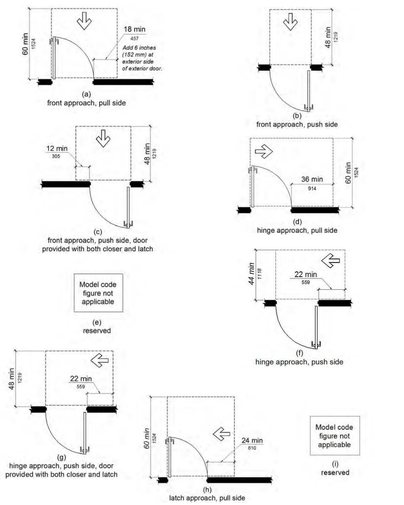


FIGURE 11B-404.2.4.1
MANEUVERING CLEARANCES AT MANUAL SWINGING DOORS AND GATES

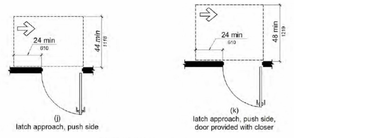
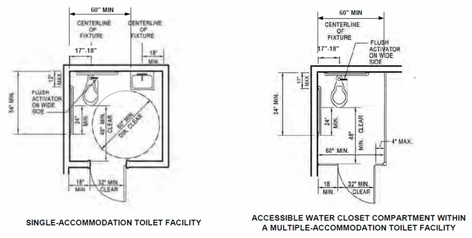


FIGURE 11B-404.2.4.1—continued
MANEUVERING CLEARANCES AT MANUAL SWINGING DOORS AND GATES

ACCESSIBILITY: DOOR DIAGRAMS



SINGLE-ACCOMMODATION TOILET FACILITY

ACCESSIBLE WATER CLOSET COMPARTMENT WITHIN A MULTIPLE-ACCOMMODATION TOILET FACILITY

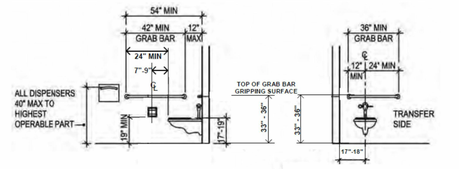


FIGURE 11B-604.7
DISPENSER OUTLET LOCATION

FIGURE 11B-604.5.2
REAR WALL GRAB BAR AT WATER CLOSETS

FIGURE 11B-604.5.1
SIDE WALL GRAB BAR AT WATER CLOSETS

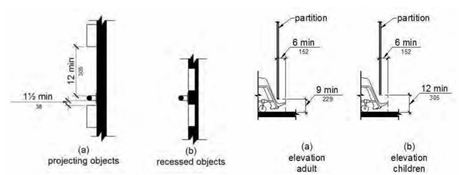


FIGURE 11B-609.3
SPACING OF GRAB BARS

FIGURE 11B-604.8.1.4
WHEELCHAIR ACCESSIBLE TOILET COMPARTMENT TOE CLEARANCE

ACCESSIBILITY: BATHROOM DIAGRAMS

PLANNING AND ZONING:

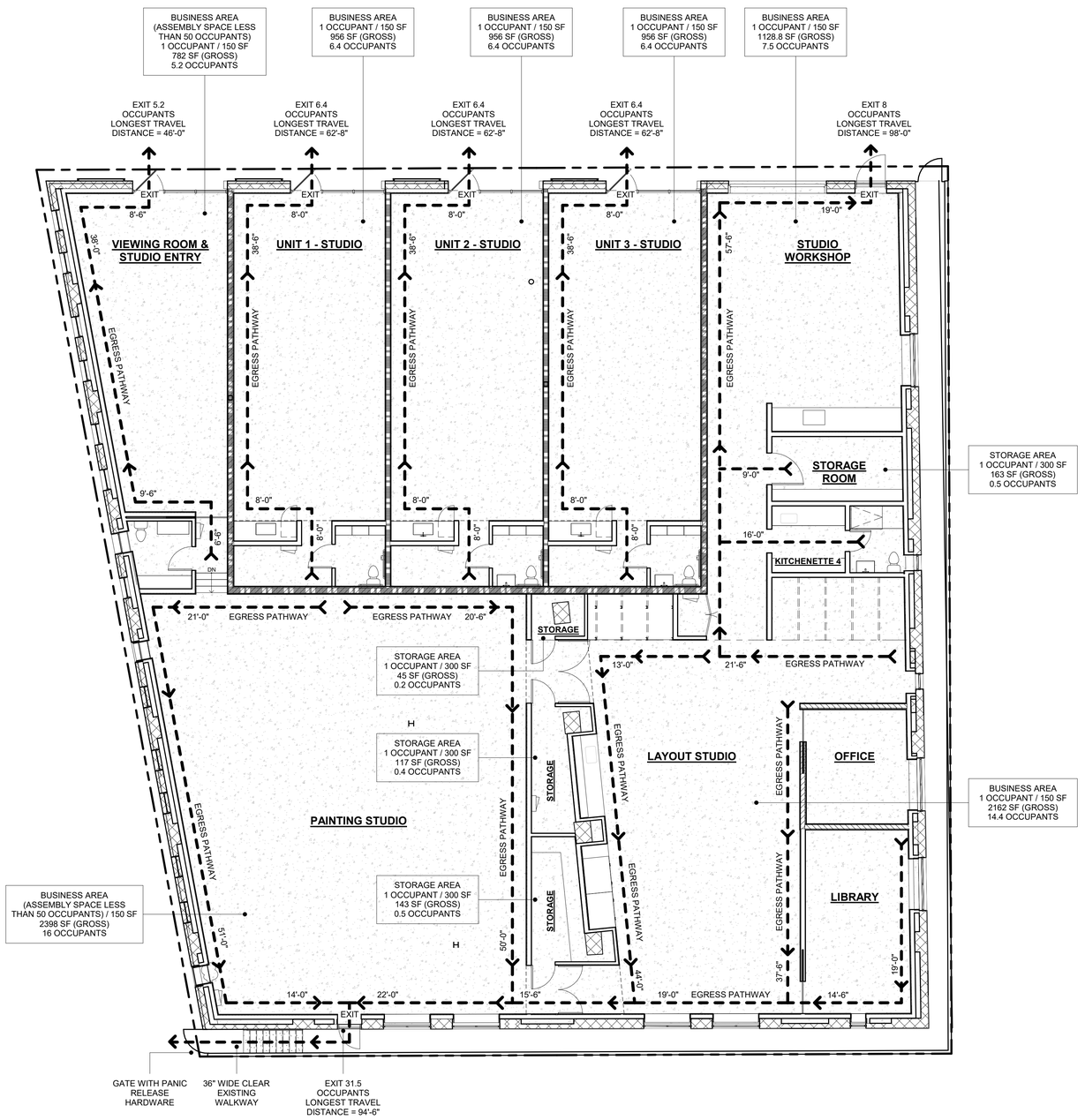
-OCCUPANCY: B-BUSINESS / S-STORAGE
-USE: ARTISTS STUDIO

SPRINKLERS: NON SPRINKLERED (BOTH USES)

NUMBER OF EXITS:
-OCCUPANT LOAD 49 OR LESS: ONE EXIT
-OCCUPANT GREATER THAN 45: TWO EXITS

EGRESS CODE COMPONENT WIDTHS :
-STAIRWAYS: 36" MIN, OCCUPANT LOAD < 50
-CORRIDORS: 36" MIN, OCCUPANT LOAD < 50
-DOORS: 36" MIN, OCCUPANT LOAD < 50

MAXIMUM EXIT TRAVEL DISTANCE: 100'



1 EGRESS AND EXITING DIAGRAM
1/8" = 1'-0"

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ZONING CORRECTIONS

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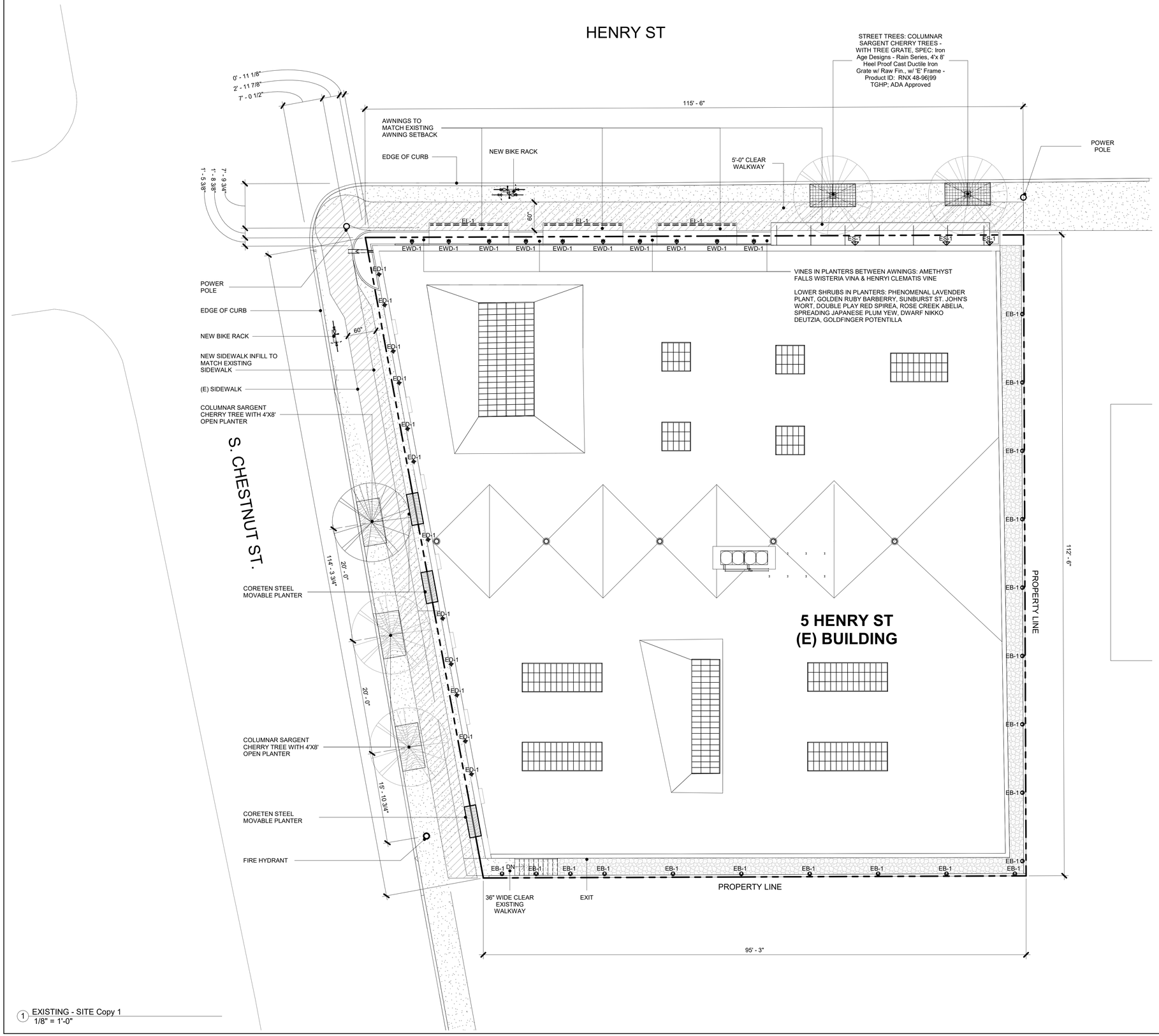
EXITING AND ACCESSIBILITY DIAGRAMS

A002



1 EXISTING - SITE Copy 1
1/8" = 1'-0"

SITE PLAN LEGEND

- PROPERTY LINE
- EXTERIOR GRAVEL
- LANDSCAPING / IN-GROUND PLANTER
- 5'-0" CLEAR WALKWAY
- TREE GRATE
- CORETEN PLANTER

EXTERIOR LIGHT SCHEDULE

FIXTURE SYMBOL & TAG	FIXTURE TYPE & SPEC.	HT. FROM GRADE	DIMMING	CRI	COLOR TEMP.	QTY.
EL-1	EXTERIOR LINEAR DOWNLIGHT - MOUNTED IN THE FRONT OF THE ENTRY AWNINGS	10'-10"FT MAX	YES	95+	2700K	3
ES-1	EXTERIOR WALL SCONCE WITH LIGHT FACING DOWN	7'-4"FT MAX	YES	90+	2700K	3
ED-1	EXTERIOR DOWNWARD PUCK LIGHT - MOUNTED IN THE ART NICHES	4'-10"FT MAX	YES	85+	2700K	11
EWD-1	EXTERIOR WALL MOUNTED DOWNLIGHT - MOUNTED TO THE PLANT SCREEN	15'-0"FT MAX	YES	90	2700K	4
EB-1	EXTERIOR DOWNWARD BALLARD PATH EGRESS LIGHT	20"	YES	90	2700K	19

Lighting Fixtures Notes:

All light fixtures shall meet the following requirements (*Per City of Beacon Code 223-14. B*):

(2) Such lighting shall use full cutoff fixtures that do not emit light above the horizontal plane into the night sky, except for lighting for short-term events or holidays, flagpole lighting, decorative light sources under 600 lumens, public parks and other public specialty lighting, as determined by the Building Inspector.

(3) Hours of lighting and fixture height, type, design, intensity, and color temperature may be determined by the Planning Board in acting on any site development plan upon consideration of the following considerations:

(a) Lighting fixtures in pedestrian areas should be a maximum of 15 feet in height and parking lot lighting fixtures should be a maximum of 20 feet.

(b) Pedestrian and parking lot areas should average approximately one footcandle. Only high security areas may require lighting in the two to five footcandle range, while over five footcandles is usually a waste of energy and a source of glare.

(c) Color temperatures should be in the range of 2,400 to 4,000 Kelvin degrees.

(d) The color rendering index should be in the range of 80 to 100.

(e) Adaptive controls, such as dimmers, timers, and motion sensor shut-off lighting, should be used whenever appropriate.

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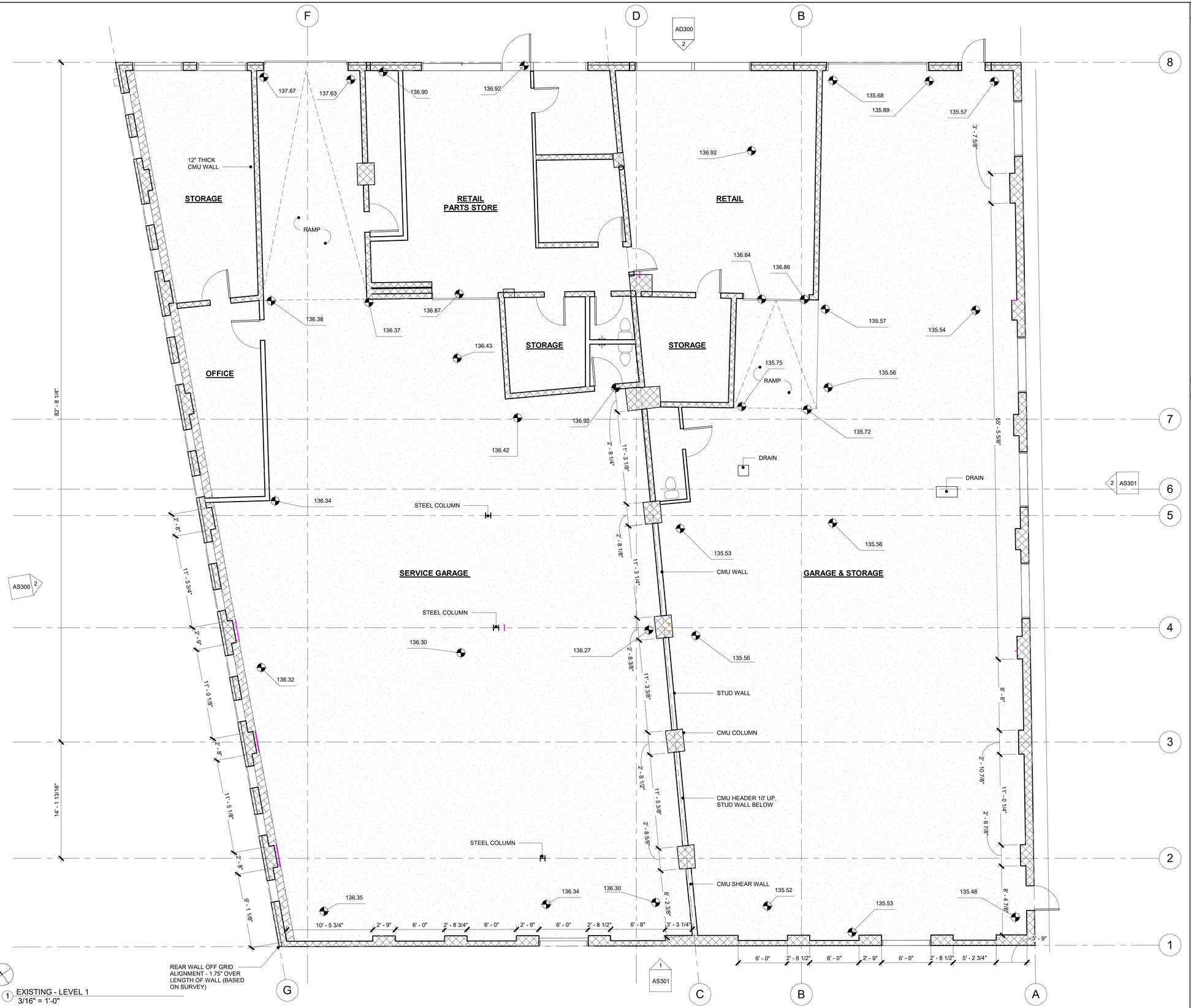
SITE PLAN

A100



1 EXISTING - LEVEL 1
3/16" = 1'-0"

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PLAN NOTES

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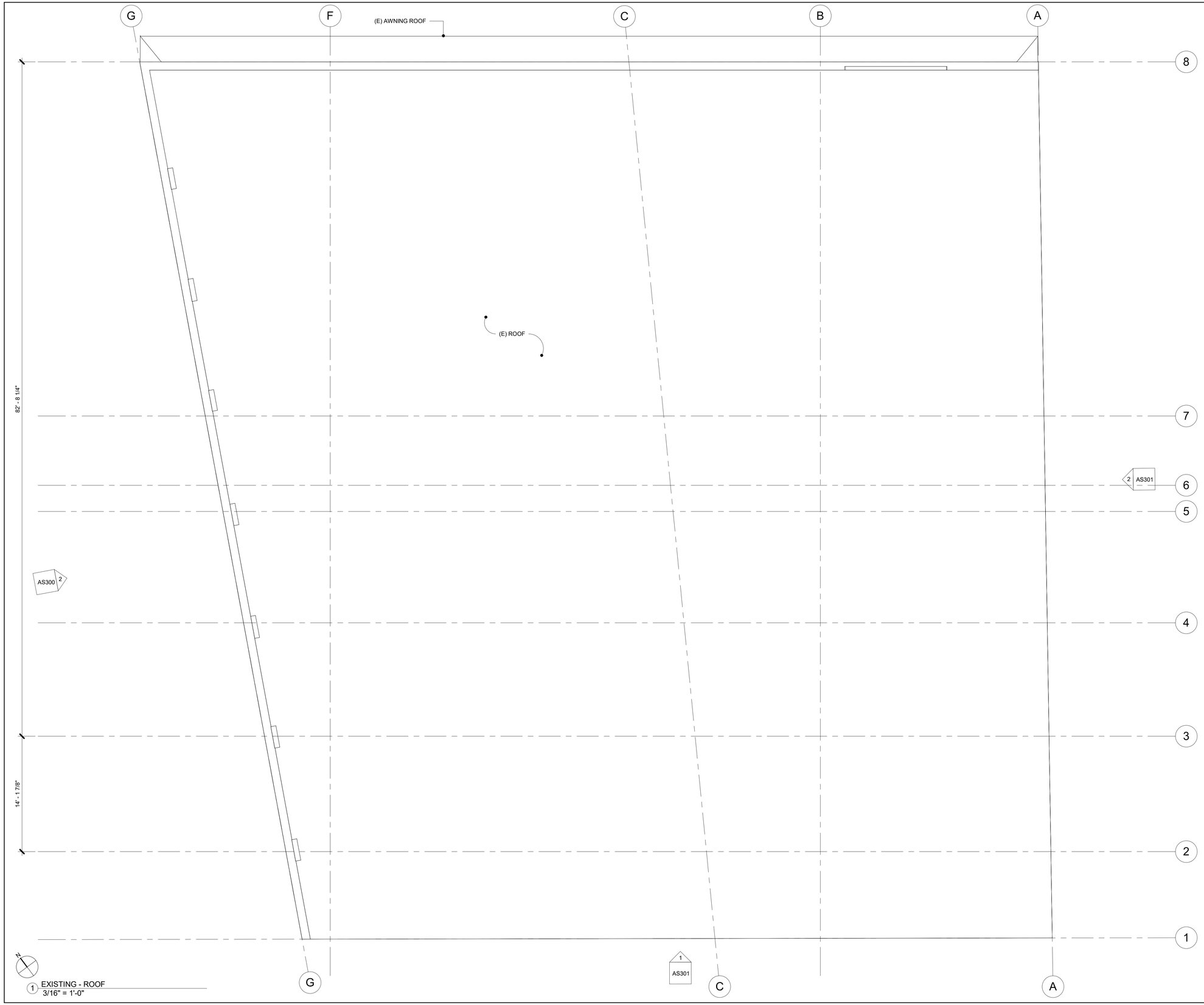
LEVEL 1 FLOOR PLAN

AS200



1 EXISTING - ROOF
3/16" = 1'-0"

PLAN NOTES

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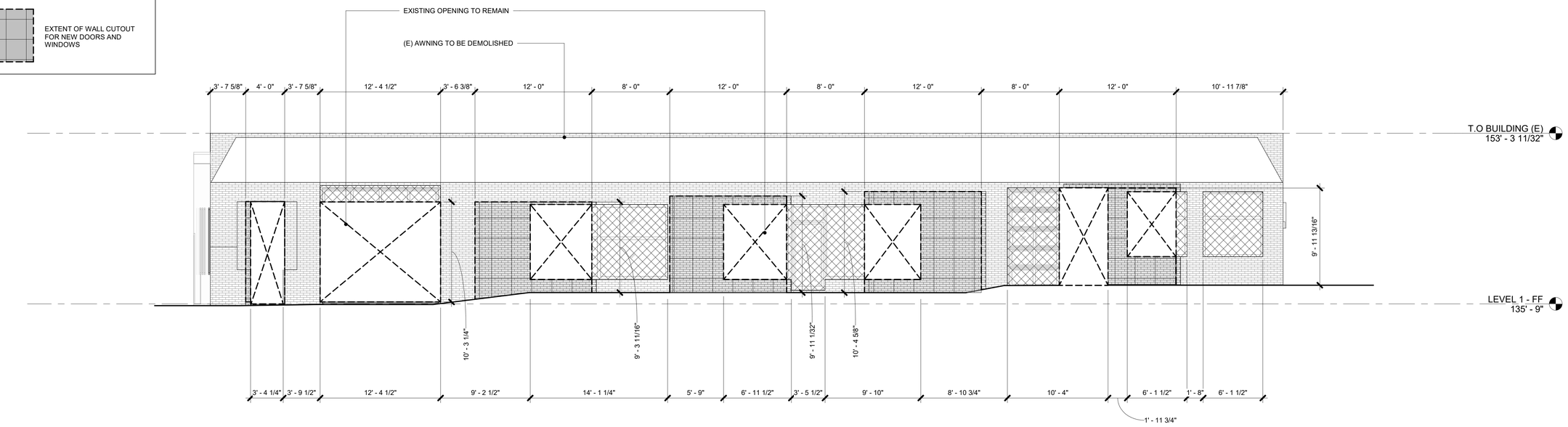
ROOF PLAN

AS201

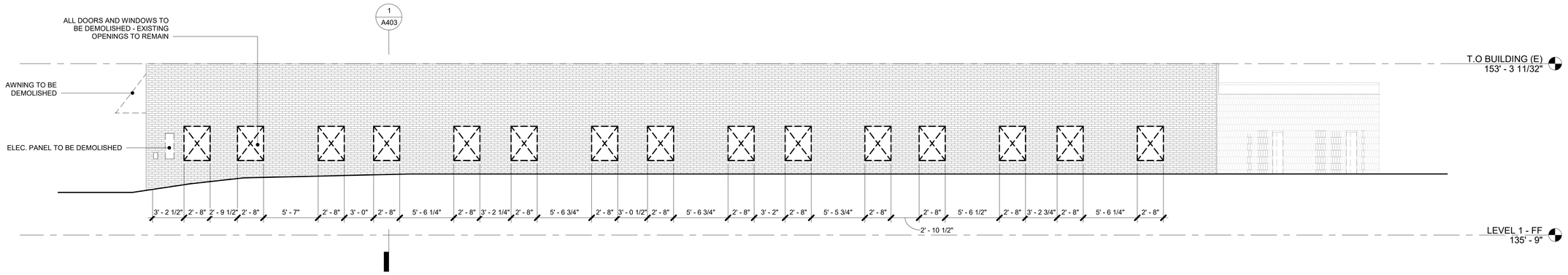
DEMOLITION ELEVATION LEGEND

EXISTING OPENING TO BE INFILLED WITH BRICK

EXTENT OF WALL CUTOUT FOR NEW DOORS AND WINDOWS



2 DEMOLITION - NORTH ELEVATION
3/16" = 1'-0"



1 DEMOLITION - WEST ELEVATION
3/16" = 1'-0"

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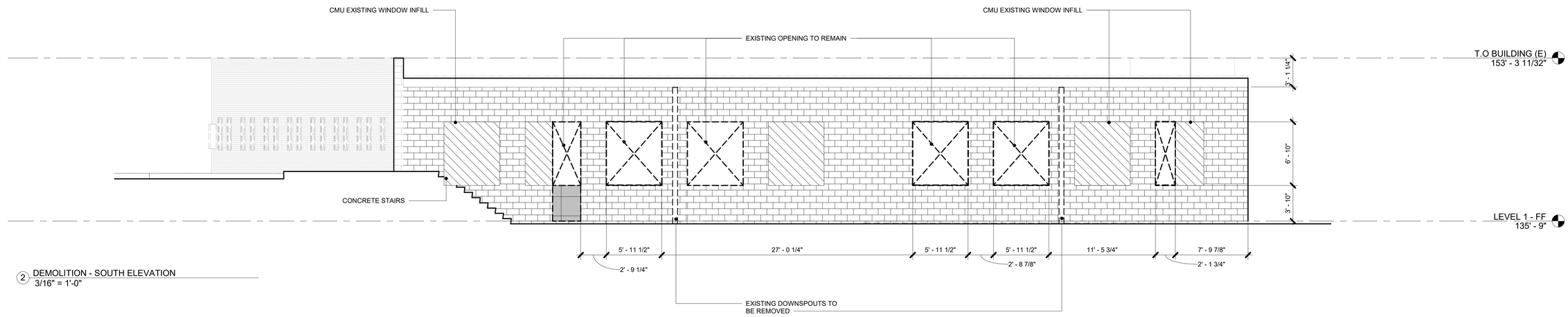
DEMOLITION ELEVATIONS

AD300

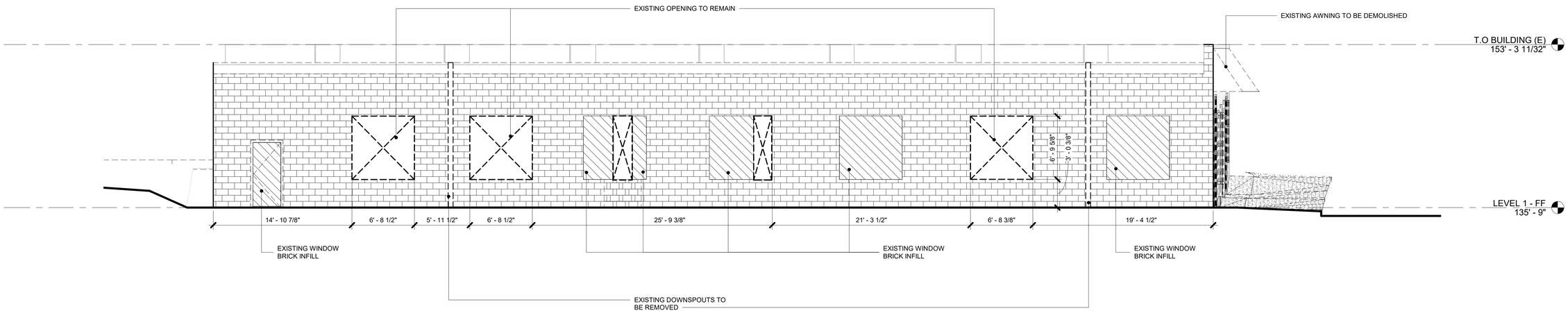
DEMOLITION ELEVATION LEGEND

EXISTING OPENING TO BE INFILLED WITH BRICK

EXTENT OF WALL CUTOUT FOR NEW DOORS AND WINDOWS



2 DEMOLITION - SOUTH ELEVATION
3/16" = 1'-0"



1 DEMOLITION - EAST ELEVATION
3/16" = 1'-0"

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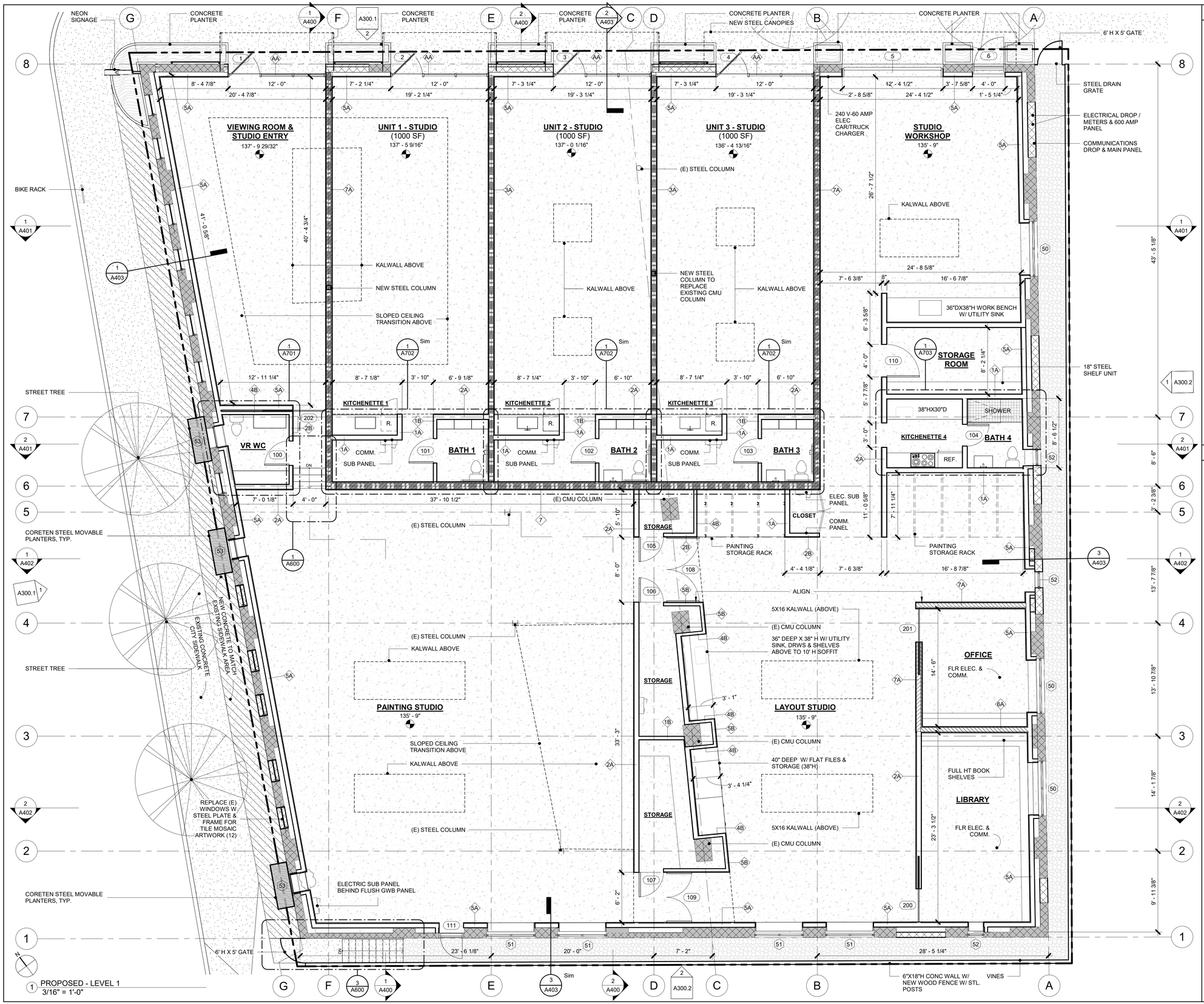
DEMOLITION ELEVATIONS

AD301



1 PROPOSED - LEVEL 1
3/16" = 1'-0"

PLAN LEGEND

- PROPERTY LINE
- EXISTING WALL/ELEMENT
- EXISTING CMU WALL
- NEW WALL/ELEMENT
- NEW CMU/BRICK INFILL WALL
- SOUND MITIGATION WALL
- FIRE RATED WALL
- FIRE RATED WALL SOUND MITIGATION WALL
- TILE FLOORING; SEE ENLARGED PLANS FOR SPECS.
- POLISHED CONCRETE FLOOR
- EXTERIOR GRAVEL
- EXISTING EXTERIOR HARDSCAPING
- NEW EXTERIOR CONCRETE HARDSCAPING TO MATCH EXISTING SIDEWALK FINISH
- NEW DECORATIVE EXTERIOR CONCRETE HARDSCAPING, W/ MIN. 2% SLOPE AS REQ.
- LANDSCAPING
- SMOKE/CARBON MONOXIDE DETECTOR WITHIN SPACE, SEE LTG. PLANS FOR LOCATION AND SPECS.
- BATHROOM FAN WITHIN SPACE, SEE MECHANICAL PLANS FOR LOCATION AND SPECS.

PLAN NOTES

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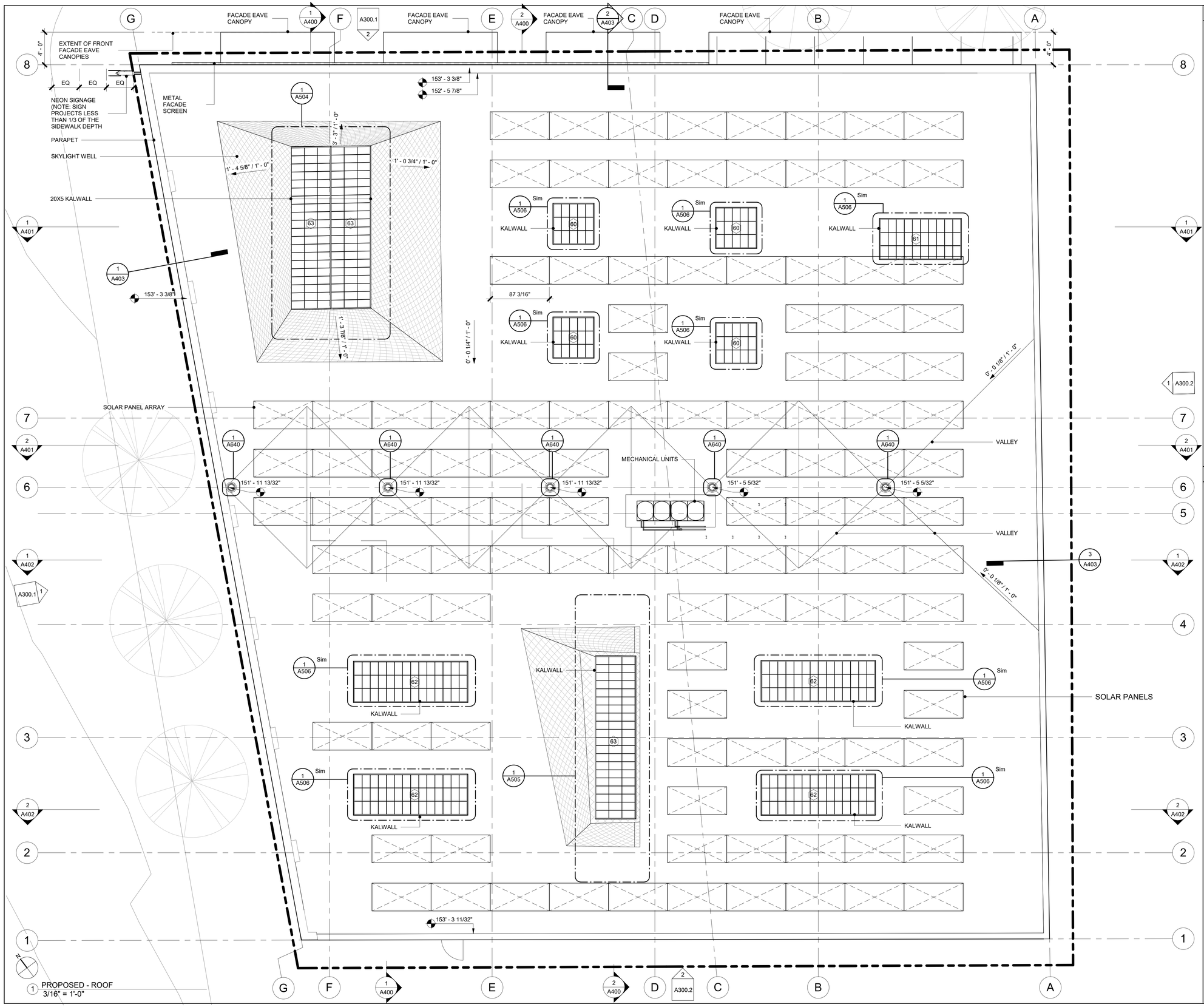
LEVEL 1 FLOOR PLAN

A201



ROOF PLAN LEGEND

- PROPERTY LINE
- EXISTING WALL/ELEMENT
- NEW WALL/ELEMENT
- ROOFING HIP OR VALLEY
- ZINC METAL ROOFING TILES
- SOLAR PANELS - 114 TOTAL

PLAN NOTES

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INFO@HATCH-INC.COM

ZONING CORRECTIONS

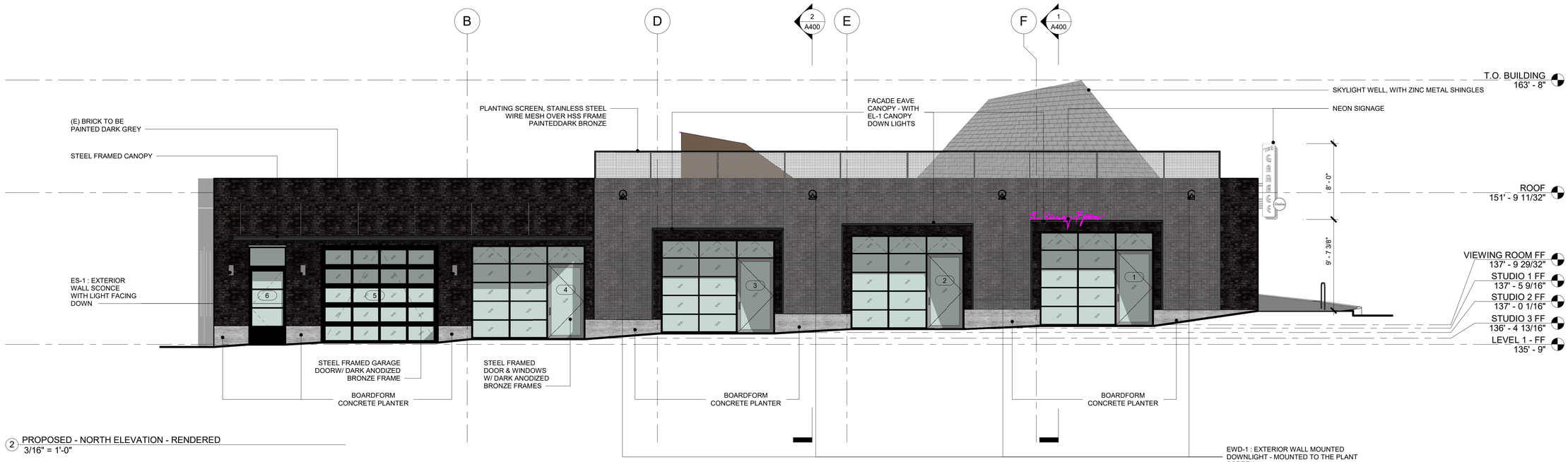
ISSUE DATE
AUGUST 26, 2022

REVISIONS

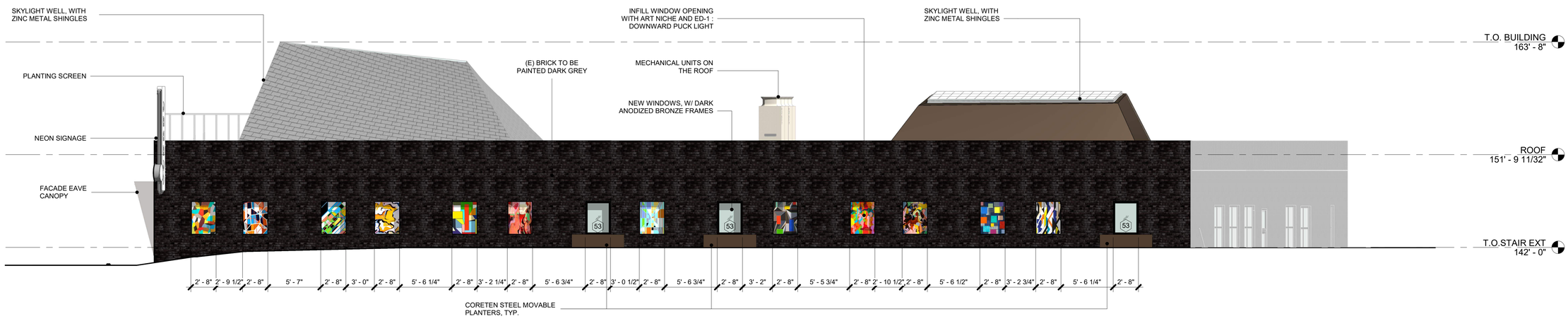
Number	Date	Description

ROOF PLAN

A202



2 PROPOSED - NORTH ELEVATION - RENDERED
3/16" = 1'-0"



1 PROPOSED - WEST ELEVATION - RENDERED
3/16" = 1'-0"

PROJECT DIRECTORY

OWNER:
Michael Braden
40 Hellbrook Lane,
Ulster Park, NY 12487
mbradenworks@gmail.com
818.309.3530

ARCHITECT:
Christopher Hatch McLean
HATCH ARCHITECTURE INC.
122 Lincoln Blvd. Venice, CA 90291
christopher@hatch-inc.com
907.841.6970

STRUCTURAL ENGINEER:
Michael Gillespie
M. Gillespie & Associates, Consulting Engineering, PLLC.
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Wappingers Falls, NY 12509
845.227.6227
admin@mgaengrs.com
mgillespie@mgaengrs.com

M.E.P.:
Andy McCaddin, PE.
Oak Engineering Group
109 South William Street, Floor 1,
Newburgh, NY 12550
845.293.6023

LAND SURVEYING:
Gerald L. Lynn, Land Surveyor, PC
66 Middlebush Road,
Wappingers Falls, NY, 12509
845.463.2733
larry@lynnsbls.com

THE GARAGE ART STUDIOS

5 Henry St., Beacon, NY 12508

HATCH ARCHITECTURE INC.
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VENICE, CA 90291

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INFO@HATCH-INC.COM

ZONING CORRECTIONS

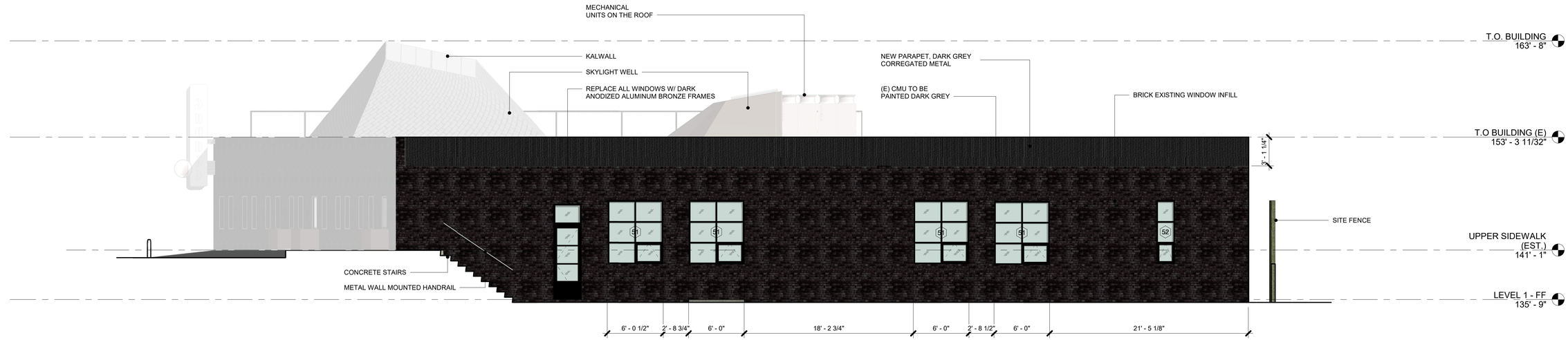
ISSUE DATE
AUGUST 26, 2022

REVISIONS

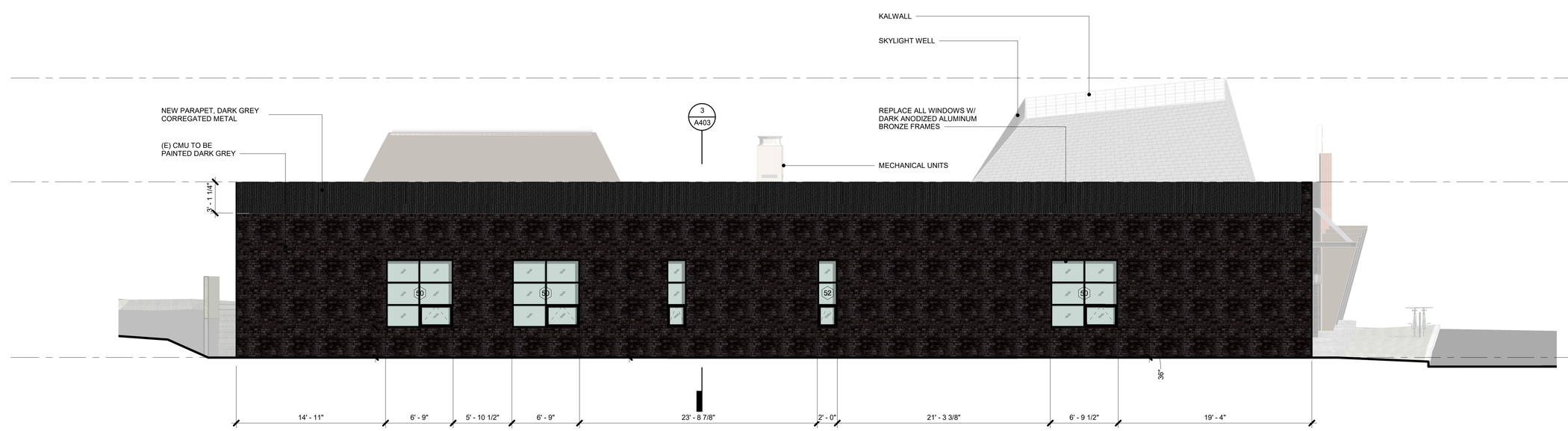
Number	Date	Description

ELEVATIONS - RENDERED

A300.1



2 PROPOSED - SOUTH ELEVATION - REAR YARD - RENDERED
3/16" = 1'-0"



1 PROPOSED - EAST ELEVATION - SIDE YARD - RENDERED
3/16" = 1'-0"

PROJECT DIRECTORY

OWNER:
Michael Braden
40 Hellbrook Lane,
Ulster Park, NY 12487
mbradenworks@gmail.com
818.309.3530

ARCHITECT:
Christopher Hatch McLean
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907.841.6970

STRUCTURAL ENGINEER:
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M. Gillespie & Associates, Consulting Engineering, PLLC.
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ZONING CORRECTIONS

ISSUE DATE
AUGUST 26, 2022

REVISIONS

Number	Date	Description

ELEVATIONS - RENDERED

A300.2

PLAN SET TABLE OF CONTENTS

SHEET	TITLE
1	SITE PLAN
2	LIGHTING PLAN & DETAILS
3	LANDSCAPING PLAN & DETAILS

SITE SPECIFIC NOTES

A. THE PARCEL LIES WITHIN THE T (TRANSITIONAL) ZONING DISTRICT. THE T (TRANSITIONAL) DISTRICT WHICH PERMITS ARTIST STUDIOS, ART GALLERIES, AND EXHIBIT SPACES. CONSULTING WITH THE CITY ZONING ADMINISTRATOR IS RECOMMENDED TO ASSURE ALL CITY ZONING REQUIREMENTS ARE BEING MET.
B. ALTERATION OF THIS DOCUMENT, EXCEPT BY A NEW YORK STATE LICENSED ENGINEER OR LAND SURVEYOR WITH A 7208–N EXEMPTION OF THE NEW YORK STATE EDUCATION LAW, IS ILLEGAL.
C. METES AND BOUNDS AND TOPOGRAPHY AS PROVIDED BY LARRY L. LYNN, L.S ON MARCH 14, 2022.

PARCEL INFORMATION

TAX GRID PARCEL NUMBER(S)	130200–5954–36–939808
ZONING DISTRICT	T (TRANSITIONAL)
TOTAL AREA	0.27 ACRES
ADDRESS	5 HENERY STREET, BEACON, NY 12508
SCHOOL DISTRICT	––
FIRE DISTRICT	BEACON FIRE
SANITARY DISPOSAL	MUNICIPAL SEWER
WATER SUPPLY	MUNICIPAL WATER

ADJOINING PROPERTY OWNERS WITHIN 250'

MATTHEW T. KEAVENEY
94 CATHERINE ST
BEACON, NY 12508
FOR PROPERTY:130200005954003694878700000

RUBIQ LLC
170 SECOND AVE APT 15D
NEW YORK, NY 10003
FOR PROPERTY:130200005954003692380900000

DENNIS EDSON
20 CEDAR ST S
BEACON, NY 12508
FOR PROPERTY:130200005954003690982700000

RUBIQ LLC
170 SECOND AVE APT 15D
NEW YORK, NY 10003
FOR PROPERTY:130200005954003691883900000

NANCY LEVINE
22 CEDAR ST S
BEACON, NY 12508
FOR PROPERTY:130200005954003690682300000

WAYNE TABONE
24 CEDAR ST S
BEACON, NY 12508
FOR PROPERTY:130200005954003690581900000

MICHAEL LOUGHRAN
18 CHESTNUT ST S
BEACON, NY 12508
FOR PROPERTY:130200005954003693083200000

LORRAINE F. KOSCAL, LT
17 PINE ST
CORNWALL ON HUDSON, NY 12520
FOR PROPERTY:130200005954003696379000000

DANIEL MURGATROYD
PO BOX 187
BEACON, NY 12508
FOR PROPERTY:130200005954003691583500000

JOHN T. GRAHAM
59 CATHERINE ST
BEACON, NY 12508
FOR PROPERTY:130200005954003690580500000

CITY OF BEACON
1 MUNICIPAL PLZ
BEACON, NY 12508
FOR PROPERTY:130200005954003695681500000

SRI KRISHNA INC
335 MAIN ST
BEACON, NY 12508
FOR PROPERTY:130200005954003694883600000

JOHN K. TAYLOR
1115 5TH AVE 14C
NEW YORK, NY 10128
FOR PROPERTY:130200005954003693279900000

CALEB HONEYCHURCH
92 CATHERINE ST
BEACON, NY 12508
FOR PROPERTY:130200005954003694479000000

U S POST OFFICE
369 MAIN ST
BEACON, NY 12508
FOR PROPERTY:130200005954003697380300000

HUDSON RIVER HEALTHCARE INC
341 MAIN ST
BEACON, NY 12508
FOR PROPERTY:130200005954003695383100000

MELISSA BROOKS
65 CATHERINE ST
BEACON, NY 12508
FOR PROPERTY:130200005954003691180100000

J & S RITTER REALTY
2 CEDARCLIFF LN
POUGHKEEPSIE, NY 12601
FOR PROPERTY:130200005954003693583600000

DAVID M. DEVINE
22 BEACH RD
POUGHQUAG, NY 12570
FOR PROPERTY:130200005954003692677800000

BEACON 355 LLC
355 MAIN ST
BEACON, NY 12508
FOR PROPERTY:130200005954003696582200000

ANDREW J. ANTALEK
52 CHESTNUT ST S
BEACON, NY 12508
FOR PROPERTY:130200005954003691278800000

J & S RITTER REALTY
2 CEDARCLIFF LN
POUGHKEEPSIE, NY 12601
FOR PROPERTY:130200005954003693984400000

323 MAIN STREET LLC
49 FOREST VIEW AVE
WAPPINGERS FALLS, NY 12590
FOR PROPERTY:130200005954003693284500000

JOSEPH W. WASSWEILER
44 CHESTNUT ST S
BEACON, NY 12508
FOR PROPERTY:130200005954003691579400000

ST ROCCO SOCIETY
26 CHESTNUT ST S
BEACON, NY 12508
FOR PROPERTY:130200005954003691882100000

FISCH DEVELOPMENT CORP
761 HUNTINGTON DR
FISHKILL, NY 12524
FOR PROPERTY:130200005954003696282500000

ALBERTO MORA
PO BOX 1267
BEACON, NY 12508
FOR PROPERTY:130200005954003695178400000

NANCY FEDORCHAK
24 LOOCKERMAN AVE
POUGHKEEPSIE, NY 12601
FOR PROPERTY:130200005954003691681300000

ANTHONY J. FURCO, TRUSTEE
19 HENRY ST
BEACON, NY 12508
FOR PROPERTY:130200005954003695579600000

NINNIE MANAGEMENT CORP
PO BOX 328
BEACON, NY 12508
FOR PROPERTY:130200005954003693980800000

THOMAS JOSEPH LABELLE
39 CHESTNUT ST S
BEACON, NY 12508
FOR PROPERTY:130200005954003692978400000

SEAN KRAFT
30 WILKES ST
BEACON, NY 12508
FOR PROPERTY:130200005954003695678100000

LUIS MUNOZ
40 CHESTNUT ST S
BEACON, NY 12508
FOR PROPERTY:130200005954003691879900000

MICHAEL THOMAS SCHAEFER, TRUSTEE
PO BOX 716
BEACON, NY 12508
FOR PROPERTY:130200005954003693979400000

KARIMI ENTERPRISES LLC
361 MAIN ST
BEACON, NY 12508
FOR PROPERTY:130200005954003697181800000

CATHERINE STREET PROPERTIES LL
105 CATHERINE ST
BEACON, NY 12508
FOR PROPERTY:130200005954003693777100000

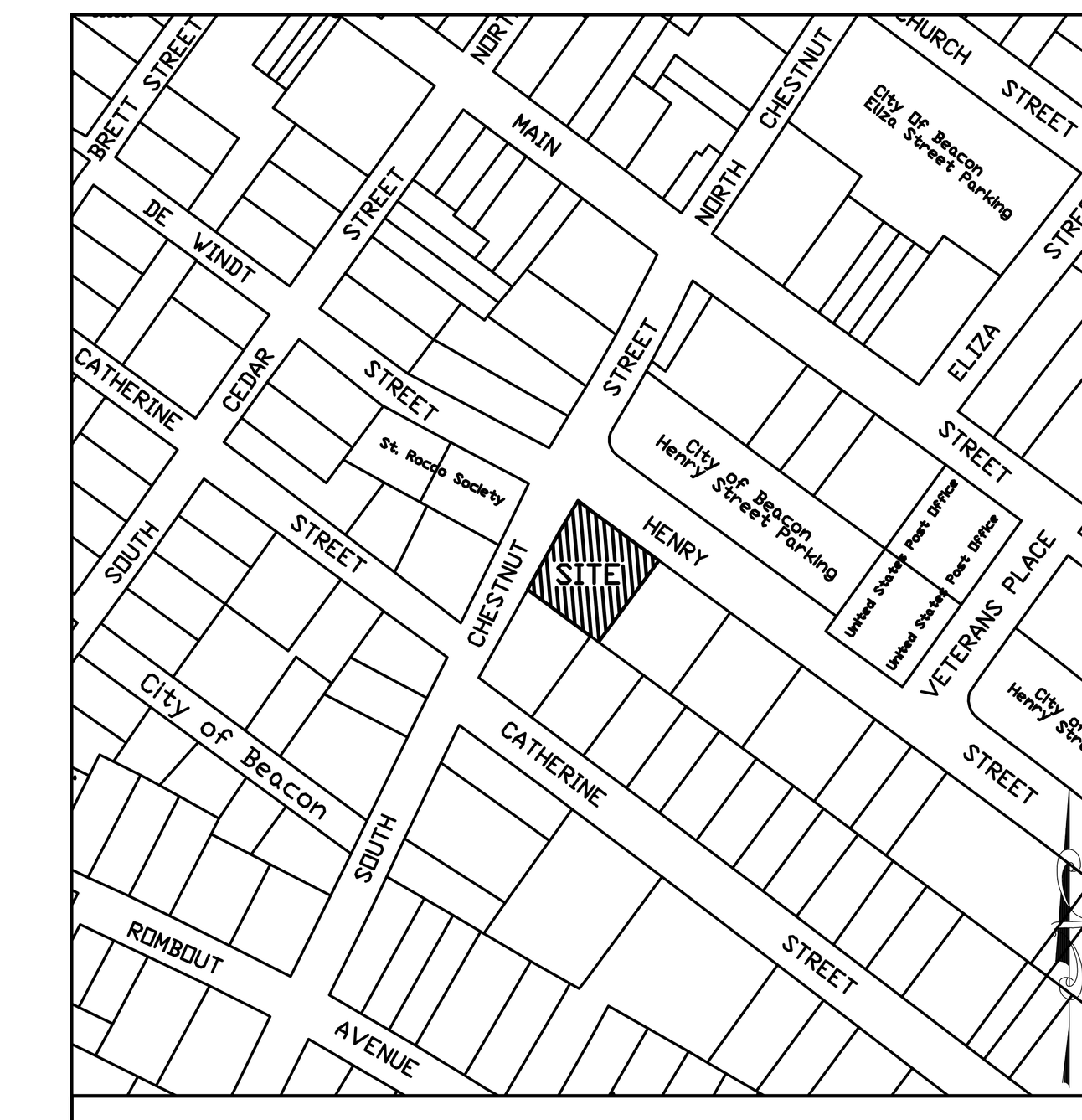
J & S RITTER REALTY
2 CEDARCLIFF LN
POUGHKEEPSIE, NY 12601
FOR PROPERTY:130200005954003692284100000

ST ROCCO SOCIETY
26 CHESTNUT ST S
BEACON, NY 12508
FOR PROPERTY:130200005954003692681700000

HUDSON TODD LLC
4 CROSS ST
BEACON, NY 12508
FOR PROPERTY:130200005954003692384300000

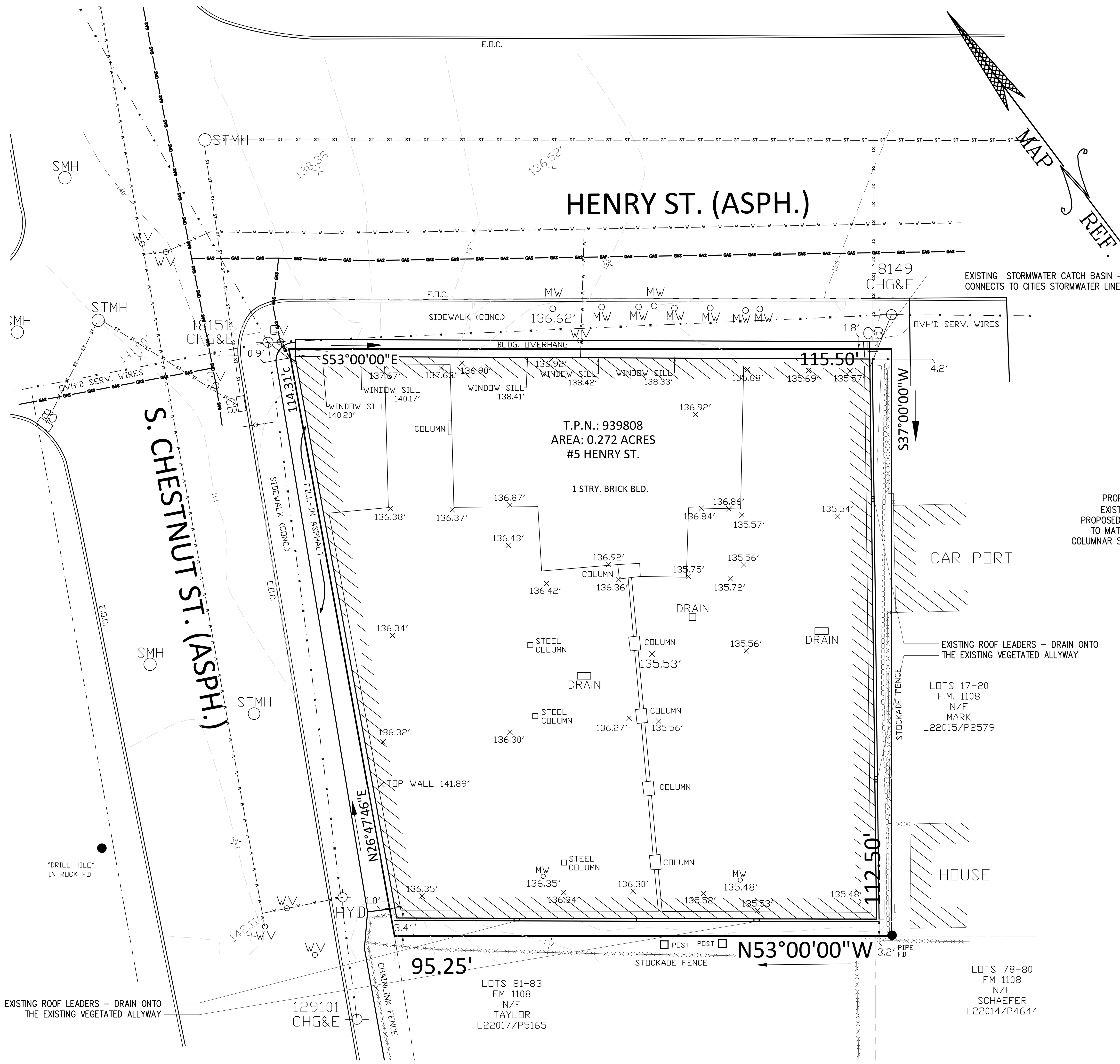
GARTH T. MARK
7 HENRY ST 4
BEACON, NY 12508
FOR PROPERTY:130200005954003694880200000

JEFFREY R. MCHUGH
20 CHESTNUT ST S
BEACON, NY 12508
FOR PROPERTY:130200005954003692882800000



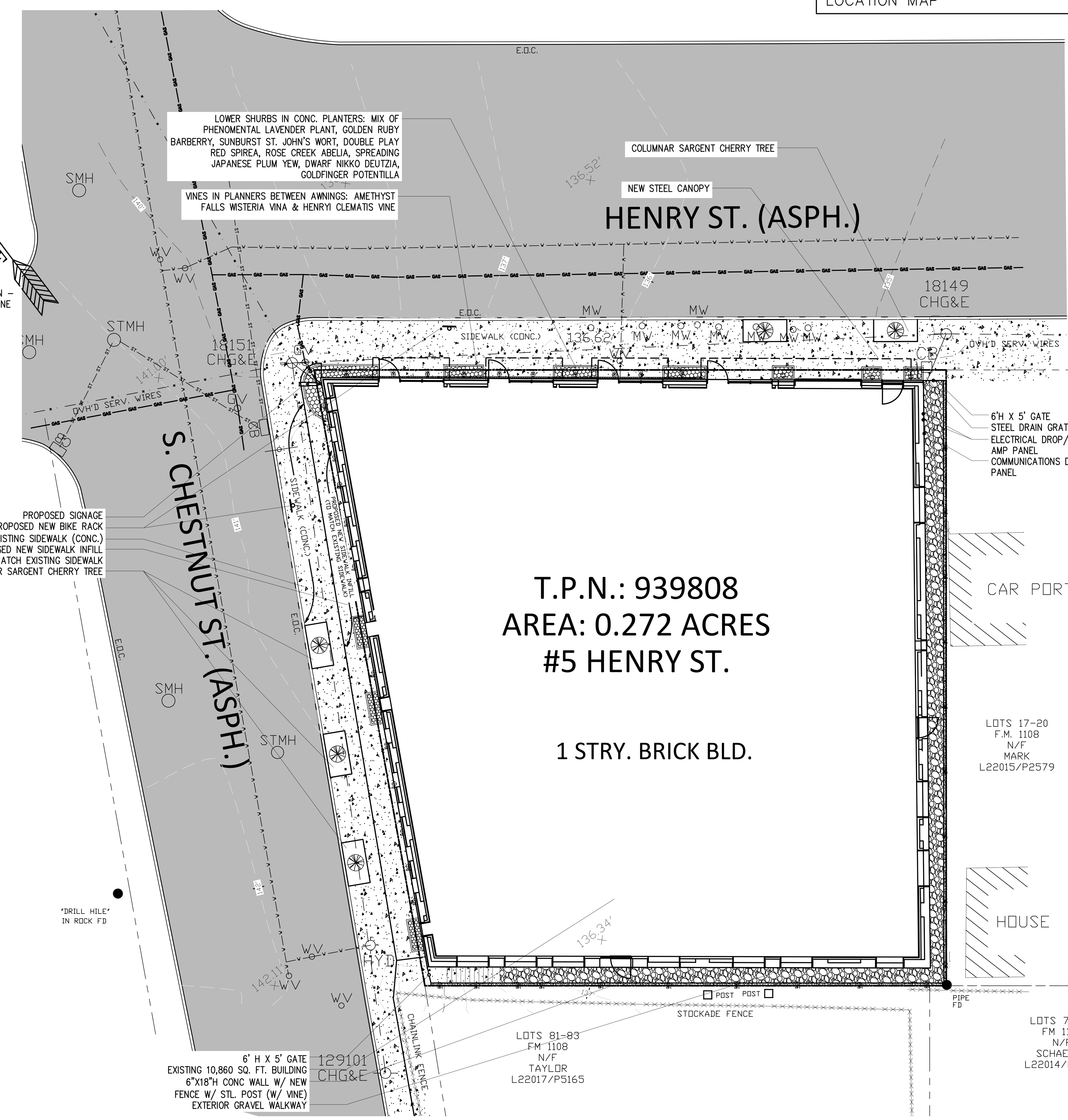
LOCATION MAP

SCALE: 1" = 200'



EXISTING CONDITIONS SITE PLAN

SCALE: 1" = 10'



PROPOSED CONDITIONS SITE PLAN

SCALE: 1" = 10'

T BULK REQUIREMENTS

	REQUIRED	PROPOSED
MINIMUM LOT AREA (SF)	5,000	11,854.7
MINIMUM WIDTH (FT.)	50	105.4
MINIMUM DEPTH (FT.)	100	112.5
MINIMUM FRONT YARD (FT.)	10	1.66*
MINIMUM SIDE YARD (FT.)	10	0.97*
MINIMUM REAR YARD (FT.)	20	3.34*
MINIMUM DISTANCE BETWEEN BUILDINGS (SAME LOT)	––	N/A
MINIMUM HEIGHT (STORIES/FT.)	2.5/35	<35
PARKING REQUIREMENT (ARTIST STUDIO)	22	0**

REFERENCE: CITY OF BEACON ZONING –233 ATTACHMENT 1 – 223–17. SCHEDULE OF BULK REGULATIONS
*PRE–EXISTING AND NON–CONFORMING
**AS PER CITY OF BEACON CODE BOOK SECTION 223–26.B.1&2 NO ADDITIONAL SPOTS ARE REQUIRED.
IN 1964 THE CAR DEALERSHIP WAS UNDER B OCCUPANCY WHICH REQUIRED 1 SPACE PER 300 SF OF FLOOR AREA + 2 SPACES PER OFFICE. BY THOSE STANDARDS THE PARKING REQUIREMENT WOULD BE 37 SPACES + 2 SPACES PER OFFICE (NUMBER OF OFFICES UNKNOWN) WHICH IS GREATER THAN THE 22 REQUIRED PARKING SPACES FOR AN ARTIST STUDIO, THEREFORE NO ADDITIONAL PARKING SPACES ARE REQUIRED.

APWA UNIFORM COLOR CODE
FOR MARKING UNDERGROUND UTILITY LINES

WHITE	PROPOSED EXCAVATION
PINK	TEMPORARY SURVEY MARKINGS
RED	ELECTRICAL POWER LINES, CABLES CONDUIT AND LIGHTING CABLES
YELLOW	GAS, OIL STEAM, PETROLEUM OR GASEOUS MATERIALS
ORANGE	COMMUNICATION, ALARM OR SIGNAL LINES CABLES, OR CONDUIT
BLUE	POTABLE WATER
PURPLE	RECLAIMED WATER, IRRIGATION AND SLURRY LINES
GREEN	SEWER & DRAIN LINES

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- Wait The Required Time
- Confirm Utility Response
- Respect The Marks
- Dig With Care

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- The i–notice will satisfy all the requirements of an excavation notification as mandated by Code Rule 753
- No waiting on the phone
- Electronic maps are available to help pin point accurate dig site locations
- The only requirement is access to the internet and Microsoft Internet Explorer 4.0 or newer.
- Verbal transcription errors are eliminated.
- Self–paced on line tutorials and site training is available.
- The i–notice services is FREE!

Simply send an e–mail to: register@digsafelynewyork.com expressing your interest in participating in this innovative time efficient and user friendly method to create your OWN stake–out notice.

CALL BEFORE YOU DIG!
Dig Safely NEW YORK
1-800-962-7962
www.digsafelynewyork.com

LEGEND

——— – – ———	ADJOINING LOTS
—v—v—v—v—	WATER SERVICE
××××××××	STOCKADE FENCE
○○○○○○○○	WALL
—GAS—GAS—GAS—	GAS SERVICE
— · — · — · —	UTILITY LINE
——— – ———	LOT LINE

CITY OF BEACON PLANNING BOARD APPROVAL

Approved by Resolution of the Beacon Planning Board on the ______ day of ________________________, 20________ subject to all conditions as stated therein

______________________________ ____________
Chairman, City Planning Board **Date**

OWNER

NINNIE MANAGEMENT CORP.
PO BOX 328
BEACON, NY 12508

APPLICANT

MICHAEL BRADEN
40 HELLBROOK LANE
ULSTER PARK, NY 12487

APPLICANT'S CONSENT

THE UNDERSIGNED OWNER OF THIS PROPERTY HEREON STATES THAT HE/SHE IS FAMILIAR WITH THIS MAP, ITS CONTENTS AND ITS LEGENDS AND HEREBY CONSENTS TO ALL SAID TERMS AND CONDITIONS AS STATED HEREON AND TO THE FILING OF THIS MAP WITH THE OFFICE OF THE DUTCHESS COUNTY CLERK.

OWNER ______________________ DATE ____________

SITE PLAN

THE GARAGE STUDIOS - BRADEN

CITY OF BEACON
DUTCHESS CO., NEW YORK
JUNE 27, 2022
SCALE(S) - AS NOTED

M. GILLESPIE & ASSOCIATES
CONSULTING ENGINEERING, P.L.L.C.
847 ROUTE 376 - WAPPINGERS FALLS, NY 12590
P. (845) 227-6227 F. (845) 226-1430
WWW.MGILLESPIEASSOCIATES.COM

PROJECT NO:	2022:065
DRAWN BY:	IAT
CHECKED BY:	MEG
REVISIONS:	
JULY 25, 2022	
August 29, 2022	

NYSPE# 074666

SHEET No.
S1 / S3

LIGHTING SPECIFICATION AND DETAILS

EXTERIOR LIGHT SCHEDULE

FIXTURE SYMBOL & TAG	FIXTURE TYPE & SPEC.	HT. FROM GRADE	DIMMING	CRI	COLOR TEMP.	QTY.
EL-1	EXTERIOR LINEAR DOWNLIGHT - MOUNTED IN THE FRONT OF THE ENTRY AWNINGS	10'-10"FT MAX	YES	95+	2700K	3
ES-1	EXTERIOR WALL SCONCE WITH LIGHT FACING DOWN	7'-4"FT MAX	YES	90+	2700K	3
ED-1	EXTERIOR DOWNWARD PUCK LIGHT - MOUNTED IN THE ART NICHES	4'-10"FT MAX	YES	85+	2700K	11
EWD-1	EXTERIOR WALL MOUNTED DOWNLIGHT - MOUNTED TO THE PLANT SCREEN	15'-0"FT MAX	YES	90	2700K	4
EB-1	EXTERIOR DOWNWARD BALLARD PATH EGRESS LIGHT	20'	YES	90	2700K	19

Lighting Fixtures Notes:

All light fixtures shall meet the following requirements (*Per City of Beacon Code 223-14. B*):

(2) Such lighting shall use full cutoff fixtures that do not emit light above the horizontal plane into the night sky, except for lighting for short-term events or holidays, flagpole lighting, decorative light sources under 600 lumens, public parks and other public specialty lighting, as determined by the Building Inspector.

(3) Hours of lighting and fixture height, type, design, intensity, and color temperature may be determined by the Planning Board in acting on any site development plan upon consideration of the following considerations:

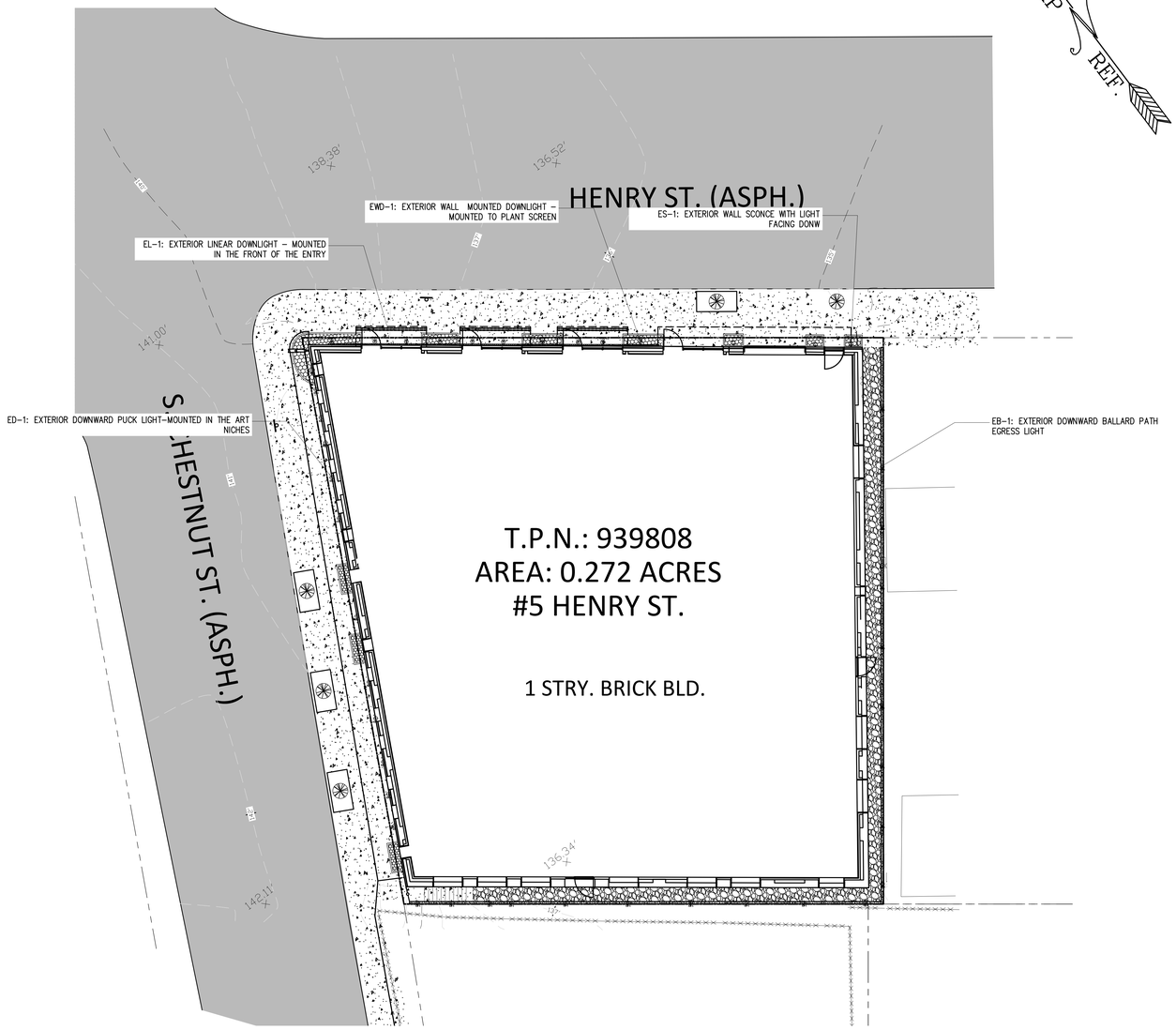
(a) Lighting fixtures in pedestrian areas should be a maximum of 15 feet in height and parking lot lighting fixtures should be a maximum of 20 feet.

(b) Pedestrian and parking lot areas should average approximately one footcandle. Only high security areas may require lighting in the two to five footcandle range, while over five footcandles is usually a waste of energy and a source of glare.

(c) Color temperatures should be in the range of 2,400 to 4,000 Kelvin degrees.

(d) The color rendering index should be in the range of 80 to 100.

(e) Adaptive controls, such as dimmers, timers, and motion sensor shut-off lighting, should be used whenever appropriate.



PROPOSED LIGHTING PLAN

SCALE: 1" = 10'



LOCATION MAP

SCALE: 1" = 200'

LIGHTING PLAN

THE GARAGE STUDIOS - BRADEN

CITY OF BEACON DUTCHESS CO., NEW YORK

SCALE(S) - AS NOTED JUNE 27, 2022

M. GILLESPIE & ASSOCIATES

CONSULTING ENGINEERING, P.L.L.C.
847 ROUTE 376 - WAPPINGERS FALLS, NY 12590
P. (845) 227-6227 F. (845) 226-1430
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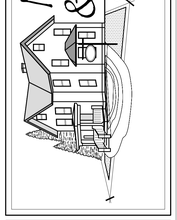


PROJECT NO:	2022:065
DRAWN BY:	IAT
CHECKED BY:	MEG
REVISIONS:	
JULY 25, 2022	
AUGUST 29, 2022	

APPLICANT

MICHAEL BRADEN
40 HELLBROOK LANE
ULSTER PARK, NY 12487

NYSPE# 074666

CITY OF BEACON PLANNING BOARD APPROVAL

Approved by Resolution of the Beacon Planning Board on the _____ day of _____, 20_____ subject to all conditions as stated therein

_____ _____
Chairman, City Planning Board Date

OWNER

NINNIE MANAGEMENT CORP.
PO BOX 328
BEACON, NY 12508

APPLICANT'S CONSENT

THE UNDERSIGNED OWNER OF THIS PROPERTY HEREON STATES THAT HE/SHE IS FAMILIAR WITH THIS MAP, ITS CONTENTS AND ITS LEGENDS AND HEREBY CONSENTS TO ALL SAID TERMS AND CONDITIONS AS STATED HEREON AND TO THE FILING OF THIS MAP WITH THE OFFICE OF THE DUTCHESS COUNTY CLERK.

_____ _____
OWNER DATE

SHEET No.

S2 / S3

TREE PLANTING SCHEDULE

QUANTITY	SYMBOL	COMMON NAME	SCIENTIFIC NAME	SIZE	REMARKS/SIZING
2	✻	COLUMNAR SARGENT CHERRY TREE	PRUNUS SARGENTII 'COLUMNARIS'	MIN. 3" CALIPER	FIRST BRANCHES BEGINNING 54" MIN FROM GRADE – PINK FLOWER & FALL COLOR
3	✻	KOUSA DOGWOOD	CORNUS 'KOUSA'	MIN. 3" CALIPER	FIRST BRANCHES BEGINNING 54" MIN FROM GRADE – WHITE FLOWER & FALL COLOR

VINES PLANTING SCHEDULE

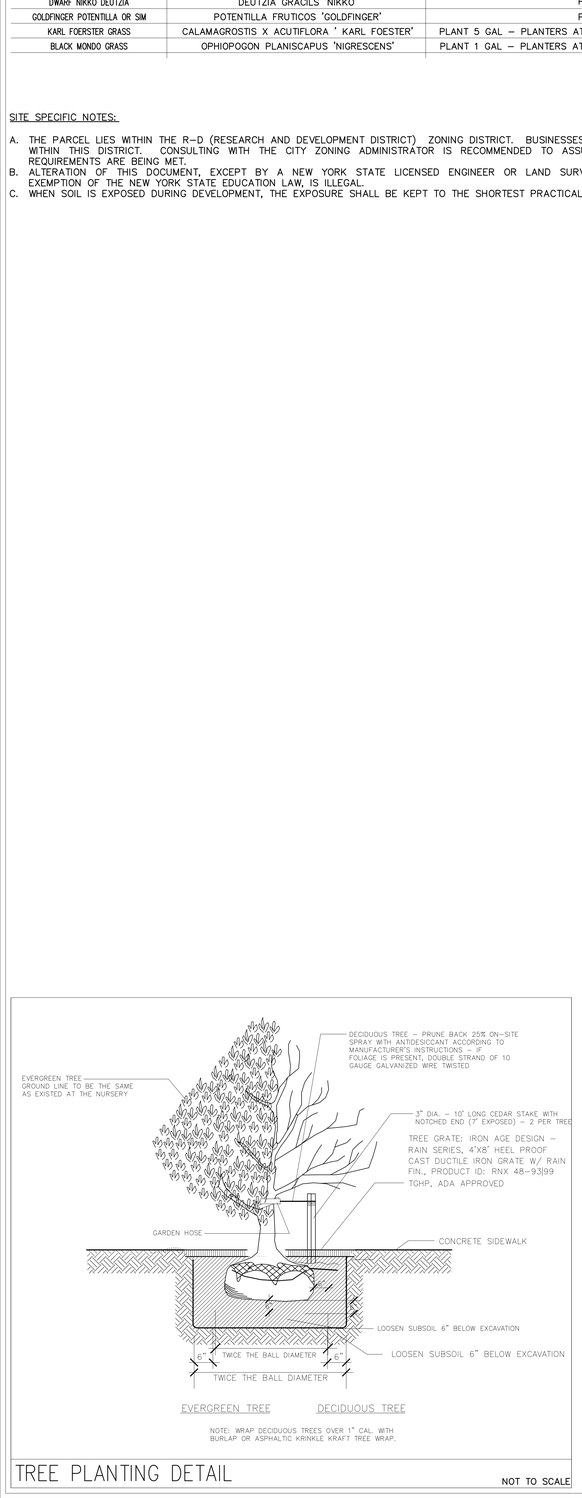
COMMON NAME	SCIENTIFIC NAME	REMARKS/SIZING
AMETHYST FALLS WIARWEIA VINE	WISTERIA FRUTESCENS	PRIMARY VINE – PURPLE FLOWER – MATURE 20' TO 30', PLANTS TO BE 10' TO 12' TALL
HENRYI CLEMATIS VINE	CLEMATIS 'HENRYI'	HIGHLIGHT – WHITE FLOWER – MATURE 10' TO 12'
CRIMSON DELIGHT TRUMPET VINE	CAMPSIS RADICANS	ALTERNATIVE PRIMARY VINE – ORANGE FLOWER – MATURE 15' TO 20' – PLANTS TO BE 10' TO 12' TALL
CRIMSON DELIGHT TRUMPET VINE	CAMPSIS RADICANS	FENCE VINE – ORANGE FLOWER – MATURE 15' TO 20' – PLANTS TO BE 10' TO 12' TALL

SHRUB PLANTING SCHEDULE

COMMON NAME	SCIENTIFIC NAME	REMARKS/SIZING
PHENOMENAL LAVENDER PLAN	LAVANDULA INTERMEDIA 'PHENOMENAL'	PLANT 1 GAL
GOLDEN RUBY BARBERRY	BERBERIS THUNBERGII 'GORUZAM'	PLANT 1 GAL
SUNBURST ST. JOHN'S WORT	HYPERICUM FRONDOSUM 'SUNBURST'	PLANT 1 GAL
DOUBLE PLAY RED SPIREA	SPIREA JAPONICA	PLANT 3 GAL
ROSE CREEK ABELIA	ABELIA X CHINENSIS 'ROSE CREEK'	PLANT 3 GAL
SPREADING JAPANESE PLUM YEW	CEPHALOTAXUS HARRINGTONIA 'PROSTRATA'	PLANT 1 GAL
DWARF NIKKO DEUTZIA	DEUTZIA GRACILS 'NIKKO'	PLANT 1 GAL
GOLDFINGER POTENTILLA OR SIM	POTENTILLA FRUTICOS 'GOLDFINGER'	PLANT 3 GAL
KARL FOERSTER GRASS	CALAMAGROSTIS X ACUTIFLORA ' KARL FOESTER'	PLANT 5 GAL – PLANTERS AT CORNER OF HENRY ST & CHESTNUT ST.
BLACK MONDO GRASS	OPHIOPOGON PLANISCAPUS 'NIGRESCENS'	PLANT 1 GAL – PLANTERS AT CORNER OF HENRY ST & CHESTNUT ST.

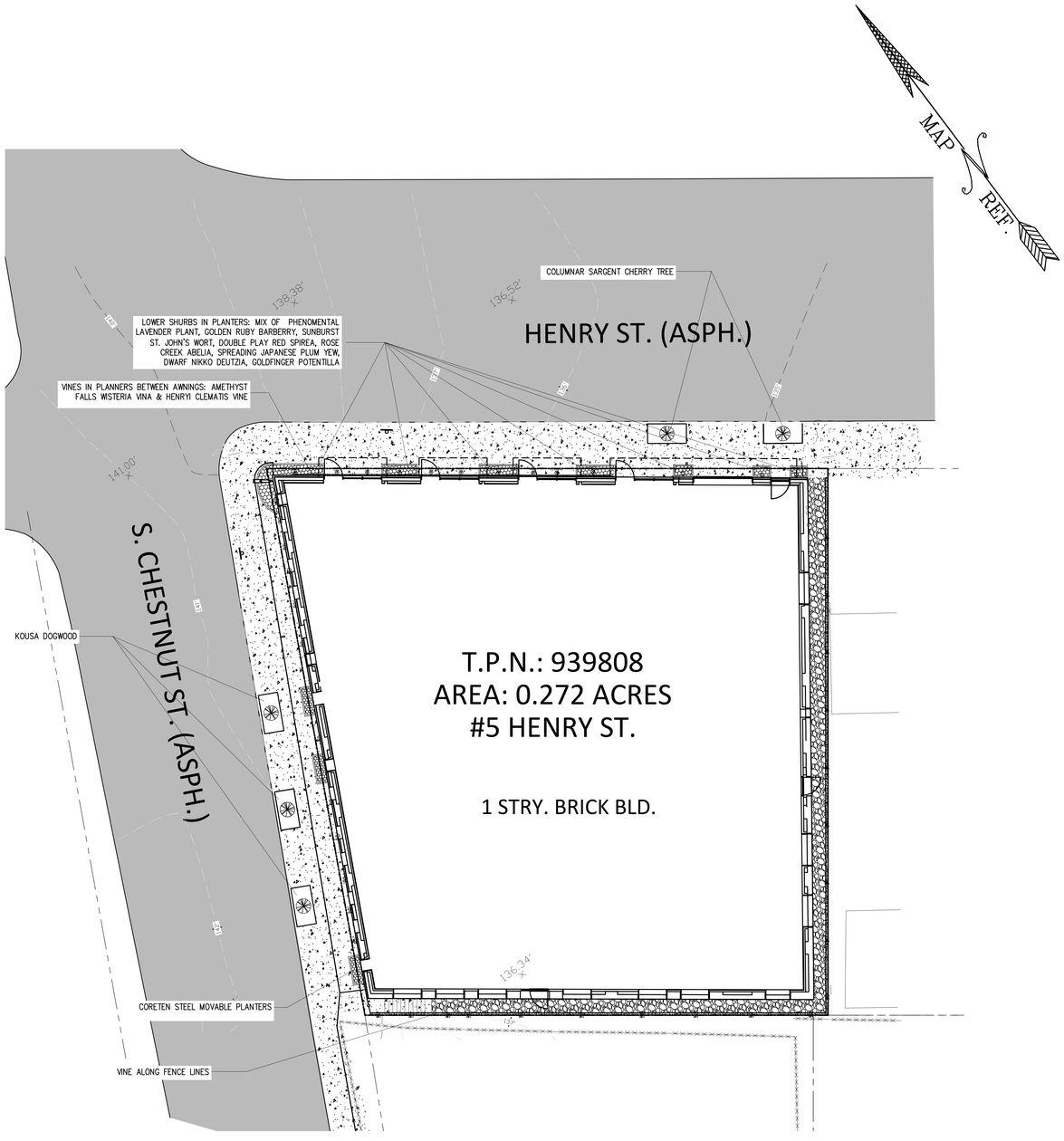
SITE SPECIFIC NOTES:

A. THE PARCEL LIES WITHIN THE R–D (RESEARCH AND DEVELOPMENT DISTRICT) ZONING DISTRICT. BUSINESSES ARE A PERMITTED USE WITHIN THIS DISTRICT. CONSULTING WITH THE CITY ZONING ADMINISTRATOR IS RECOMMENDED TO ASSURE ALL TOWN ZONING REQUIREMENTS ARE BEING MET.
B. ALTERATION OF THIS DOCUMENT, EXCEPT BY A NEW YORK STATE LICENSED ENGINEER OR LAND SURVEYOR WITH A 7208–N EXEMPTION OF THE NEW YORK STATE EDUCATION LAW, IS ILLEGAL.
C. WHEN SOIL IS EXPOSED DURING DEVELOPMENT, THE EXPOSURE SHALL BE KEPT TO THE SHORTEST PRACTICAL PERIOD OF TIME.



TREE PLANTING DETAIL

NOT TO SCALE



LANDSCAPING PLAN

SCALE: 1" = 10'



LOCATION MAP

SCALE: 1" = 200'

LANDSCAPING PLAN & DETAILS

THE GARAGE STUDIOS - BRADEN

CITY OF BEACON — DUTCHESS CO., NEW YORK

SCALE(S) - AS NOTED — JUNE 27, 2022

M. GILLESPIE & ASSOCIATES

CONSULTING ENGINEERING, P.L.L.C.
847 ROUTE 376 - WAPPINGERS FALLS, NY 12590
P. (845) 227-6227 F. (845) 226-1430
WWW.MGILLESPIEASSOCIATES.COM

PROJECT NO:	2022:065
DRAWN BY:	IAT
CHECKED BY:	MEG
REVISIONS:	
JULY 25, 2022	
AUGUST 29, 2022	

NYSPE# 074666

SHEET No.

S3 / S3

APPLICANT

MICHAEL BRADEN
40 HELLBROOK LANE
ULSTER PARK, NY 12487

OWNER

NINNIE MANAGEMENT CORP.
PO BOX 328
BEACON, NY 12508

APPLICANT'S CONSENT

THE UNDERSIGNED OWNER OF THIS PROPERTY HEREON STATES THAT HE/SHE IS FAMILIAR WITH THIS MAP, ITS CONTENTS AND ITS LEGENDS AND HEREBY CONSENTS TO ALL SAID TERMS AND CONDITIONS AS STATED HEREON AND TO THE FILING OF THIS MAP WITH THE OFFICE OF THE DUTCHESS COUNTY CLERK.

OWNER _____ DATE _____

CITY OF BEACON PLANNING BOARD APPROVAL

Approved by Resolution of the Beacon Planning Board on the _____ day of _____, 20_____ subject to all conditions as stated therein

Chairman, City Planning Board _____ **Date** _____

LANC & TULLY

ENGINEERING AND SURVEYING, P.C.

John J. O'Rourke, P.E., Principal
David E. Higgins, P.E., Principal
John Queenan, P.E., Principal
Rodney C. Knowlton, L.S., Principal
Jerry A. Woods, L.S., Principal
John D. Russo, P.E., Principal
John Lanc, P.E., L.S.
Arthur R. Tully, P.E.

September 8, 2022

Mr. John Gunn
Beacon Planning Board Chair
City of Beacon
1 Municipal Plaza
Beacon, NY 12508

RE: The GARAGE Studios - Braden
5 Henry Street
Tax No. 5954-36-939808
City of Beacon

Dear Mr. Gunn:

My office has received the following regarding a site plan for 5 Henry Street:

- Correspondence dated August 30, 2022, from M. Gillespie & Associates.
- Infiltration and Inflow (I&I) Investigation Report dated, August 29, 2022, as prepared by M. Gillespie & Associates.
- Architectural plan set titled "The Garage Art Studio", dated August 26, 2022 and consisting of 10 sheets in the set, as prepared by Hatch Architecture Inc.
- Plan set titled "The Garage Studios – Braden", with the latest revision date of August 29, 2022, consisting of Sheets S1 through S3 of S3, prepared by M. Gillespie & Associates.

The proposed project entails the re-use of an existing building located at the intersection of Henry Street and South Chestnut Street for an art studio. The site is located in the T Zone. Based on our review of the above documents and plans, we would like to offer the following comments:

General Comments:

1. The applicant's consultant has completed an Infiltration and Inflow study of the site and found that there are no connections to the sanitary system that would allow for the inflow of stormwater/groundwater into the City's sanitary sewer system.

Site Plan Set:

1. The plan shall show where the sewer service leaves the building and the size of the sewer service. ***Applicant notes this will be provided as part of a future submission.***

2. Details for the proposed sign called out on the "Proposed Conditions Site Plan" on Sheet S1 should be provided on the drawings. This would include the dimensions of the sign, colors, height, etc.

3. The "Legend" on Sheet S1 should be updated to reflect all symbols represented on the plan such as, MW, WV, SMH, STMH, etc.

4. Although street trees are proposed along both South Chestnut and Henry Street, the applicant was previously advised that they would need to contact the utility companies due to the overhead wires located above where the trees are to be planted to determine if there are any restrictions with regards to these proposed plantings due to the overhead lines. ***The applicant's consultant notes that they have contacted the utility companies and are waiting for a response.***

5. The various hatchings and line work on Sheet S2 should be reduced in color scale so that the location of the proposed light fixtures is clear and visible. We would also recommend that each of the light fixtures on the plans be labeled "tag" so that it is clear as to what each fixture will be around the building.

6. The "Shrub Planting Schedule" on Sheet S3 should be revised to include the quantity of each shrub to be planted.

7. As previously requested, the plans shall include all necessary and pertinent construction details. This would include details for the sidewalk infill, bike racks, fencing, etc.

This completes our review at this time. Further comments may be provided based on future submissions. **A written response letter addressing each of the above comments should be provided with the next submission.** If you have any questions, or require any additional information, please do not hesitate to contact our office.

Very truly,

LANC & TULLY, P.C.

John Russo, P.E.

cc: John Clarke, Planner
Jennifer Gray, Esq.
David Buckley, Building Inspector

John Clarke Planning and Design jclarkeplandesign@gmail.com
845.797.4152

To: John Gunn, Chair, and the City of Beacon Planning Board
Date: September 9, 2022
Re: **The Garage Studios, 5 Henry Street Site Plan**

I have reviewed the August 30, 2022 response letter from M. Gillespie & Associates, 3-sheet Site Plan set from M. Gillespie & Associates, dated August 29, 2022, and a 10-sheet Site Plan set by Hatch Architecture, dated August 26, 2022.

Proposal

The applicant is proposing to convert an existing one-story auto repair building into artist studios with 10,860 total square feet of commercial space. The 0.27-acre site is in the Transitional (T) district.

Comments and Recommendations

1. For the Sheet S1 Site Plan, the proposed bike racks should be shown in a detail on the plans.

2. For the Sheet S2 Lighting Plan:

    a. The plans should include pictures of the proposed lighting fixtures and light output, usually in lumens, or a photometric plan. With so many proposed fixtures, the site may be overlit.

    b. The location of the fixtures should be more clearly represented on the Lighting Plan (like Sheet A100) and building elevations.

3. For the Sheet S3 Landscaping Plan:

    a. The applicant should consult with the Tree Advisory Committee to determine the best well treatment. In a previous Main Street referral, the Committee recommended permeable pavers level to the sidewalk rather than a tree grate.

    b. The three trees along Chestnut Street are different than the tree species shown on sheets 1 and A100.

    c. Note A refers to the wrong district.

4. The architectural design has been referred to the Architectural Review Subcommittee.

5. The proposed sign may be inconsistent with provisions in Section 223-15E, as determined by the Building Inspector.

If you have any questions or need additional information, please feel free to contact me.

John Clarke, Beacon Planning Consultant

c: Dave Buckley, Building Inspector
Jennifer L. Gray, Esq., City Attorney
Arthur R. Tully, P.E., City Engineer
John Russo, P.E., City Engineer
Michael Gillespie, P.E., Project Engineer

City of Beacon Planning Board Agenda
09/13/2022

Title:

Public Hearing for SEQRA environmental review on application for Subdivision Approval, 12 Highland Place, submitted by Lori Joseph Builders, Inc

ATTACHMENTS

City of Beacon_12 Highland Place Subdivision Response Letter_2022-0829.pdf

Highland Place Subdivision_Sheet 1_Cover Sheet.pdf

Highland Place Subdivision_Sheet 2_Existing Conditions Plan.pdf

Highland Place Subdivision_Sheet 3_Subdivision Plat.pdf

Highland Place Subdivision_Sheet 4_Subdivision Plan.pdf

Highland Place Subdivision_Sheet 5_Erosion & Sediment Control Plan.pdf

Highland Place Subdivision_Sheet 6_Construction Details.pdf

Highland Place Subdivision_Sheet 7_Construction Details.pdf

I&I Report- Highland Place Subdivision_2022-0829.pdf

Engineer Review 12 Highland Place.pdf

Planner Review Highland Pl Sub.pdf

12 Highland Place - SEAF Parts 2 and 3.pdf

12 Highland Street - Subdivision_SEQRA Negative Declaration.pdf

Public Comment 12 Highland Place Gifford.pdf

Public Comment 12 Highland Place Lyons.pdf

Public Comment 12 Highland Place McCredo.pdf

Public Comment 12 Highland Place Thomas.pdf

HUDSON
LAND DESIGN

Civil & Environmental Engineering Consultants
174 Main Street, Beacon, New York 12508 (Main Office and Mailing Address)
13 Chambers Street, Newburgh, NY 12550 (Satellite Office)
Phone: 845-440-6926 Fax: 845-440-6637
www.HudsonLandDesign.com

August 30, 2022

Hon. John Gunn, Chairman
City of Beacon Planning Board
1 Municipal Plaza
Beacon, NY 12508

Re: 12 Highland Place Subdivision
Lori Joseph Builders, Inc. (Applicant)
12 Highland Place
Tax Parcel: 6054-31-306777, ±1.07 ac.
City of Beacon, NY

Dear Chairman Gunn and Members of the Planning Board:

On behalf of the Applicant for the above referenced project, Hudson Land Design (HLD) has revised the plans in response to John Clarke Planning and Design's August 5, 2022 comment letter, and Lanc & Tully's August 4, 2022 comment letter. Below is a point-by-point response to the comment letters.

John Clark Planning and Design August 5, 2022 Comment Letter

1. The house on Lot 5 has been shifted north in an effort to save more existing trees. Trees that will be removed or saved have been corrected.
2. The house has been shifted north on Lot 3 and a retaining wall has been added to preserve the 36" Oak tree.
3. Comment noted.

Lanc & Tully July 6, 2022 Comment Letter

General Comments

1. Comment noted. An I&I study has been completed, and no illicit connections to the City sanitary sewer system were discovered. The report is provided with this submission.
2. Test pits for depth of bedrock were conducted on August 25, 2022, and are shown on the revised plan. The test pit data is also provided on the plan.
3. Comment noted. An 18' wide private road is now proposed for the subdivision. A maintenance agreement will be provided in a future submittal after SEQR is closed.
4. Comment noted. A bond estimate will be provided in a future submittal after SEQR is closed.

5. Comment noted. Easement descriptions will be provided in a future submittal after SEQR is closed.

Sheet 3 of 7:

1. A note has been added to the Subdivision Notes on Sheet 3, Note no. 4.
2. The labeling of Easement #2 has been revised. An additional easement has been added through Lot 1 for the proposed drainage along Highland Place.

Sheet 4 of 7:

1. Yard drain inverts have been revised. YD 2 has been replaced with a 3' x 4' catch basin to provide a connection to CB 1 proposed within the City ROW.
2. Back flow prevention has been added to all footing drains.

Sheet 6 of 7:

1. A private road cross section detail has been added to sheet 6 of 7.

Please find five (5) hard copies of the revised subdivision set consisting of 7 sheets for review. We look forward to your September 13, 2022 planning board agenda to schedule a public hearing. Should you have any questions, please feel free to contact me at 845-440-6926.

Sincerely,



Michael A. Bodendorf, P.E.
Principal

cc: Gary Joseph (w/ attachments)
Daniel G. Koehler, P.E. (HLD file)

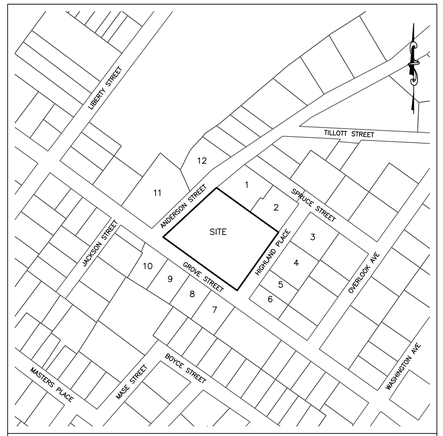
HIGHLAND PLACE SUBDIVISION

RESIDENTIAL SUBDIVISION

12 HIGHLAND PLACE
CITY OF BEACON
DUTCHESS COUNTY, NEW YORK

PARCEL INFORMATION:
TAX ID: 6054-31-306777
TOTAL LOT AREA: ±1.07 ACRES
ZONING DISTRICT: R1-10 & R1-5

PROJECT INFORMATION:	
PARCEL OWNER:	GARY JOSEPH, XXX, BEACON NY 12508
PROJECT ENGINEER:	HUDSON LAND DESIGN P.C., 174 MAIN STREET, BEACON NY 12508
PARCEL LOCATION:	12 HIGHLAND PLACE, BEACON NY 12508
TAX PARCEL ID:	6054-31-306777
PARCEL AREA:	±1.07 ACRES
WATER SUPPLY:	PROPOSED MUNICIPAL
SEWAGE DISPOSAL:	PROPOSED MUNICIPAL



SITE LOCATION MAP SCALE: 1" = 400'

ADJOINING OWNERS (WITHIN 100 FEET):
PARCEL: OWNER & ADDRESS
1. HOWARD BANICK, 18 MEAD AVENUE, BEACON NY 12508
2. ANNE THOMAS, 22 HIGHLAND PLACE, BEACON NY 12508
3. EVERETT GIFFORD, 21 HIGHLAND PLACE, BEACON NY 12508
4. JASON MCREDO, 11 HIGHLAND PLACE, BEACON NY 12508
5. PAUL LYONS, 7 HIGHLAND PLACE, BEACON NY 12508
6. ANNE GUAQUIE, 64 GROVE STREET, BEACON NY 12508
7. SANDRA FITZGERALD, 14 GARDEN PLACE, BEACON NY 12508
8. PATRICIA KOMISAR, 43 GROVE STREET, BEACON NY 12508
9. CARLTON GOOD, 39 GROVE STREET, BEACON NY 12508
TO. AHLENA LEON, 31 GROVE STREET, BEACON NY 12508
11. MEREDITH HEUER, 24 GROVE STREET, BEACON NY 12508
12. CITY OF BEACON SCHOOL DISTRICT, 10 EDUCATION DRIVE, BEACON NY 12508

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

OWNER/APPLICANT:
GARY JOSEPH
LORI JOSEPH BUILDERS, INC.
1 EAST MAIN STREET
BEACON, NEW YORK 12508
PH: 845-416-1808

PROJECT SURVEYOR:
BRENDAN JOHNSON, PLS
10 MEADOW LANE
PLEASANT VALLEY, NEW YORK 12569
PH: 845-380-0528

DRAWING INDEX:
SHEET 1: COVER SHEET (CV-1)
SHEET 2: EXISTING CONDITIONS & REMOVALS PLAN (XC-1)
SHEET 3: PRELIMINARY SUBDIVISION PLAT (PT-1)
SHEET 4: SUBDIVISION PLAN (SP-1)
SHEET 5: EROSION & SEDIMENT CONTROL PLAN (ESC-1)
SHEET 6: CONSTRUCTION DETAILS (CD-1)
SHEET 7: CONSTRUCTION DETAILS (CD-2)

OWNER'S CONSENT:
THE UNDERSIGNED OWNER OF THE PROPERTY HEREON STATES THAT HE IS FAMILIAR WITH THIS MAP, ITS CONTENTS AND ITS LEGENDS AND HEREBY CONSENTS TO ALL SAID TERMS AND CONDITIONS AS STATED HEREON.

_____ _____
GARY JOSEPH DATE

DCDBCH APPROVAL BLOCK
DUTCHESS COUNTY DEPARTMENT OF HEALTH
POUGHKEESPIE, NEW YORK

RECOMMENDED FOR APPROVAL BY:

_____

THIS IS TO CERTIFY THAT THE PROPOSED ARRANGEMENTS FOR WATER SUPPLY AND SEWAGE DISPOSAL FOR THE RESIDENTIAL SUBDIVISION TO BE KNOWN AS

HIGHLAND PLACE 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

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.

DRAWN BY: CMB				CHECKED BY: DGK			
REVISIONS:				REVISIONS:			
NO.	DATE	DESCRIPTION	BY	NO.	DATE	DESCRIPTION	BY
1	7/26/22	PER PLANNING BOARD COMMENTS	CMB				
2	8/29/22	PER PLANNING BOARD COMMENTS	CMB				

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STATE OF NEW YORK MICHAEL A. BODENDORF 084468 LICENSED PROFESSIONAL ENGINEER
SEAL

HUDSON LAND DESIGN
PROFESSIONAL ENGINEERING P.C.
174 MAIN ST., BEACON, NEW YORK 12508
13 CHAMBERS ST., NEWBURGH, NEW YORK 12550
PH: 845-440-6926
F: 845-440-6637

COVER SHEET

HIGHLAND PLACE SUBDIVISION

12 HIGHLAND PLACE
CITY OF BEACON
DUTCHESS COUNTY, NEW YORK
TAX ID: 6054-31-306777

JOB #:	2022:011
DATE:	6/28/2022
SCALE:	AS SHOWN
TITLE:	CV-1
SHEET:	1 OF 7

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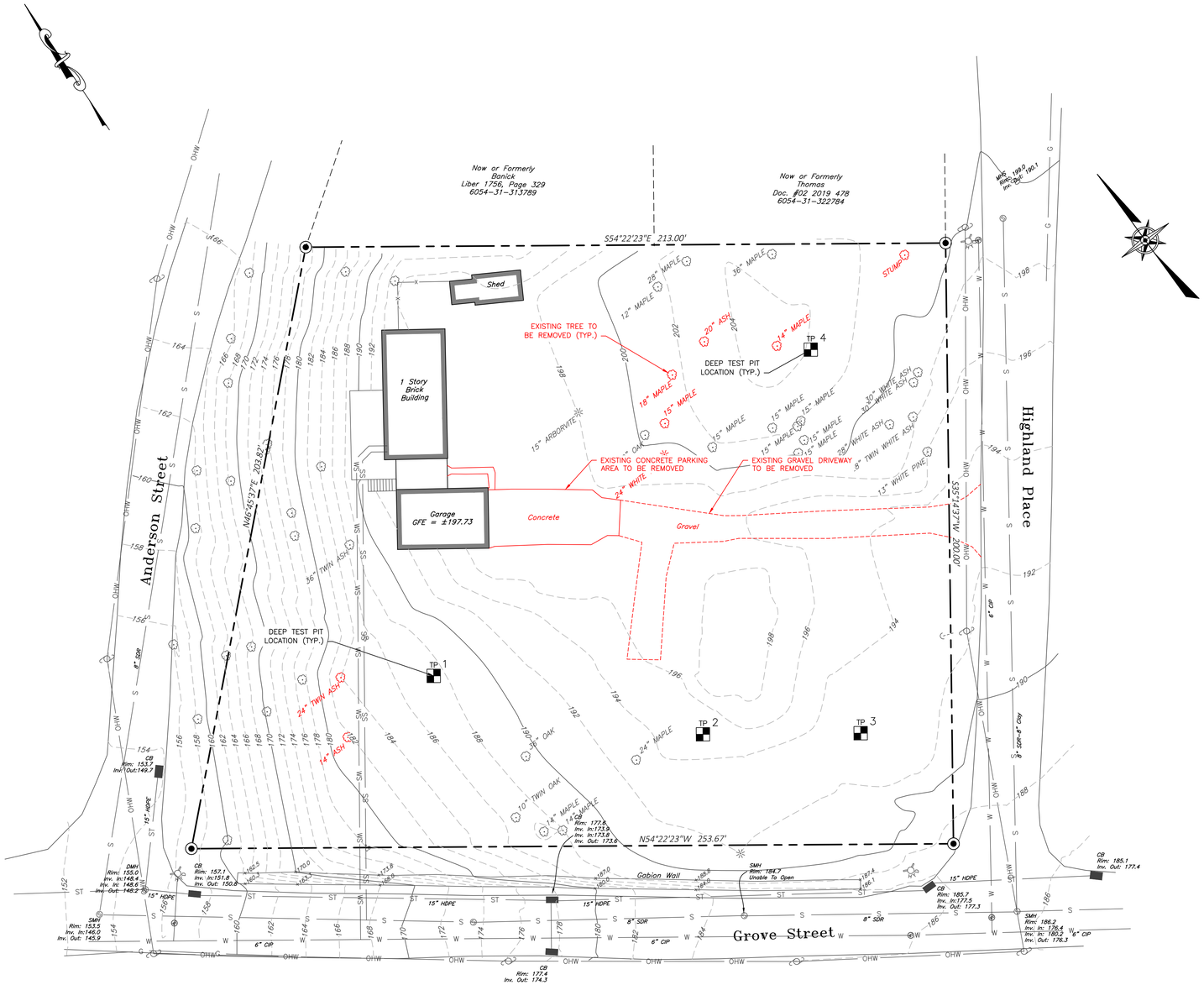

EXISTING CONDITIONS & REMOVALS PLAN

SCALE: 1" = 20'

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

LEGEND:

- EXISTING PROPERTY LINE
- ADJOINING PROPERTY LINE
- ZONING DISTRICT BOUNDARY
- 250 EXISTING MAJOR CONTOUR
- 252 EXISTING MINOR CONTOUR
- OHW EXISTING OVER HEAD WIRE
- EXISTING UTILITY POLE
- SS EXISTING SEWER SERVICE LINE
- S EXISTING SEWER LINE
- EXISTING SEWER MANHOLE
- CO EXISTING SEWER CLEAN OUT
- W EXISTING WATER LINE
- WS EXISTING WATER SERVICE LINE
- EXISTING WELL
- EXISTING HYDRANT
- EXISTING WATER VALVE
- ST EXISTING STORM WATER LINE
- RL EXISTING ROOF LEADER
- EXISTING CATCH BASIN

SURVEY REFERENCE:

1. "BOUNDARY AND TOPOGRAPHIC SURVEY PREPARED FOR JOSEPH" DATED JUNE 6, 2022 AS PREPARED BY BRENDAN JOHNSON PLS. (845) 380-0528.

SURVEY NOTES:

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3. ONLY BOUNDARY SURVEY MAPS WITH THE SURVEYOR'S EMBOSSED OR RED INKED SEAL ARE GENUINE TRUE AND CORRECT COPIES OF THE SURVEYOR'S ORIGINAL WORK AND OPINION. A COPY OF THIS DOCUMENT WITHOUT A PROPER APPLICATION OF THE SURVEYOR'S EMBOSSED OR RED INKED SEAL SHOULD BE ASSUMED TO BE AN UNAUTHORIZED COPY.
4. CERTIFICATIONS ON THIS BOUNDARY SURVEY MAP SIGNIFY THAT THE MAP WAS PREPARED IN ACCORDANCE WITH THE CURRENT EXISTING CODE OF PRACTICE FOR LAND SURVEYS ADOPTED BY THE NEW YORK STATE ASSOCIATION OF PROFESSIONAL LAND SURVEYORS, INC. THE CERTIFICATION IS LIMITED TO PERSONS FOR WHOM THE BOUNDARY SURVEY MAP IS PREPARED, TO THE TITLE COMPANY, TO THE GOVERNMENTAL AGENCY, AND TO THE LENDING INSTITUTION LISTED ON THIS BOUNDARY SURVEY MAP.
5. THE CERTIFICATIONS HEREIN ARE NOT TRANSFERABLE.
6. THE LOCATION OF UNDERGROUND IMPROVEMENTS OR ENCROACHMENTS ARE NOT ALWAYS KNOWN AND OFTEN MUST BE ESTIMATED. IF ANY UNDERGROUND IMPROVEMENTS OR ENCROACHMENTS EXIST OR ARE SHOWN, THE IMPROVEMENTS OR ENCROACHMENTS ARE NOT COVERED BY THIS CERTIFICATE.
7. SUBJECT TO THE FINDINGS OF A CURRENT TITLE SEARCH.
8. SUBJECT TO COVENANTS, EASEMENTS, RESTRICTIONS, CONDITIONS AND AGREEMENTS OF RECORD.
9. SUBJECT TO ANY RIGHT, TITLE OR INTEREST THE PUBLIC MAY HAVE FOR HIGHWAY USE.
10. BEARINGS AND NORTH SHOWN HEREON ARE REFERENCED TO NAD 83-NY EAST USING NYSNET RTN GPS.
11. CONTOUR INTERVAL IS TWO FOOT. ELEVATIONS SHOWN HEREON ARE REFERENCED TO NAVD 88 USING NYSNET RTN GPS.

DEEP TEST HOLE TABLE:

DEEP TEST HOLE RESULTS ESTABLISHED ON AUGUST 25, 2022 AND DIRECTED BY HLD.

TP1: 3" TOPSOIL, 3"-84" SAND-GRAVELLY LOAM. BLOCK AT 84".
TP2: 4" TOPSOIL, 4"-48" SAND-GRAVELLY LOAM. BEDROCK AT 48".
TP3: 3" TOPSOIL, 3"-94" SANDY-SILTY LOAM. BEDROCK SHELF (SOUTH SIDE) AT 72".
TP4: 2" TOPSOIL. BEDROCK AT 2".

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.

OWNER'S CONSENT:

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

_____ GARY JOSEPH

_____ DATE

DRAWN BY: CMB				CHECKED BY: DGK			
REVISIONS:				REVISIONS:			
NO.	DATE	DESCRIPTION	BY	NO.	DATE	DESCRIPTION	BY
1	7/26/22	PER PLANNING BOARD COMMENTS	CMB				
2	8/29/22	PER PLANNING BOARD COMMENTS	CMB				

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STATE OF NEW YORK MICHAEL A. BODENDORF 084466 LICENSED PROFESSIONAL ENGINEER

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EXISTING CONDITIONS & REMOVALS PLAN

HIGHLAND PLACE SUBDIVISION

12 HIGHLAND PLACE
CITY OF BEACON
DUTCHESS COUNTY, NEW YORK
TAX ID: 6054-31-306777

JOB #: 2022:011
DATE: 6/28/2022
SCALE: 1" = 20'
TITLE: XC-1
SHEET: 2 OF 7

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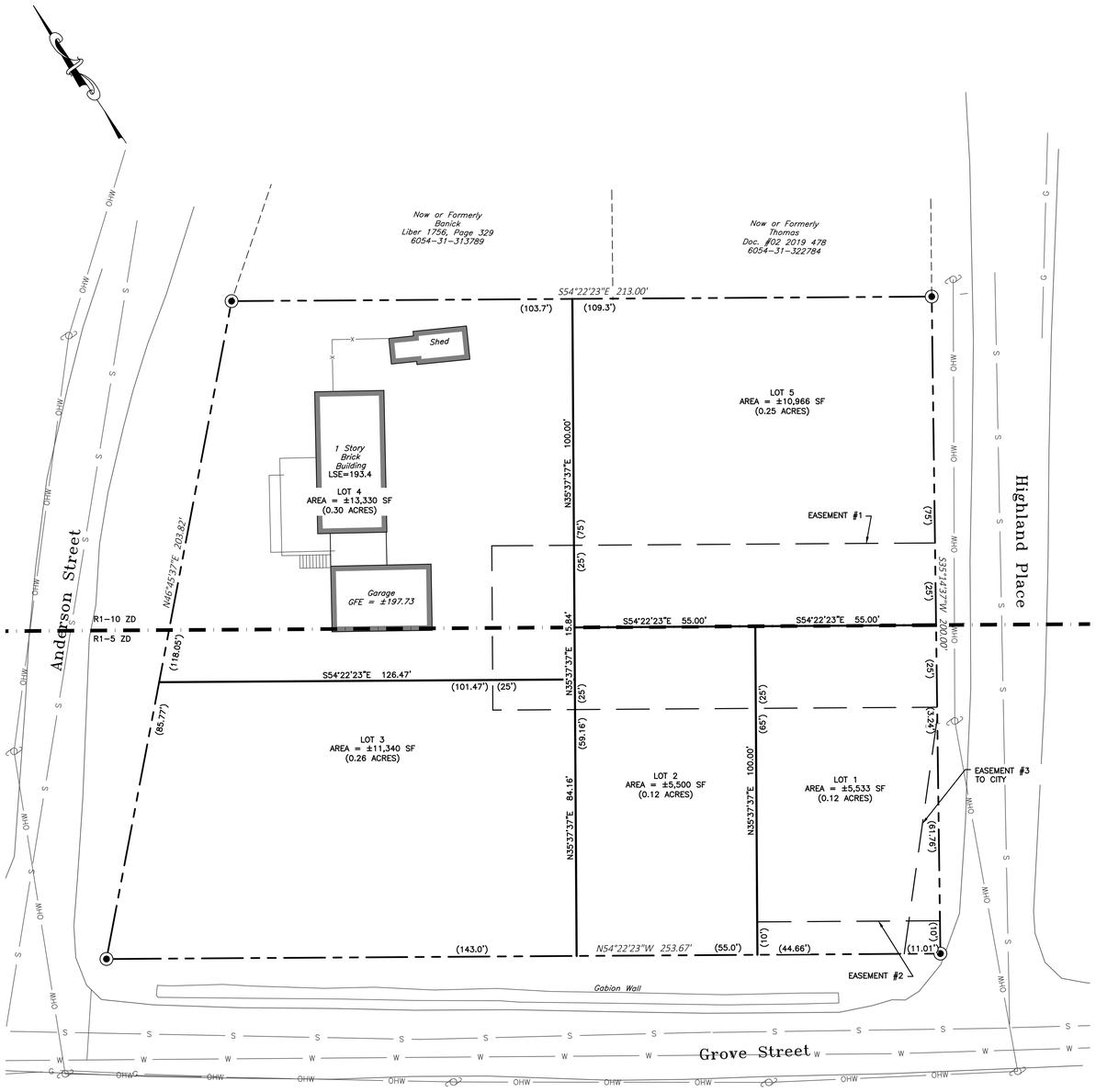


SUBDIVISION PLAT
SCALE: 1" = 20'

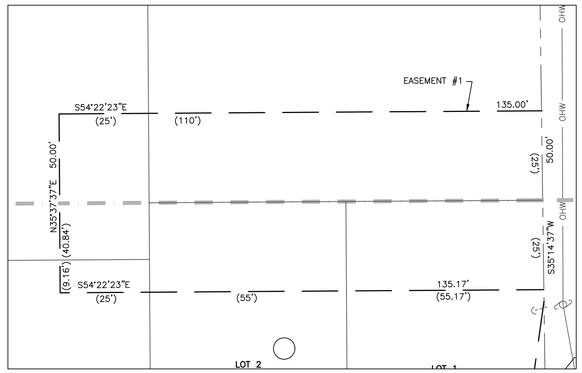
GRAPHIC SCALE

20 0 10 20 40 80

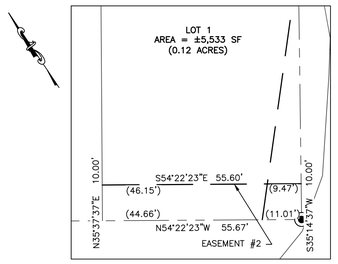
(IN FEET)
1 inch = 20 ft.

LEGEND:

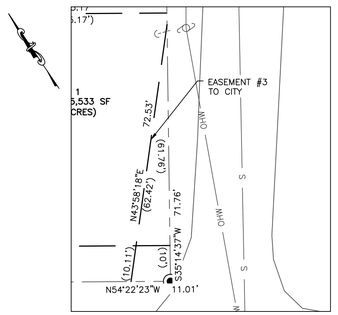
- EXISTING PROPERTY LINE
- ADJOINING PROPERTY LINE
- ZONING DISTRICT BOUNDARY
- PROPOSED PROPERTY LINE
- PROPOSED SET BACK LINE
- PROPOSED EASEMENT



EASEMENT #1
SCALE: 1" = 20'



EASEMENT #2
SCALE: 1" = 20'



EASEMENT #3
SCALE: 1" = 20'

SCHEDULE OF REGULATIONS (R1-5 ZONING DISTRICT) AND LOT CONFORMANCE TABLE:

PARAMETER	REQUIREMENT	LOT #1	LOT #2	LOT #3
LOT AREA:	5,000 SQUARE FEET MIN.	5,533 S.F.	5,500 S.F.	11,340 S.F.
LOT WIDTH:	50 FEET MINIMUM	55 FEET	55 FEET	84 FEET
LOT DEPTH:	100 FEET MINIMUM	100 FEET	100 FEET	126 FEET

SCHEDULE OF REGULATIONS (R1-10 ZONING DISTRICT) AND LOT CONFORMANCE TABLE:

PARAMETER	REQUIREMENT	LOT 4	LOT 5
LOT AREA:	10,000 SQFT MIN./UNIT	±13,330 SQFT	±10,966 SQFT
LOT WIDTH:	85 FEET MINIMUM	±115.8 FEET	±100 FEET
LOT DEPTH:	100 FEET MINIMUM	±103.7 FEET	±109.3 FEET

SURVEY REFERENCE:
1. "BOUNDARY AND TOPOGRAPHIC SURVEY PREPARED FOR JOSEPH" DATED JUNE 6, 2022 AS PREPARED BY BRENDAN JOHNSON PLS. (845) 380-0528.

SURVEY NOTES:
1. COPYRIGHT JOHNSON SURVEYING. ALL RIGHTS RESERVED. REPRODUCTION OR COPYING OF THIS DOCUMENT MAY BE A VIOLATION OF COPYRIGHT LAW UNLESS PERMISSION OF THE AUTHOR AND / OR COPYRIGHT HOLDER IS OBTAINED.
2. UNAUTHORIZED ALTERATION OR ADDITION TO A SURVEY MAP BEARING A LICENSED LAND SURVEYOR'S SEAL IS A VIOLATION OF SECTION 7209, SUB-DIVISION 2, OF THE NEW YORK STATE EDUCATION LAW.
3. ONLY BOUNDARY SURVEY MAPS WITH THE SURVEYOR'S EMBOSSED OR RED INKED SEAL ARE GENUINE TRUE AND CORRECT COPIES OF THE SURVEYOR'S ORIGINAL WORK AND OPINION. A COPY OF THIS DOCUMENT WITHOUT A PROPER APPLICATION OF THE SURVEYOR'S EMBOSSED OR RED INKED SEAL SHOULD BE ASSUMED TO BE AN UNAUTHORIZED COPY.
4. CERTIFICATIONS ON THIS BOUNDARY SURVEY MAP SIGNIFY THAT THE MAP WAS PREPARED IN ACCORDANCE WITH THE CURRENT EXISTING CODE OF PRACTICE FOR LAND SURVEYS ADOPTED BY THE NEW YORK STATE ASSOCIATION OF PROFESSIONAL LAND SURVEYORS, INC. THE CERTIFICATION IS LIMITED TO PERSONS FOR WHOM THE BOUNDARY SURVEY MAP IS PREPARED, TO THE TITLE COMPANY, TO THE GOVERNMENTAL AGENCY, AND TO THE LENDING INSTITUTION LISTED ON THIS BOUNDARY SURVEY MAP.
5. THE CERTIFICATIONS HEREIN ARE NOT TRANSFERABLE.
6. THE LOCATION OF UNDERGROUND IMPROVEMENTS OR ENCROACHMENTS ARE NOT ALWAYS KNOWN AND OFTEN MUST BE ESTIMATED. IF ANY UNDERGROUND IMPROVEMENTS OR ENCROACHMENTS EXIST OR ARE SHOWN, THE IMPROVEMENTS OR ENCROACHMENTS ARE NOT COVERED BY THIS CERTIFICATE.
7. SUBJECT TO THE FINDINGS OF A CURRENT TITLE SEARCH.
8. SUBJECT TO COVENANTS, EASEMENTS, RESTRICTIONS, CONDITIONS AND AGREEMENTS OF RECORD.
9. SUBJECT TO ANY RIGHT, TITLE OR INTEREST THE PUBLIC MAY HAVE FOR HIGHWAY USE.
10. BEARINGS AND NORTH SHOWN HEREON ARE REFERENCED TO NAD 83-NY EAST USING NYSNET RTN GPS.
11. CONTOUR INTERVAL IS TWO FOOT. ELEVATIONS SHOWN HEREON ARE REFERENCED TO NAVD 88 USING NYSNET RTN GPS.

TOTAL PARCEL AREA:
±46,669 SF OR 1.071 ACRES

TAX MAP REFERENCE:
CITY OF BEACON 6054-31-306777

FLOOD BOUNDARY:
SUBJECT PARCEL IS LOCATED IN ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANGE FLOODPLAIN) PER PANEL 36027C0464E DATED MAY 2, 2012.

WETLAND NOTE:
NO NYSDEC OR FEDERAL WETLANDS WERE FOUND ONSITE.

SUBDIVISION NOTES:
1. EASEMENT #1 IS AN ACCESS AND UTILITY EASEMENT OVER LOTS 1, 2, 3, 4 AND 5 FOR PRIVATE ROAD ACCESS TO ALL LOTS, AND UNDERGROUND UTILITIES TO LOTS 2 & 4.
2. EASEMENT #2 IS A UTILITY EASEMENT OVER LOT 1 FOR THE BENEFIT OF LOT 2.
3. EASEMENT #3 IS A UTILITY EASEMENT OVER LOT 1 FOR THE BENEFIT OF THE CITY OF BEACON.
4. THE SUBDIVISION CONTAINS A PRIVATE ROAD WHICH THE CITY OF BEACON HAS NO RESPONSIBILITY TO MAINTAIN, PROVIDE SERVICE FOR, NOR MAKE ANY IMPROVEMENTS TO; ALL SUCH COSTS SHALL BE BORNE BY THE PROPERTY OWNERS USING SAID ROAD IN ACCORDANCE WITH THE TERMS OF A MAINTENANCE DECLARATION OR AGREEMENT.

I HEREBY CERTIFY THAT THE SURVEY SHOWN HEREON IS BASED ON AN ACTUAL FIELD SURVEY COMPLETED ON FEBRUARY 16, 2022.

BY: _____
BRENDAN JOHNSON, P.L.S. N.Y. State Lic. no. 50031

OWNER'S CONSENT:
THE UNDERSIGNED OWNER OF THE PROPERTY HEREON STATES THAT HE IS FAMILIAR WITH THIS MAP, ITS CONTENTS AND ITS LEGENDS AND HEREBY CONSENTS TO ALL SAID TERMS AND CONDITIONS AS STATED HEREON.

_____ _____
GARY JOSEPH DATE

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.

DRAWN BY: CMB				CHECKED BY: DGK			
REVISIONS:				REVISIONS:			
NO.	DATE	DESCRIPTION	BY	NO.	DATE	DESCRIPTION	BY
1	7/26/22	PER PLANNING BOARD COMMENTS	CMB				
2	8/29/22	PER PLANNING BOARD COMMENTS	CMB				

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PROFESSIONAL ENGINEERING P.C.
174 MAIN ST., BEACON, NEW YORK 12508
13 CHAMBERS ST., NEWBURGH, NEW YORK 12550
PH: 845-440-6926
F: 845-440-6637

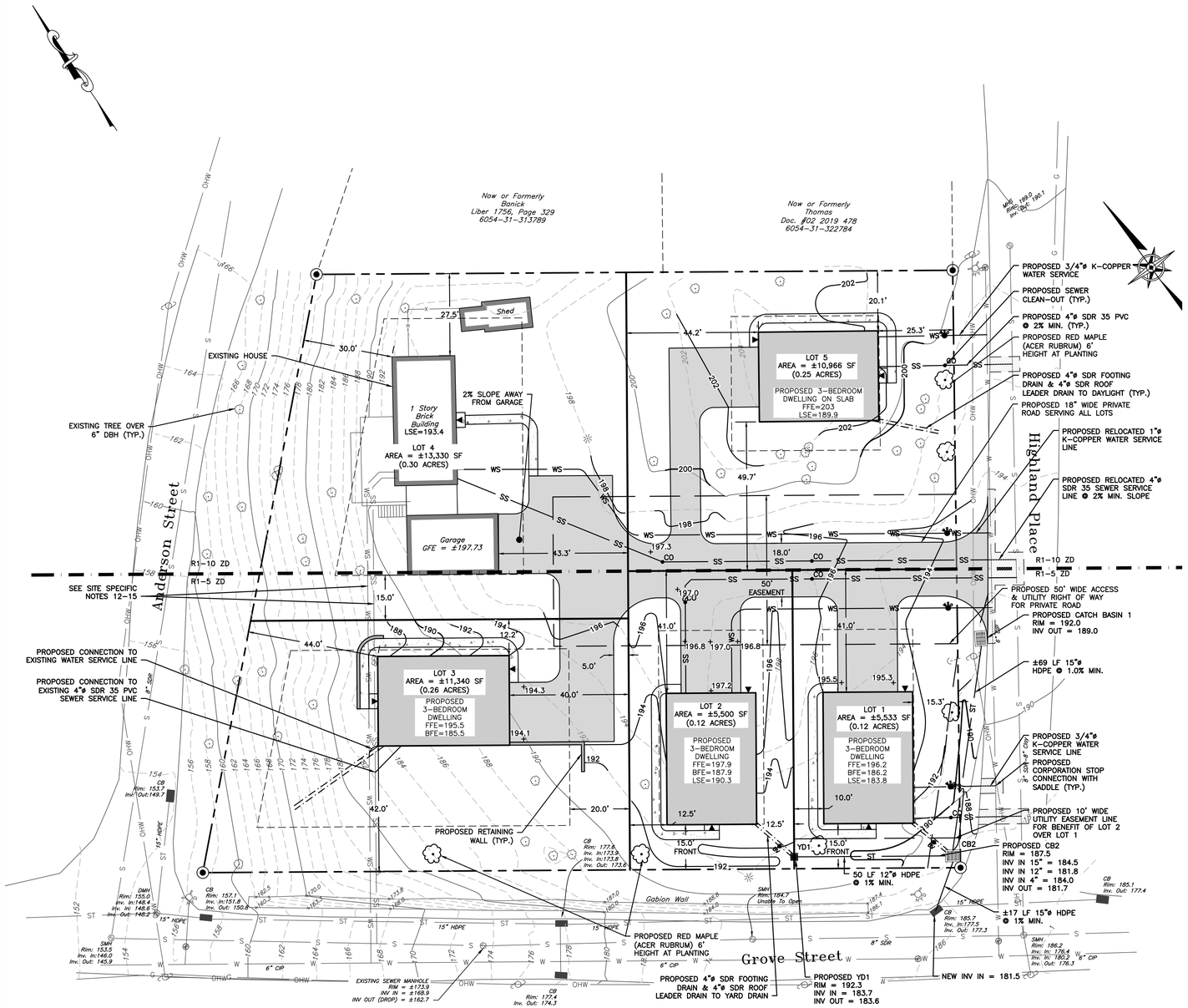
PRELIMINARY SUBDIVISION PLAT

HIGHLAND PLACE SUBDIVISION

12 HIGHLAND PLACE
CITY OF BEACON
DUTCHESS COUNTY, NEW YORK
TAX ID: 6054-31-306777

JOB #:	2022:011
DATE:	6/28/2022
SCALE:	1" = 20'
TITLE:	PT-1
SHEET:	3 OF 7

UNAUTHORIZED ALTERATIONS OR ADDITIONS TO THIS DRAWING IS A VIOLATION OF SECTION 7209.2 OF THE NEW YORK EDUCATION LAW



SUBDIVISION PLAN

SCALE: 1" = 20'

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)

1 inch = 20 ft.

LEGEND:

- EXISTING PROPERTY LINE
- ADJOINING PROPERTY LINE
- ZONING DISTRICT BOUNDARY
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- EXISTING OVER HEAD WIRE
- EXISTING UTILITY POLE
- EXISTING SEWER SERVICE LINE
- EXISTING SEWER LINE
- EXISTING SEWER MANHOLE
- EXISTING SEWER CLEAN OUT
- EXISTING WATER LINE
- EXISTING WATER SERVICE LINE
- EXISTING WELL
- EXISTING HYDRANT
- EXISTING WATER VALVE
- EXISTING STORM WATER LINE
- EXISTING ROOF LEADER
- EXISTING CATCH BASIN
- PROPOSED PROPERTY LINE
- PROPOSED SET BACK LINE
- PROPOSED EASEMENT
- PROPOSED MAJOR CONTOUR
- PROPOSED MINOR CONTOUR
- PROPOSED SEWER SERVICE LINE
- PROPOSED SEWER MANHOLE
- PROPOSED SEWER CLEAN OUT
- PROPOSED STORM WATER LINE
- PROPOSED ROOF LEADER LINE
- PROPOSED FOOTING DRAIN LINE
- PROPOSED YARD DRAIN
- PROPOSED WATER SERVICE LINE
- PROPOSED WELL
- PROPOSED WATER SHUT OFF VALVE
- PROPOSED ENTRY DOOR LOCATION

SCHEDULE OF REGULATIONS (R1-5 ZONING DISTRICT) AND LOT CONFORMANCE TABLE:

PARAMETER	REQUIREMENT	LOT #1	LOT #2	LOT #3
LOT AREA:	5,000 SQUARE FEET MIN	5,533 S.F.	5,500 S.F.	11,340 S.F.
LOT WIDTH:	50 FEET MINIMUM	55.67 FEET	55 FEET	84 FEET
LOT DEPTH:	100 FEET MINIMUM	100 FEET	100 FEET	126 FEET
YARD SETBACKS (RESIDENTIAL USE):				
FRONT YARD:	15 FEET MINIMUM	15 FEET	15 FEET	44.0 FEET
SIDE YARD:	10 FEET MINIMUM	10 FEET	12.5 FEET	12.2 FEET
REAR YARD:	20 FEET MINIMUM	41 FEET	41 FEET	40 FEET
MAX. BUILDING HEIGHT:	MAX 35 FEET, 2.5 STORIES	≤35 FEET	≤35 FEET	≤35 FEET
DWELLING UNITS PER LOT:	MAX 1	1	1	1

SCHEDULE OF REGULATIONS (R1-10 ZONING DISTRICT) AND LOT CONFORMANCE TABLE:

PARAMETER	REQUIREMENT	LOT 4	LOT 5
LOT AREA:	10,000 SQFT MIN./UNIT	±13,330 SQFT	±10,966 SQFT
LOT WIDTH:	85 FEET MINIMUM	±115.8 FEET	±100 FEET
LOT DEPTH:	100 FEET MINIMUM	±103.7 FEET	±109.3 FEET
YARD SETBACKS (RESIDENTIAL USE):			
FRONT YARD:	25 FEET	±30 FEET	±25.3 FEET
SIDE YARD:	15 FEET	±15 FEET	±20.1 FEET
REAR YARD:	35 FEET MINIMUM	±43.3 FEET	±44.2 FEET
MAX. BUILDING HEIGHT:	35 FT, 2.5 STORIES	≤35 FEET	≤35 FEET
MAX. BUILDING COVERAGE:	25% MAX.	±14.3%	±15.3%
MAX. UNITS/BUILDING:	1 MAX	1	1

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 SERVICES.
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 ON LOTS 1, 3 & 5. LOTS 2 & 4 SHALL BE 1"ø K-COPPER.
6. THE SEWER SERVICE LINE SHALL BE 4"ø SDR 35 PVC PIPE WITH PITCH AS SHOWN ON THE PLAN (MINIMUM OF ¼" 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"ø PVC OR HDPE @ 2.0% MIN. AND DIRECTED TOWARDS THE PROPOSED STORMWATER SYSTEM.
10. SUMP PUMP TO BE PROVIDED FOR FOOTING DRAINS, IF NECESSARY ON PROPOSED LOTS 1, 2 AND 5. THE TYPE OF PUMP AND METHODS USED TO ENSURE PROPER DRAINAGE SHALL BE ACCEPTABLE TO THE CITY OF BEACON BUILDING DEPARTMENT. BACKFLOW PREVENTION DEVICES SHALL BE PLACED ON THE FOOTING DRAINS TO PREVENT BACKFLOW INTO THE FOOTING DRAIN.
11. THE PROPOSED DRIVEWAY SIGHT DISTANCE SHALL BE IN 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:

    PROPOSED: SLSD LEFT = ±239 FEET TO THE 90° TURN WITHIN HIGHLAND PLACE.
    SLSD RIGHT = ±120 FEET TO THE INTERSECTION WITH GROVE STREET.
    STOPPING SIGHT DISTANCE (SSD) WAS OBSERVED TO BE ±225 FEET WHEN APPROACHING THE PROPOSED DRIVEWAY FROM THE NORTH ON HIGHLAND PLACE.

    THE SLSD LEFT AND RIGHT FOR THE PRIVATE ROAD IS LESS THAN THE MINIMUM REQUIRED SIGHT DISTANCE; HOWEVER, THE MEASUREMENTS ARE TO A SHARP 90° TURN WITHIN HIGHLAND PLACE LOOKING LEFT, AND A ROAD INTERSECTION WITH GROVE STREET TO THE RIGHT. APPROACHING VEHICLES CANNOT BE TRAVELING AT THE POSTED SPEED LIMIT WHILE BEING ABLE TO NAVIGATE THESE TURNS. THEREFORE, THE DESIGN SPEED LIMITS ARE LOWER THAN 30 M.P.H. AT THE TURN/INTERSECTION, AND WILL LIKELY NOT REACH 30 M.P.H. AT THE DRIVEWAY LOCATIONS DUE TO THE SHORT STRETCH OF ROAD.
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.
13. THE CONTRACTOR SHALL EXCAVATE TEST PITS ON PROPOSED LOT 3 AT THE PROPOSED CONNECTION POINTS WITH THE EXISTING WATER AND SEWER SERVICE LINES FROM PROPOSED LOT 4 TO VERIFY THE LOCATION AND DEPTHS OF THE EXISTING LINES. THE CONTRACTOR SHALL NOTIFY THE DESIGN ENGINEER OF ANY CONFLICTS OR OTHER ISSUES WITH THE SERVICE LINES.
14. THE NEW SERVICE LINES FOR PROPOSED LOT 4 SHALL BE CONSTRUCTED AND PLACED INTO SERVICE PRIOR TO DISCONTINUATION OF THE EXISTING WATER AND SEWER SERVICE LINES.
15. THE EXISTING PORTION OF THE WATER AND SEWER SERVICE LINES ON PROPOSED LOT 3 SHALL BE REMOVED UP TO THE PROPERTY LINE WITH LOT 4 AND ABANDONED IN PLACE ON PROPOSED LOT 4 AFTER THE NEW CONNECTIONS ARE MADE TO THE SERVICE LINES.
16. IF ROCK IS ENCOUNTERED DURING EXCAVATION, IT SHALL BE REMOVED BY MECHANICAL MEANS. NO BLASTING SHALL BE PERMITTED WITHOUT APPROVAL FROM THE BUILDING DEPARTMENT. LOT 5 DWELLING SHALL BE CONSTRUCTION ON SLAB.

GENERAL CONSTRUCTION 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.
2. WATER, SEWER AND STORM SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE PLANS. ALL OTHER UTILITIES (TELEPHONE, ELECTRIC, GAS, CABLE, ETC.) SHALL BE INCORPORATED FOLLOWING SITE PLAN APPROVAL. ALL SUCH UTILITY DESIGNS SHALL BE DEVELOPED IN COOPERATION WITH THE RESPECTIVE UTILITY COMPANIES.
3. THE CONTRACTOR SHALL FIELD VERIFY THE SIZE, LOCATION, DEPTH AND CONDITION OF ALL UTILITIES AND REPORT ANY DISCREPANCIES TO THE ENGINEER. THE CONTRACTOR SHALL NOT ASSUME THAT ALL LOCATIONS AS SHOWN ON THE PLAN ARE CORRECT.
4. THE CONTRACTOR SHALL CONSTRUCT ALL IMPROVEMENTS AS SHOWN ON PLANS. ANY FIELD CONDITIONS THAT MAY RESULT IN A VARIATION FROM THE PLAN SET SHALL BE BROUGHT TO THE ENGINEERS ATTENTION IN WRITING. VARIATIONS FROM THE PLAN WITHOUT APPROVAL FROM THE ENGINEER WILL BE CONSIDERED DEFICIENT.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ON-SITE OR OFF-SITE DAMAGES TO VEGETATION OR PROPERTY CAUSED BY HIS OPERATIONS. SUCH DAMAGES SHALL BE REPAIRED OR REPLACED AT THE CONTRACTORS COST TO THE SATISFACTION OF THE ENGINEER, PROPERTY OWNER OR AGENCY HAVING JURISDICTION.
6. THE CONTRACTOR SHALL SECURE ALL NECESSARY PERMITS PRIOR TO CONSTRUCTION.
7. THE CONTRACTOR SHALL KEEP THE SITE IN A CLEAN AND ORDERLY MANNER.
8. THE CONTRACTOR SHALL NOT INTERRUPT EXISTING ACCESS OR OPERATIONS FOR THE REMAINDER OF THE SITE.

UTILITY NOTES:

1. ALL WATER & SEWER CONNECTIONS SHALL COMPLY WITH CITY WATER AND SEWER DISTRICT REQUIREMENTS.
2. THE PROPOSED BUILDING SHALL BE SET AT SUCH ELEVATION TO ENSURE GRAVITY FLOW FROM THE RAW SEWER LINE TO THE POINT OF CONNECTION WITH THE EXISTING SEWER MAIN, WHILE MAINTAINING PROPER EARTH COVER ABOVE ALL PIPING.
3. NO CELLAR, ROOF, OR FOOTING DRAINS SHALL BE DISCHARGED INTO THE SANITARY SEWER SYSTEM.

OWNER'S CONSENT:

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

GARY JOSEPH _____ DATE _____

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.

DRAWN BY: CMB				CHECKED BY: DGK			
REVISIONS:				REVISIONS:			
NO.	DATE	DESCRIPTION	BY	NO.	DATE	DESCRIPTION	BY
1	7/26/22	PER PLANNING BOARD COMMENTS	CMB				
2	8/29/22	PER PLANNING BOARD COMMENTS	CMB				

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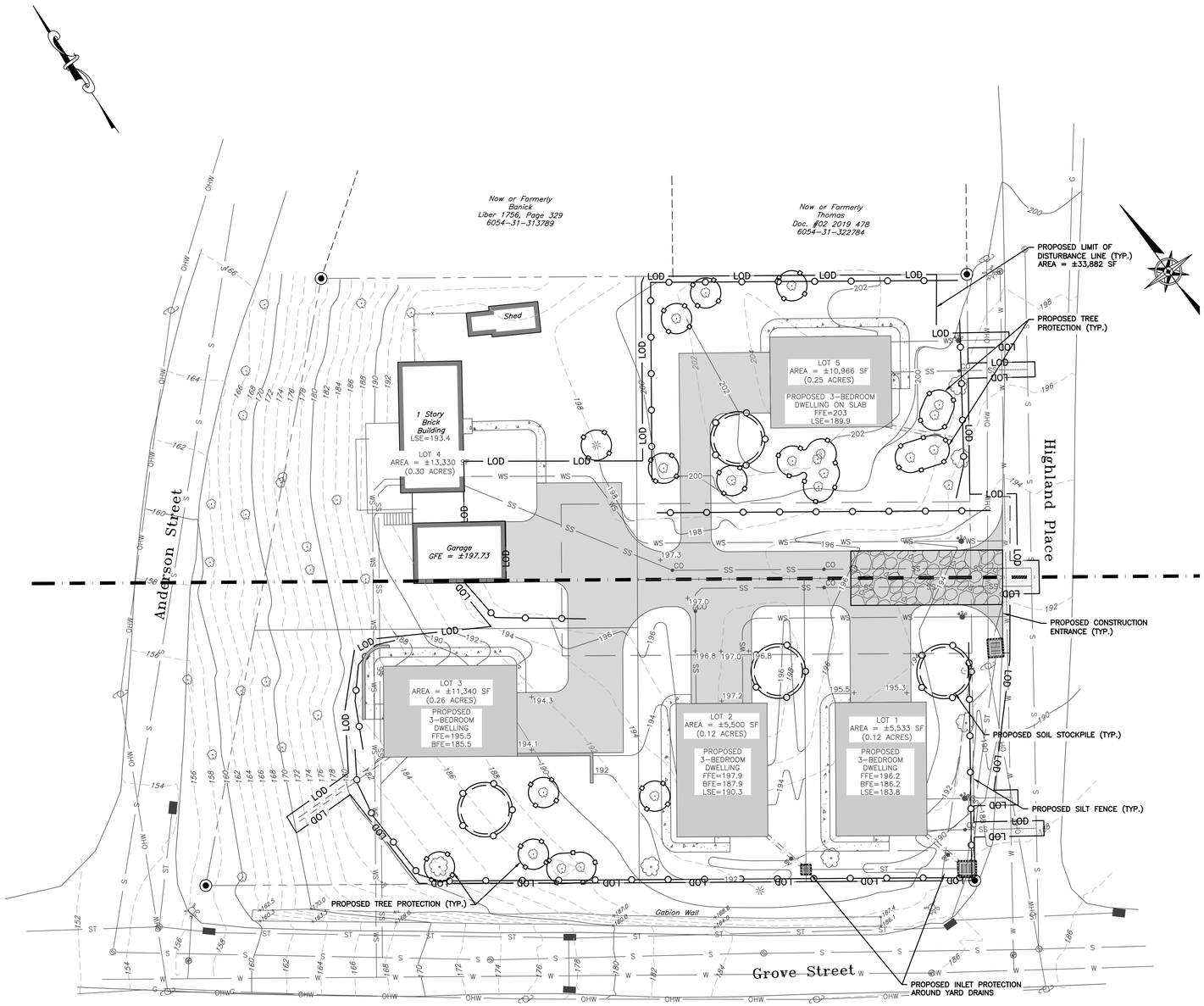
SUBDIVISION PLAN

HIGHLAND PLACE SUBDIVISION

12 HIGHLAND PLACE
CITY OF BEACON
DUTCHESS COUNTY, NEW YORK
TAX ID: 6054-31-306777

JOB #:	2022:011
DATE:	6/28/2022
SCALE:	1" = 20'
TITLE:	SP-1
SHEET:	4 OF 7

UNAUTHORIZED ALTERATIONS OR ADDITIONS TO THIS DRAWING IS A VIOLATION OF SECTION 7209.2 OF THE NEW YORK EDUCATION LAW



EROSION & SEDIMENT CONTROL PLAN

SCALE: 1" = 20'

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)

1 inch = 20 ft.

LEGEND:

- EXISTING PROPERTY LINE
- ADJOINING PROPERTY LINE
- ZONING DISTRICT BOUNDARY
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- EXISTING OVER HEAD WIRE
- EXISTING UTILITY POLE
- EXISTING SEWER SERVICE LINE
- EXISTING SEWER LINE
- EXISTING SEWER MANHOLE
- EXISTING SEWER CLEAN OUT
- EXISTING WATER LINE
- EXISTING WATER SERVICE LINE
- EXISTING WELL
- EXISTING HYDRANT
- EXISTING WATER VALVE
- EXISTING STORM WATER LINE
- EXISTING ROOF LEADER
- EXISTING CATCH BASIN
- PROPOSED PROPERTY LINE
- PROPOSED SET BACK LINE
- PROPOSED EASEMENT
- PROPOSED MAJOR CONTOUR
- PROPOSED MINOR CONTOUR
- PROPOSED SEWER SERVICE LINE
- PROPOSED SEWER MANHOLE
- PROPOSED SEWER CLEAN OUT
- PROPOSED STORM WATER LINE
- PROPOSED ROOF LEADER LINE
- PROPOSED FOOTING DRAIN LINE
- PROPOSED YARD DRAIN
- PROPOSED WATER SERVICE LINE
- PROPOSED WELL
- PROPOSED WATER SHUT OFF VALVE
- PROPOSED ENTRY DOOR LOCATION
- PROPOSED SILT FENCE
- PROPOSED LIMIT OF DISTURBANCE
- PROPOSED CATCH BASIN INLET PROTECTION
- PROPOSED CONSTRUCTION ENTRANCE
- PROPOSED TREE PROTECTION

EROSION AND SEDIMENT CONTROL NOTES:

1. ALL EROSION CONTROL MEASURES EMPLOYED DURING THE CONSTRUCTION PROCESS SHALL BE INSPECTED BY THE CONTRACTOR IN ACCORDANCE WITH THE MAINTENANCE SCHEDULE. ALL EROSION CONTROL STRUCTURES SHALL BE REPAIRED AND MAINTAINED AS NECESSARY BY THE CONTRACTOR.
2. ALL STORMWATER MANAGEMENT STRUCTURES (E.G. CATCH BASINS) SHALL BE REGULARLY INSPECTED FOR SEDIMENT ACCUMULATIONS. CATCH BASINS SHALL BE CLEANED WHEN SEDIMENT DEPTH REACHES A MAXIMUM OF ONE-HALF THE AVAILABLE SUMP DEPTH.
3. ALL EROSION CONTROL INSTALLATION AND MAINTENANCE MEASURES SHALL MEET THE REQUIREMENTS OF THE NEW YORK STANDARDS AND SPECIFICATIONS FOR EROSION AND SEDIMENT CONTROL.
4. ANY PILE OF POTENTIALLY EROSIVE MATERIAL TEMPORARILY STOCKPILED ON THE SITE DURING THE CONSTRUCTION PROCESS SHALL BE LOCATED IN AN AREA AWAY FROM STORM DRAINAGE AND SHALL BE PROPERLY PROTECTED FROM EROSION BY A SURROUNDING SILT FENCE.
5. PERMANENT SEEDED AREAS FOR EROSION CONTROL SHALL BE IN ACCORDANCE WITH DETAIL AND SPECIFICATIONS ON THIS PLAN.
6. AREAS UNDERGOING CLEARING OR GRADING AND WHERE WORK IS DELAYED OR COMPLETED AND WILL NOT BE REDISTURBED FOR A PERIOD OF 21 DAYS OR MORE SHALL BE STABILIZED WITH TEMPORARY OR PERMANENT VEGETATIVE COVER WITHIN 14 DAYS.
7. ON-SITE DUST CONTROL SHALL BE ACCOMPLISHED BY STANDARD METHODS OF LIGHTLY WATERING ALL EXPOSED SOIL AND RAPIDLY STABILIZING THE REGRADED AREAS WITH TOPSOIL, LOAM AND/OR SEEDING.
8. THE CITY ENGINEER AND PROJECT ENGINEER SHALL BE NOTIFIED NO LESS THAN **48** HOURS PRIOR TO THE START OF ANY SITE WORK, AND BY SUCH NOTIFICATION, SHALL BE PROVIDED WITH THE NAME AND TELEPHONE NUMBER OF THE GENERAL CONTRACTOR RESPONSIBLE FOR SUCH WORK.
9. THE CITY AND/OR ITS REPRESENTATIVES MAY INSPECT EROSION AND SEDIMENT CONTROL PRACTICES ON THE SITE DURING CONSTRUCTION AND RECOMMEND THAT THE CONTRACTOR INSTALL ADDITIONAL EROSION CONTROL MEASURES IF DEEMED NECESSARY TO PROTECT ANY UNDISTURBED AREAS OF THE SITE. ANY SUCH REQUESTS SHALL BE MADE DIRECTLY TO THE CONTRACTOR AND QUALIFIED PROFESSIONAL AND FOLLOWED UP WITH A WRITTEN NOTIFICATION TO THE DEVELOPER. IN ADDITION, THE PROJECT ENGINEER SHALL BE CONSULTED ON ANY SPECIAL ADDITIONS OR DELETIONS OF EROSION CONTROL MEASURES WARRANTED BY CHANGING FIELD CONDITIONS.
10. IF GROUNDWATER IS ENCOUNTERED DURING CONSTRUCTION ACTIVITIES, THE CONTRACTOR SHALL CONSTRUCT A DEWATERING PIT IN ACCORDANCE WITH NEW YORK STANDARDS AND SPECIFICATIONS FOR EROSION AND SEDIMENT CONTROL TO FILTER WATER FOR PUMPING TO A SUITABLE LOCATION.
11. WHEN ALL DISTURBED AREAS ARE STABLE, ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHALL BE REMOVED.

INSPECTION SCHEDULE & MAINTENANCE OF EROSION AND SEDIMENT CONTROL MEASURES

PERMANENT AND TEMPORARY VEGETATION:
INSPECT ALL AREAS THAT HAVE RECEIVED VEGETATION EVERY SEVEN DAYS AND AFTER EVERY STORM EVENT WITH RAINFALL THAT EQUALS OR EXCEEDS 0.5 INCH. ALL AREAS DAMAGED BY EROSION OR WHERE SEED HAS NOT ESTABLISHED SHALL BE REPAIRED AND RESTABILIZED IMMEDIATELY.

STABILIZED CONSTRUCTION ENTRANCE:
INSPECT THE ENTRANCE PAD EVERY SEVEN DAYS AND AFTER EVERY STORM EVENT WITH RAINFALL THAT EQUALS OR EXCEEDS 0.5 INCH. CHECK FOR MUD, SEDIMENT BUILD-UP AND PAD INTEGRITY. MAKE DAILY INSPECTIONS DURING WET WEATHER. REGRADE PAD AS NEEDED FOR RUNOFF CONTROL. WASH AND REPLACE STONE AS NEEDED. THE STONE IN THE ENTRANCE SHOULD BE WASHED OR REPLACED WHENEVER THE ENTRANCE FAILS TO REDUCE MUD BEING CARRIED OFF SITE BY VEHICLES. IMMEDIATELY REMOVE MUD AND SEDIMENT TRACKED OR WASHED ONTO PUBLIC ROADS BY BRUSHING OR SWEEPING. REMOVE TEMPORARY CONSTRUCTION ENTRANCE AS SOON AS THEY ARE NO LONGER NEEDED TO PROVIDE ACCESS TO THE SITE AS DIRECTED BY PROJECT ENGINEER.

SILT FENCE:
INSPECT FOR DAMAGE EVERY SEVEN DAYS AND AFTER EVERY STORM EVENT WITH RAINFALL THAT EQUALS OR EXCEEDS 0.5 INCH. MAKE ALL REPAIRS IMMEDIATELY. REMOVE SEDIMENT FROM THE UP-SLOPE FACE OF THE FENCE BEFORE IT ACCUMULATES TO A HEIGHT EQUAL TO ONE-QUARTER THE HEIGHT OF THE FENCE. IF FENCE FABRIC TEARS, BEGINS TO DECOMPOSE, OR IN ANY WAY BECOMES INEFFECTIVE, REPLACE THE AFFECTED SECTION OF FENCE IMMEDIATELY.

SOIL STOCKPILE:
INSPECT SEDIMENT CONTROL BARRIERS (SILT FENCE) AND VEGETATION FOR DAMAGE EVERY SEVEN DAYS AND AFTER EVERY STORM EVENT WITH RAINFALL THAT EQUALS OR EXCEEDS 0.5 INCH. MAKE ALL REPAIRS IMMEDIATELY. REMOVE SEDIMENT FROM THE UP-SLOPE FACE OF THE SEDIMENT CONTROL BARRIER BEFORE IT ACCUMULATES TO A HEIGHT EQUAL TO ONE-QUARTER THE HEIGHT OF THE SEDIMENT CONTROL BARRIER. IF SEDIMENT CONTROL BARRIER TEARS, BEGINS TO DECOMPOSE, OR IN ANY WAY BECOMES INEFFECTIVE, REPLACE THE AFFECTED SECTION OF SEDIMENT CONTROL BARRIER IMMEDIATELY. REVEGETATE DISTURBED AREA TO STABILIZE SOIL STOCKPILE. REMOVE THE SEDIMENT CONTROL BARRIER WHEN THE SOIL STOCKPILE HAS BEEN REMOVED.

DUST CONTROL:
SCHEDULE CONSTRUCTION OPERATIONS TO MINIMIZE THE AMOUNT OF DISTURBED AREAS AT ANY ONE TIME DURING THE COURSE OF WORKS. APPLY TEMPORARY SOIL STABILIZATION PRACTICES SUCH AS MULCHING, SEEDING, AND SPRAYING (WATER). STRUCTURAL MEASURES (MULCH, SEEDING) SHALL BE INSTALLED IN DISTURBED AREAS BEFORE SIGNIFICANT BLOWING PROBLEMS DEVELOP. WATER SHALL BE SPRAYED AS NEEDED. REPEAT AS NEEDED, BUT AVOID EXCESSIVE SPRAYING, WHICH COULD CREATE RUNOFF AND EROSION PROBLEMS.

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.

OWNER'S CONSENT:

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

_____ _____
GARY JOSEPH DATE

DRAWN BY: CMB				CHECKED BY: DGK			
REVISIONS:				REVISIONS:			
NO.	DATE	DESCRIPTION	BY	NO.	DATE	DESCRIPTION	BY
1	7/26/22	PER PLANNING BOARD COMMENTS	CMB				
2	8/29/22	PER PLANNING BOARD COMMENTS	CMB				

Dig Safely. New York. Call 811 before you dig

SEAL

HUDSON LAND DESIGN
HUDSON LAND DESIGN
PROFESSIONAL ENGINEERING P.C.
174 MAIN ST., BEACON, NEW YORK 12508
13 CHAMBERS ST., NEWBURGH, NEW YORK 12550
PH: 845-440-6926
F: 845-440-6637

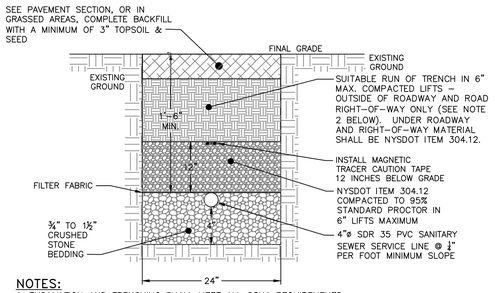
EROSION & SEDIMENT CONTROL PLAN

HIGHLAND PLACE SUBDIVISION

12 HIGHLAND PLACE
CITY OF BEACON
DUTCHESS COUNTY, NEW YORK
TAX ID: 6054-31-306777

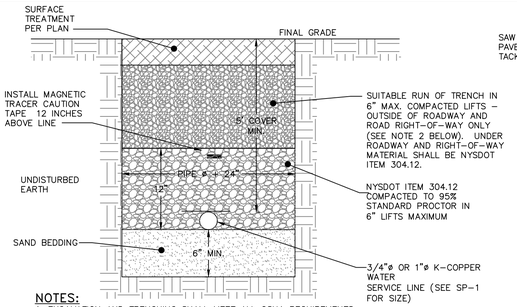
JOB #:	2022:011
DATE:	6/28/2022
SCALE:	1" = 20'
TITLE:	ESC-1
SHEET:	5 OF 7

UNAUTHORIZED ALTERATIONS OR ADDITIONS TO THIS DRAWING IS A VIOLATION OF SECTION 7209.2 OF THE NEW YORK EDUCATION LAW



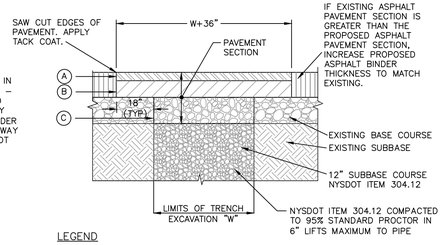
NOTES:
1. EXCAVATION AND TRENCHING SHALL MEET ALL OSHA REQUIREMENTS.
2. SUITABLE RUN OF TRENCH SHALL NOT INCLUDE FROZEN MATERIALS, DEBRIS, ORGANIC MATERIALS, LARGE STONES OR OTHER UNSUITABLE MATERIALS. IF THE RUN OF TRENCH MATERIAL IS FOUND TO BE UNSUITABLE, A SUITABLE BACKFILL MATERIAL SHALL BE IMPORTED AND USED.

SANITARY SEWER SERVICE LINE TRENCH DETAIL
NOT TO SCALE



NOTES:
1. EXCAVATION AND TRENCHING SHALL MEET ALL OSHA REQUIREMENTS.
2. SUITABLE RUN OF TRENCH SHALL NOT INCLUDE FROZEN MATERIALS, DEBRIS, ORGANIC MATERIALS, ENLOGATED PARTICLES, LARGE STONES OR OTHER UNSUITABLE MATERIALS. IF THE RUN OF TRENCH MATERIAL IS FOUND TO BE UNSUITABLE, A SUITABLE BACKFILL MATERIAL SHALL BE IMPORTED AND USED.
3. IN AREAS WHERE 5' COVER REQUIREMENT CANNOT BE MET, THE CONTRACTOR SHALL PROVIDE PIPE INSULATION TO PREVENT FREEZING.
4. IF WATER SERVICE AND SEWER SERVICE LINE CROSSINGS ARE NEEDED, PROVIDE 18" OF VERTICAL SEPARATION

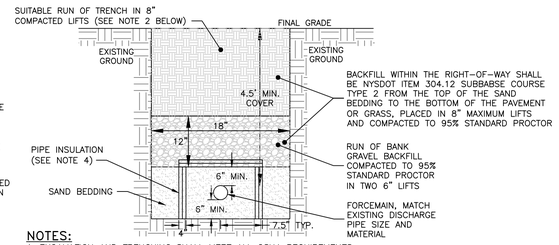
WATER SERVICE LINE TRENCH DETAIL
NOT TO SCALE



LEGEND
- (A) 1.5" ASPHALT CONCRETE TOP COURSE– NYSDOT TYPE F1
- (B) 3.0" ASPHALT CONCRETE BINDER COURSE– NYSDOT TYPE F9
- (C) 3.0" ASPHALT BASE COURSE– NYSDOT TYPE F9

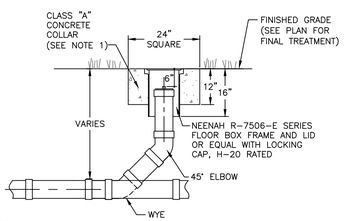
NOTES:
1. SAW CUT MIN. 18" BEYOND EXCAVATION WITH SMOOTH EDGES. 18" JOINT BETWEEN EXISTING AND NEW TOP COURSE TO BE MILLED. JOINT TO BE SEALED WITH POLYMER MODIFIED SEALER.
2. FURNISH, PLACE, AND COMPACT SUBBASE.
3. TACK COAT IN ACCORDANCE WITH NYSDOT STANDARD SPEC.
4. FURNISH AND PLACE ASPHALT CONCRETE PAVEMENT AS SPECIFIED.
5. ALL SEAMS SHALL BE SEALED.

PAVEMENT RESTORATION DETAIL
NOT TO SCALE



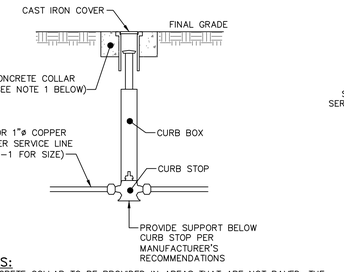
NOTES:
1. EXCAVATION AND TRENCHING SHALL MEET ALL OSHA REQUIREMENTS.
2. SUITABLE RUN OF TRENCH SHALL NOT INCLUDE FROZEN MATERIALS, DEBRIS, ORGANIC MATERIALS, LARGE STONES OR OTHER UNSUITABLE MATERIALS. IF THE RUN OF TRENCH MATERIAL IS FOUND TO BE UNSUITABLE, A SUITABLE BACKFILL MATERIAL SHALL BE IMPORTED AND USED.
3. CONTRACTOR TO VERIFY ALL PIPE CROSSINGS PRIOR TO CONSTRUCTION (E.G., WATER SERVICES, SEWER SERVICES, GAS LINES, ETC.).
4. WHERE MINIMUM 4.5" COVER REQUIREMENT CANNOT BE MET, PROVIDE PIPE INSULATION BOARD CERTIFOAM 40 OR APPROVED EQUAL, CLOSED CELL EXTRUDED POLYSTYRENE FOAM MEETING ASTM C578 TYPE VI WITH MINIMUM 40 PSI COMPRESSIVE STRENGTH PER ASTM D1621, 0.1% MAXIMUM WATER ABSORPTION PER ASTM C272. PROVIDE TWO 2" THICK BOARDS, OVERLAP ALL INSULATION BOARD JOINTS.

SUMP PUMP FORCEMAIN TRENCH DETAIL
NOT TO SCALE



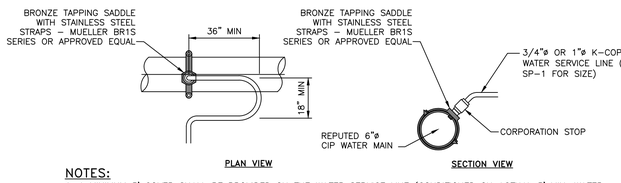
NOTES:
1. CONCRETE COLLAR TO BE PROVIDED IN AREAS THAT ARE NOT PAVED. THE COLLAR SHALL BE 6" FROM THE COVER AND SHALL EXTEND 6" BELOW FINAL GRADE.

CLEANOUT DETAIL
NOT TO SCALE



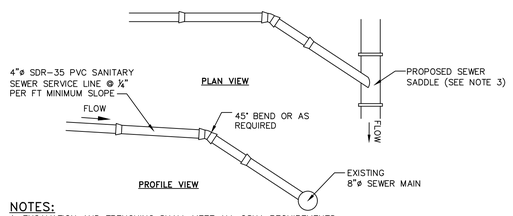
NOTES:
1. CONCRETE COLLAR TO BE PROVIDED IN AREAS THAT ARE NOT PAVED. THE COLLAR SHALL BE 6" FROM THE COVER AND SHALL EXTEND 6" BELOW FINAL GRADE.
2. CURB STOP TO BE COMPRESSION TYPE BY MUELLER.
3. AREA AROUND CURB BOX TO BE BACKFILLED WITH GRAVELLY MATERIAL.

WATER SHUT–OFF VALVE DETAIL
NOT TO SCALE



NOTES:
1. A MINIMUM 5' COVER SHALL BE PROVIDED ON THE WATER SERVICE LINE (CONDITIONED ON ACTUAL 5' MIN. WATER MAIN DEPTH).
2. CORPORATION STOP TO BE COMPRESSION TYPE BY MUELLER.
3. WATER SERVICE LINE TO HAVE A 'GOOSENECK' NEAR CORPORATION STOP.
4. CORPORATION STOP TO BE INSTALLED IN THE UPPER HALF OF THE WATER MAIN AT AN ANGLE OF APPROXIMATELY 45° FROM HORIZONTAL.
5. THE CONTRACTOR SHALL INSTALL A FULL BODIED STAINLESS STEEL TAPPING SLEEVE AT THE PROPOSED WATER SERVICE LOCATION.

WATER SERVICE CONNECTION DETAIL
NOT TO SCALE



NOTES:
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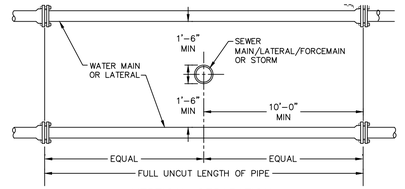
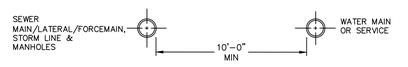
2. SUITABLE RUN OF TRENCH SHALL NOT INCLUDE FROZEN MATERIALS, DEBRIS, ORGANIC MATERIALS, LARGE STONES OR OTHER UNSUITABLE MATERIALS. IF THE RUN OF TRENCH MATERIAL IS FOUND TO BE UNSUITABLE, A SUITABLE BACKFILL MATERIAL SHALL BE IMPORTED AND USED.
3. TAPPING SADDLE FOR CONNECTION OF THE PROPOSED SERVICE LINE TO THE EXISTING SEWER MAIN TO BE A 4" PREDCO HUB TAP SADDLE – MODEL #HTS4/E.

SANITARY SEWER SERVICE CONNECTION DETAIL
NOT TO SCALE



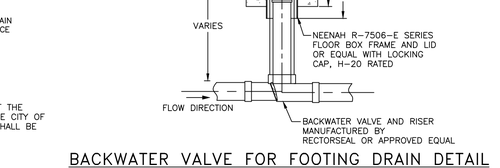
VERTICAL SEPARATION



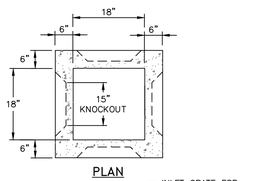
HORIZONTAL SEPARATION

NOTE:
1. NO DEVIATION IN THE SEPARATION REQUIREMENTS WILL BE PERMITTED WITHOUT THE EXPRESS APPROVAL OF THE DUTCHESS COUNTY DEPARTMENT OF HEALTH AND THE CITY OF BEACON. CONCRETE ENCASEMENT OF WATERLINE OR OFFSETTING OF WATERLINE SHALL BE REQUIRED WHERE SEPARATION DISTANCES CANNOT BE MAINTAINED.

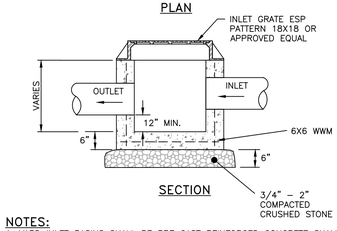
WATER LINE SEPARATION DETAIL
NOT TO SCALE



BACKWATER VALVE FOR FOOTING DRAIN DETAIL
NOT TO SCALE



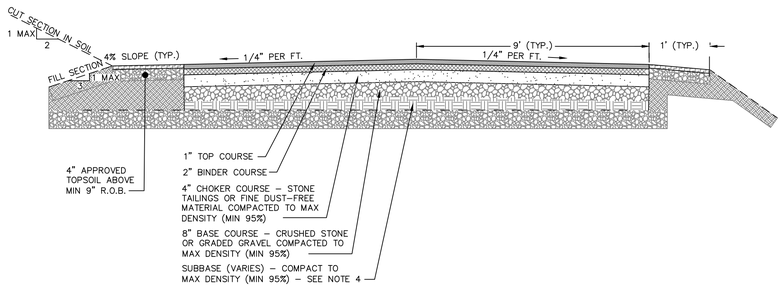
PLAN



SECTION

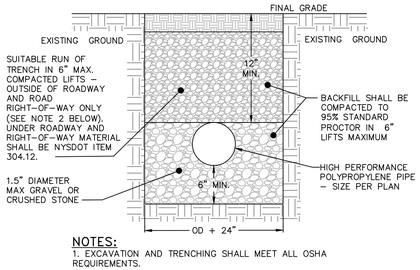
NOTES:
1. YARD INLET BASINS SHALL BE PRE CAST REINFORCED CONCRETE SHALL HAVE A MINIMUM 28–DAY COMPRESSIVE STRENGTH OF 4,000 PSI AND SHALL BE IN CONFORMANCE WITH ASTM 478–68. WALLS AND BASE SHALL BE ONE PIECE CONSTRUCTION. YARD INLET BASIN SHOWN BY EXPANDED SUPPLY PRODUCTS (ESP), 3330 ROUTE 9, COLD SPRING, NY (845) 265–3771.
2. THE ENDS OF ALL PIPES SHALL BE CUT OFF FLUSH WITH THE INSIDE SURFACE OF THE BASIN AND PARGED AROUND.
3. PIPES SHALL BE PARGED AROUND INTERIOR AND EXTERIOR PRIOR TO BACKFILLING OF STRUCTURE. CONNECTIONS MADE WITHIN 10 FEET OF A WATER MAIN (OR SERVICE LINE) OR A SEWER MAIN (OR SERVICE LATERAL) SHALL BE MADE WATERTIGHT.
4. PROVIDE A MINIMUM 0.1' DROP BETWEEN INLET AND OUTLET INVERTS (MATCH CROWNS FOR PIPES WITH DIFFERENT SIZE) UNLESS OTHERWISE NOTED ON THE PLAN.
5. BACKFILL USING SELECT MATERIAL, COMPACTED IN 6" LIFTS.
6. SUMP SHALL BE 12".
7. FRAMES AND GRATES SHALL BE SET IN A FULL BED OF MORTAR.

PRE–CAST CONCRETE YARD INLET DETAIL
NOT TO SCALE



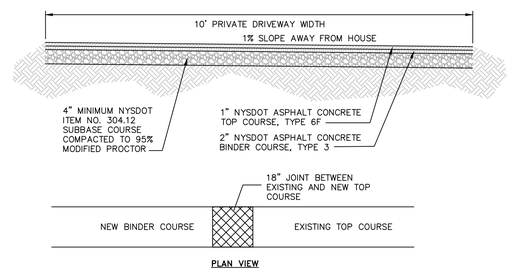
NOTES:
1. 1' WIDE SHOULDERS TO BE ITEM 4 COMPACTED TO MAX DENSITY (MIN 95%).
2. SWALES TO BE GRASS OR STONE LINED.
3. RIGHT OF WAY WIDTH = 50' (EXCEPT FOR TURNING AREAS).
4. WHERE GRADE ALTERATION IS REQUIRED, SUBBASE SHALL BE SUPPLEMENTED WITH ITEM 4 COMPACTED TO MAX DENSITY (MIN 95%).

CITY OF BEACON PRIVATE ROAD SECTION
SCALE: NOT TO SCALE



NOTES:
1. EXCAVATION AND TRENCHING SHALL MEET ALL OSHA REQUIREMENTS.

STORM LINE TRENCH DETAIL
NOT TO SCALE



PLAN VIEW

PAVED DRIVEWAY SECTION DETAIL
NOT TO SCALE

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.

OWNER'S CONSENT:
THE UNDERSIGNED OWNER OF THE PROPERTY HEREON STATES THAT HE IS FAMILIAR WITH THIS MAP, ITS CONTENTS AND ITS LEGENDS AND HEREBY CONSENTS TO ALL SAID TERMS AND CONDITIONS AS STATED HEREON.

_____ GARY JOSEPH

_____ DATE

DRAWN BY: CMB				CHECKED BY: DGK			
REVISIONS:				REVISIONS:			
NO.	DATE	DESCRIPTION	BY	NO.	DATE	DESCRIPTION	BY
1	7/26/22	PER PLANNING BOARD COMMENTS	CMB				
2	8/29/22	PER PLANNING BOARD COMMENTS	CMB				

Dig Safely. New York. Call 811 before you dig

SEAL

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PROFESSIONAL ENGINEERING P.C.
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PH: 845–440–6926
F: 845–440–6637

CONSTRUCTION DETAILS

HIGHLAND PLACE SUBDIVISION

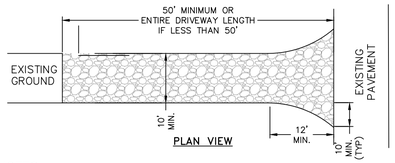
12 HIGHLAND PLACE
CITY OF BEACON
DUTCHESS COUNTY, NEW YORK
TAX ID: 6054–31–306777

JOB #:	2022:011
DATE:	6/28/2022
SCALE:	AS SHOWN
TITLE:	CD–1
SHEET:	6 OF 7

UNAUTHORIZED ALTERATIONS OR ADDITIONS TO THIS DRAWING IS A VIOLATION OF SECTION 7209.2 OF THE NEW YORK EDUCATION LAW

GENERAL RETAINING WALL NOTES:

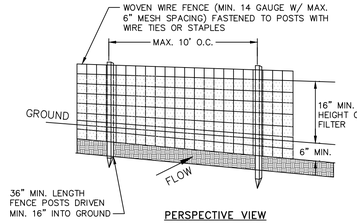
1. PROPOSED RETAINING WALL TO BE UNILOCK CONCORD WALL XL OR ESTATE WALL (SEE PLAN AND PROFILE SHEETS). ALL WALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE MANUFACTURER'S SPECIFICATIONS.
2. THE CONTRACTOR SHALL VERIFY MATERIAL COLORS WITH THE OWNER.
3. LEVELING BASE IS THE COMPACTED GRANULAR SOIL, OR IF SPECIFIED IN THE CONSTRUCTION DOCUMENTS AN UNREINFORCED CONCRETE FOOTING, PLACED BENEATH THE FIRST COURSE OF SEGMENTAL RETAINING WALL UNITS.
   - 3.1. THE LEVELING BASE MATERIAL SHALL BE NON-FROST SUSCEPTIBLE, WELL GRADED, COMPACTED ANGULAR GRAVEL-SAND MIXTURE (GW AS PER ASTM D2487).
4. DRAINAGE FILL IS A FREE DRAINING AGGREGATE WITH HIGH PERMEABILITY PLACED DIRECTLY BEHIND THE MODULAR CONCRETE UNITS. THIS WILL INCLUDE A DRAINAGE PIPE AND MAY BE SEPARATED FROM OTHER FILL WITH A SUITABLE GEOTEXTILE FILTER.
   - 4.1. THE DRAINAGE FILL SHALL BE A FREE DRAINING ANGULAR, GRAVEL MATERIAL OF UNIFORM PARTICLE SIZE SMALLER THAN 1 INCH AND GREATER THAN 1/4 INCH. THE DRAINAGE FILL SHALL BE SEPARATED FROM THE REINFORCED FILL OR RETAINED FILL BY A SPECIFIED GEOTEXTILE FILTER.
5. DRAINAGE PIPE IS A PERFORATED PIPE USED TO CARRY WATER, COLLECTED FROM WITHIN THE SEGMENTAL RETAINING WALL, TO OUTLETS, TO PREVENT PORE WATER PRESSURES FROM BUILDING UP WITHIN THE SEGMENTAL RETAINING WALL AND SPECIFICALLY BEHIND THE SEGMENTAL RETAINING WALL UNITS.
   - 5.1. THE DRAINAGE PIPE SHALL BE A PERFORATED CORRUGATED POLYETHYLENE OR PERFORATED PVC PIPE, WITH A MINIMUM DIAMETER OF 4 INCHES, PROTECTED BY A GEOTEXTILE FILTER TO PREVENT THE MIGRATION OF SOIL PARTICLES INTO THE DRAINAGE PIPE.
6. GEOTEXTILE FILTER IS A PERMEABLE PLANAR POLYMER STRUCTURE THAT WILL ALLOW THE PASSAGE OF WATER FROM ONE SOIL MEDIUM TO ANOTHER WHILE PREVENTING THE MIGRATION OF FINE PARTICLES THAT MIGHT CLOG THE DOWNSTREAM FILL. SELECTION OF A GEOTEXTILE FILTER IS BASED ON THE CHARACTERISTICS OF THE DIFFERENT SOILS USED IN AND SURROUNDING THE SEGMENTAL RETAINING WALL.
   - 6.1. THE GEOTEXTILE FILTER SHALL BE NEEDLE PUNCHED NONWOVEN (FOR DRAINAGE AND SEPARATION) BY ADS OR APPROVED EQUAL.
7. DESIGN ASSUMPTIONS:
   - 7.1. THE FOUNDATION SOILS WILL PRODUCE ACCEPTABLE TOTAL AND DIFFERENTIAL SETTLEMENT GIVEN THE APPLIED LOAD OF THE SEGMENTAL RETAINING WALL.
   - 7.2. THE MAXIMUM GROUNDWATER ELEVATION IS AT LEAST 2/3 X H (HEIGHT) BELOW THE BASE OF THE SEGMENTAL RETAINING WALL.
   - 7.3. THERE WILL BE NO HYDROSTATIC PRESSURE WITHIN OR BEHIND THE SEGMENTAL RETAINING WALL.
   - 7.4. THE SURROUNDING STRUCTURES WILL NOT EXERT ANY ADDITIONAL LOADING ON THE SEGMENTAL RETAINING WALL.
   - 7.5. THERE ARE NO STRUCTURES (UTILITIES SUCH AS GAS/WATER MAINS, STORM SEWERS, ELECTRICAL/COMMUNICATIONS CABLES, ETC) TO BE PLACED WITHIN OR BELOW THE REINFORCED FILL DURING OR AFTER CONSTRUCTION. (NOT APPLICABLE – NO REINFORCED FILL THIS PROJECT).
8. IF UNEXPECTED SOURCES OF WATER ARE IDENTIFIED (E.G., A HIGHER WATER TABLE OR WEEPING SOIL LAYERS), ADDITIONAL DRAINAGE STRUCTURES MAY BE REQUIRED (E.G., BLANKET DRAINS OR CHIMNEY DRAINS). THE SPECIFIC DETAILS WILL NEED TO BE DETERMINED BY THE DESIGN ENGINEER. THE CONTRACTOR SHALL NOTIFY THE DESIGN ENGINEER IF UNEXPECTED SOURCES OF WATER ARE IDENTIFIED DURING INITIAL EXCAVATION.
9. GENERAL INSTALLATION GUIDES ILLUSTRATING PROPER METHODS AND TECHNIQUES FOR GOOD CONSTRUCTION ARE AVAILABLE TO THE INSTALLER FROM RISI STONE SYSTEMS OR THE SEGMENTAL RETAINING WALL MANUFACTURER UPON REQUEST.
10. CONSTRUCTION: SITE PREPARATION.
    - 10.1. COMPLY WITH ALL CURRENT FEDERAL, STATE, AND LOCAL REGULATIONS FOR EXECUTION OF THE WORK, INCLUDING LOCAL BUILDING CODES AND EXCAVATION REGULATIONS. PROVIDE EXCAVATION SUPPORT AS REQUIRED TO MAINTAIN STABILITY OF THE AREA DURING EXCAVATION AND SEGMENTAL RETAINING WALL CONSTRUCTION AND TO PROTECT EXISTING STRUCTURES, UTILITIES, LANDSCAPE FEATURES, PROPERTY OR IMPROVEMENTS.
    - 10.2. PRIOR TO GRADING OR EXCAVATION OF THE SITE, CONFIRM THE LOCATION OF THE SEGMENTAL RETAINING WALL AND ALL UNDERGROUND FEATURES, INCLUDING UTILITY LOCATIONS WITHIN THE AREA OF CONSTRUCTION. ENSURE SURROUNDING STRUCTURES ARE PROTECTED FROM EFFECTS OF SEGMENTAL RETAINING WALL EXCAVATION.
    - 10.3. COORDINATE INSTALLATION OF UNDERGROUND UTILITIES WITH SEGMENTAL RETAINING WALL INSTALLATION.
    - 10.4. CONTROL SURFACE WATER DRAINAGE AND PREVENT INUNDATION OF THE SEGMENTAL RETAINING WALL CONSTRUCTION AREA DURING THE CONSTRUCTION PROCESS.
    - 10.5. THE FOUNDATION SOIL SHALL BE EXCAVATED OR FILLED AS REQUIRED TO THE GRADES AND DIMENSIONS SHOWN ON THE PLAN.
    - 10.6. THE FOUNDATION SOIL SHALL BE PROOF ROLLED AND EXAMINED BY THE GENERAL REVIEW ENGINEER TO ENSURE THAT IT MEETS THE MINIMUM STRENGTH REQUIREMENTS SPECIFIED IN THE CONSTRUCTION DOCUMENTS. IF UNACCEPTABLE FOUNDATION SOIL IS ENCOUNTERED, THE GENERAL REVIEW ENGINEER SHOULD CONTACT THE DESIGN ENGINEER TO DISCUSS OPTIONS AND DETERMINE THE MOST APPROPRIATE COURSE OF ACTION.
    - 10.7. IN CUT SITUATIONS, THE NATIVE SOIL SHALL BE EXCAVATED TO THE LINES AND GRADES SHOWN IN THE CONSTRUCTION DOCUMENTS AND REMOVED FROM THE SITE OR STOCKPILED FOR REUSE AS REINFORCED OR RETAINED FILL AS IDENTIFIED ON THE PLAN. CARE SHOULD BE TAKEN NOT TO CONTAMINATE OR OVERLY SATURATE THE STOCKPILED FILL MATERIAL.
11. CONSTRUCTION: INSTALLING DRAINAGE SYSTEM.
    - 11.1. THE APPROVED GEOTEXTILE FILTER SHALL BE SET AGAINST THE BACK OF THE FIRST SEGMENTAL RETAINING WALL UNIT, OVER THE PREPARED FOUNDATION SOIL EXTENDING TOWARDS THE BACK OF THE EXCAVATION, UP THE EXCAVATION FACE AND EVENTUALLY OVER THE TOP OF THE DRAINAGE FILL TO THE BACK OF THE SEGMENTAL RETAINING WALL UNITS NEAR THE TOP OF THE WALL OR AS SHOWN ON THE PLAN. GEOTEXTILE OVERLAPS SHALL BE A MINIMUM OF 1 FOOT AND SHALL BE SHINGLED DOWN THE FACE OF THE EXCAVATION IN ORDER TO PREVENT THE MIGRATION OF PARTICLES FROM ONE FILL TYPE TO ANOTHER.
    - 11.2. THE DRAINAGE PIPE SHALL BE PLACED AS SHOWN ON THE PLAN, IN ACCORDANCE WITH THE OVERALL DRAINAGE PLAN FOR THE SITE. THE MAIN COLLECTION DRAIN PIPE SHALL BE A MINIMUM OF 4 INCHES IN DIAMETER. THE PIPE SHALL BE LAID TO ENSURE GRAVITY FLOW OF WATER FROM THE REINFORCED FILL. CONNECT DRAINAGE COLLECTION PIPE AT A STORM SEWER CATCH BASIN OR DAYLIGHT ALONG SLOPE AT AN ELEVATION LOWER THAN LOWEST POINT OF PIPE, EVERY 50 FEET MAXIMUM.
    - 11.3. IF OTHER SOURCES OF WATER ARE DISCOVERED DURING EXCAVATION OR ANTICIPATED, REFER TO NOTE 8 ABOVE.
12. CONSTRUCTION: INSTALLING SEGMENTAL RETAINING WALL UNITS.
    - 12.1. THE BOTTOM ROW OF SEGMENTAL RETAINING WALL UNITS SHALL BE PLACED ON THE LEVELING BASE AS SHOWN IN THE CONSTRUCTION DOCUMENTS. THE UNITS SHALL BE PLACED IN THE MIDDLE OF THE LEVELING BASE. CARE SHALL BE TAKEN TO ENSURE THAT THE SEGMENTAL RETAINING WALL UNITS ARE ALIGNED PROPERLY, LEVELED FROM SIDE TO SIDE AND FRONT TO BACK AND ARE IN COMPLETE CONTACT WITH THE LEVELING BASE.
    - 12.2. THE SEGMENTAL RETAINING WALL UNITS ABOVE THE BOTTOM COURSE SHALL BE PLACED TO INTERCONNECT THE SHEAR KEY AND THEN PUSHED FORWARD, CREATING THE SPECIFIED BATTER OF THE SEGMENTAL RETAINING WALL FACE.
    - 12.3. THE SEGMENTAL RETAINING WALL UNITS SHALL BE SWEPT CLEAN BEFORE PLACING ADDITIONAL COURSES TO ENSURE THAT NO DIRT, CONCRETE OR OTHER FOREIGN MATERIALS BECOME LODGED BETWEEN SUCCESSIVE LIFTS OF THE SEGMENTAL RETAINING WALL UNITS.
    - 12.4. SUCCESSIVE COURSES SHALL BE PLACED TO CREATE A RUNNING BOND PATTERN WITH THE EDGE OF ALL UNITS BEING APPROXIMATELY ALIGNED WITH THE MIDDLE OF THE UNIT IN THE COURSE BELOW IT. CUT SEGMENTAL RETAINING WALL UNITS MAY NEED TO BE PLACED TO ENSURE THE VERTICAL LINE BETWEEN ADJACENT SEGMENTAL RETAINING WALL UNITS REMAINS WITHIN THE MIDDLE THIRD OF THE SEGMENTAL RETAINING WALL UNIT BELOW.
    - 12.5. WHERE APPLICABLE, A MAXIMUM OF 3 COURSES OF SEGMENTAL RETAINING WALL UNITS CAN BE PLACED ABOVE THE LEVEL OF THE REINFORCED FILL AT ANY TIME.
    - 12.6. THE INSTALLER SHALL CHECK THE LEVEL OF SEGMENTAL RETAINING WALL UNITS WITH EACH LIFT TO ENSURE THAT NO GAPS ARE FORMED BETWEEN SUCCESSIVE LIFTS THAT MAY AFFECT THE PERFORMANCE OF THE SEGMENTAL RETAINING WALL.
    - 12.7. CARE SHALL BE TAKEN TO ENSURE THAT THE SEGMENTAL RETAINING WALL UNITS AND GEOSYNTHETIC REINFORCEMENT, WHERE APPLICABLE, ARE NOT DAMAGED DURING HANDLING AND PLACEMENT.
    - 12.8. NO HEAVY EQUIPMENT, FOR COMPACTION, FILL PLACEMENT OR OTHER, SHALL BE ALLOWED WITHIN 3 FEET OF THE BACK OF THE SEGMENTAL RETAINING WALL UNITS.
13. CONSTRUCTION: DRAINAGE FILL.
    - 13.1. THE DRAINAGE FILL WILL BE PLACED BEHIND THE SEGMENTAL RETAINING WALL UNITS WITH A MINIMUM WIDTH OF 1 FOOT AND SEPARATED FROM OTHER SOILS USING THE SPECIFIED GEOTEXTILE FILTER. DUE TO SITE CONSTRAINTS, THE DRAINAGE FILL MINIMUM WIDTH IS 6 INCHES FOR THIS PROJECT).
    - 13.2. DRAINAGE FILL SHALL BE PLACED BEHIND THE SEGMENTAL RETAINING WALL FACING IN MAXIMUM LIFTS OF 6 INCHES AND COMPACTED TO A MINIMUM DENSITY OF 95% STANDARD PROCTOR.
14. CONSTRUCTION: SECURE COPING.
    - 14.1. COPING UNITS SHALL BE SECURED TO THE TOP OF THE SEGMENTAL RETAINING WALL WITH TWO 3/8 INCH BEADS OF CONCRETE ADHESIVE POSITIONED 2 INCHES IN FRONT AND BEHIND THE TONGUE OF THE LAST COURSE OF SEGMENTAL RETAINING WALL UNITS.



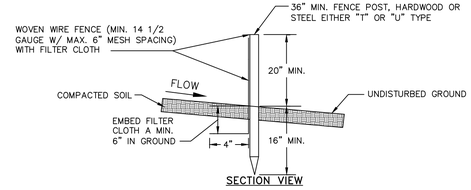
PLAN VIEW

NOTES:
1. STONE SIZE – USE 1–4 INCH STONE, OR RECLAIMED OR RECYCLED CONCRETE EQUIVALENT.
2. THICKNESS – NOT LESS THAN SIX (6) INCHES.
3. WIDTH – 12 FOOT MINIMUM, BUT NOT LESS THAN THE FULL WIDTH AT POINTS WHERE INGRESS OR EGRESS OCCURS. 24 FOOT MINIMUM IF SINGLE ENTRANCE TO SITE.
4. GEOTEXTILE – WILL BE PLACED OVER THE ENTIRE AREA PRIOR TO PLACING OF STONE.
5. SURFACE WATER – ALL SURFACE WATER FLOWING OR DIVERTED TOWARD CONSTRUCTION ENTRANCES SHALL BE PIPED BENEATH THE ENTRANCE. IF PIPING IS IMPRACTICAL, A MOUNTABLE BERM WITH 5:1 SLOPES WILL BE PERMITTED.
6. MAINTENANCE – THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND AND REPAIR AND/OR CLEANOUT OF ANY MEASURE USED TO TRAP SEDIMENT. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACTED ONTO PUBLIC RIGHTS-OF-WAY MUST BE REMOVED IMMEDIATELY.
7. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH STONE AND WHICH DRAINS INTO AN APPROVED SEDIMENT TRAPPING DEVICE.
8. PERIODIC INSPECTION AND NEEDED MAINTENANCE SHALL BE PROVIDED AFTER EACH RAIN.

STABILIZED CONSTRUCTION ENTRANCE DETAIL
NOT TO SCALE



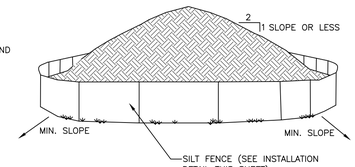
PERSPECTIVE VIEW



SECTION VIEW

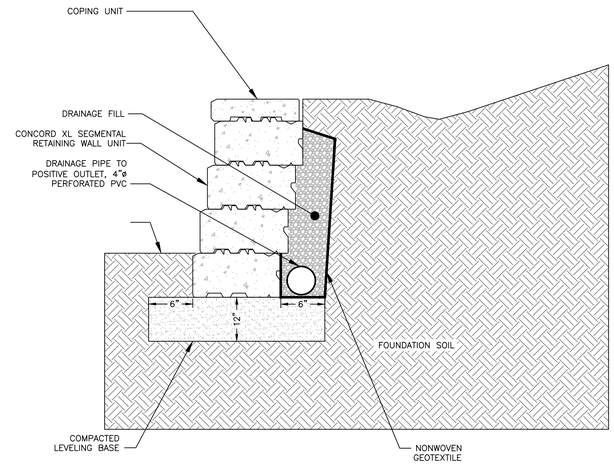
NOTES:
1. FILTER CLOTH TO BE FASTENED SECURELY TO WOVEN WIRE FENCE WITH TIES SPACED EVERY 24" AT TOP AND MID SECTION.
2. WHEN TWO SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER THEY SHALL BE OVER-LAPPED BY SIX INCHES AND FOLDED. FILTER CLOTH SHALL BE EITHER FILTER X, MIRAFI 100X, STABILINKA T140N OR APPROVED EQUAL.
3. PREFABRICATED UNITS SHALL BE GEOFAB, ENVIROFENCE OR APPROVED EQUAL.
4. MAINTENANCE SHALL BE PERFORMED AS NEEDED AND MATERIAL REMOVED WHEN "BULGES" DEVELOP IN THE SILT FENCE.

SILT FENCE DETAIL
NOT TO SCALE



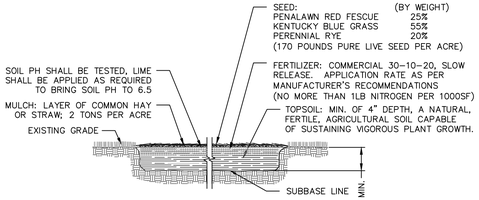
NOTES:
1. AREA CHOSEN FOR STOCKPILING OPERATIONS SHALL BE DRY AND STABLE.
2. EACH PILE SHALL BE SURROUNDED WITH SILT FENCING, THEN STABILIZED WITH VEGETATION OR COVERED.

TEMPORARY SOIL STOCKPILE DETAIL
NOT TO SCALE

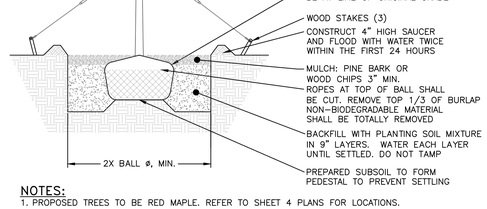


NOTES:
1. REFER TO RETAINING WALL NOTES, THIS SHEET.

SEGMENTAL RETAINING WALL DETAIL – GRAVITY WALL SECTION
NOT TO SCALE



TOPSOIL SEED, FERTILIZER AND MULCH DETAIL
NOT TO SCALE



NOTES:
1. PROPOSED TREES TO BE RED MAPLE. REFER TO SHEET 4 PLANS FOR LOCATIONS.

TREE PLANTING DETAIL
NOT TO SCALE

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.

OWNER'S CONSENT:

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

_____ GARY JOSEPH

_____ DATE

DRAWN BY: CMB				CHECKED BY: DGK			
REVISIONS:				REVISIONS:			
NO.	DATE	DESCRIPTION	BY	NO.	DATE	DESCRIPTION	BY
1	7/26/22	PER PLANNING BOARD COMMENTS	CMB				
2	8/29/22	PER PLANNING BOARD COMMENTS	CMB				

Dig Safely. New York Call 811 before you dig

STATE OF NEW YORK MICHAEL A. BODENDORF 084468 LICENSED PROFESSIONAL ENGINEER

SEAL

HUDSON LAND DESIGN
PROFESSIONAL ENGINEERING P.C.
174 MAIN ST., BEACON, NEW YORK 12508
13 CHAMBERS ST., NEWBURGH, NEW YORK 12550
PH: 845-440-6926
F: 845-440-6637

CONSTRUCTION DETAILS

HIGHLAND PLACE SUBDIVISION

12 HIGHLAND PLACE
CITY OF BEACON
DUTCHESS COUNTY, NEW YORK
TAX ID: 6054-31-306777

JOB #:	2022:011
DATE:	6/28/2022
SCALE:	AS SHOWN
TITLE:	CD-2
SHEET:	7 OF 7

UNAUTHORIZED ALTERATIONS OR ADDITIONS TO THIS DRAWING IS A VIOLATION OF SECTION 7209.2 OF THE NEW YORK EDUCATION LAW

HUDSON LAND DESIGN

Civil & Environmental Engineering Consultants
174 Main Street, Beacon, New York 12508 (Main Office and Mailing Address)
13 Chambers Street, Newburgh, New York 12550 (Satellite Office)
Phone: 845-440-6926 Fax: 845-440-6637
www.HudsonLandDesign.com

August 30, 2022

Mr. John Gunn, Chairman, & Members of the City of Beacon Planning Board
1 Municipal Center
Beacon, NY 12508

Re: Infiltration and Inflow Investigation
Highland Place Subdivision
Tax ID: 6054-31-306777 (±1.07 Acres Total)
City of Beacon, New York

Dear Chairman Gunn & Members of the Planning Board,

Hudson Land Design (HLD) has completed an infiltration and inflow investigation at the above referenced parcel as required by the City of Beacon. The investigation was conducted on July 19, 2022 at the existing residence located at 12 Highland Place in the City of Beacon. The existing residential building is a 3-bedroom, single-family residence with a detached garage and partially paved driveway. The building is a 1-story tall brick building, with a covered breezeway access to the garage from the residence.

The first phase of the study consisted of an exterior inspection of the building to determine the location of roof leader discharge points. The existing building on site has four (4) sets of gutters. Two (2) of the gutter sets run along the house's east and west sides, one (1) gutter runs along the garage's south side and the last gutter set is located along the east side of the covered breezeway.

Water from the gutters is discharged by a total of seven (7) roof leaders divided between the residence and garage. Two (2) of the roof leaders are located along the east (front) side of the buildings, one (1) roof leader is located along the residence's northwest corner and the other is located along the garage's southwest corner. The remaining five (5) roof leaders are located along the west (rear) side of the structures. Two (2) of the rear roof leaders are located near the residence's northwest corner, and one (1) is located at the residence's southwest corner. The two (2) remaining rear-side roof leaders are located along the garage's northwest and southwest corners (one leader per corner). Please refer

to the sketch provided at the end of this report for a map indicating the roof leaders locations.

All seven (7) of the roof leaders were inspected at their discharge points to determine if there were any that connected to an underground diversion system. It was found that all of the roof leaders discharge rainwater from the garage and residence's roofs onto grade/ground.

View of the roof leader along the garage southwest corner.



View of the roof loader located on the garage's northwest corner.



View of the roof leader along the residence's southwest corner.



View of the leader on the residence's northwest corner. A part of the second roof leader by the residence's northwest corner can be seen on the upper-right corner of the picture.



The second phase of the study consisted of interior inspection of the building to determine if there are any illicit connections to the building sewer line from sump pumps, floor drains and the like. HLD personnel were able to observe sections of interior sanitary sewer plumbing to the point where the sanitary sewer lines within the house converged into what is believed to be the raw invert outlet for the residence. After inspecting the lines going into the outlet, it appears that no other connections except for sanitary sewage are connected to any of the lines. No sump pumps nor floor drains were found during the interior inspection along the residence's basement. No other illicit stormwater connections to the sanitary sewer were observed during the inspection.

In conclusion, HLD did not find any illicit connections from the building located at 12 Highland Place to the City of Beacon's sanitary sewer collection system.

Should you have any questions, please feel free to call me at 845-440-6926.

Sincerely,



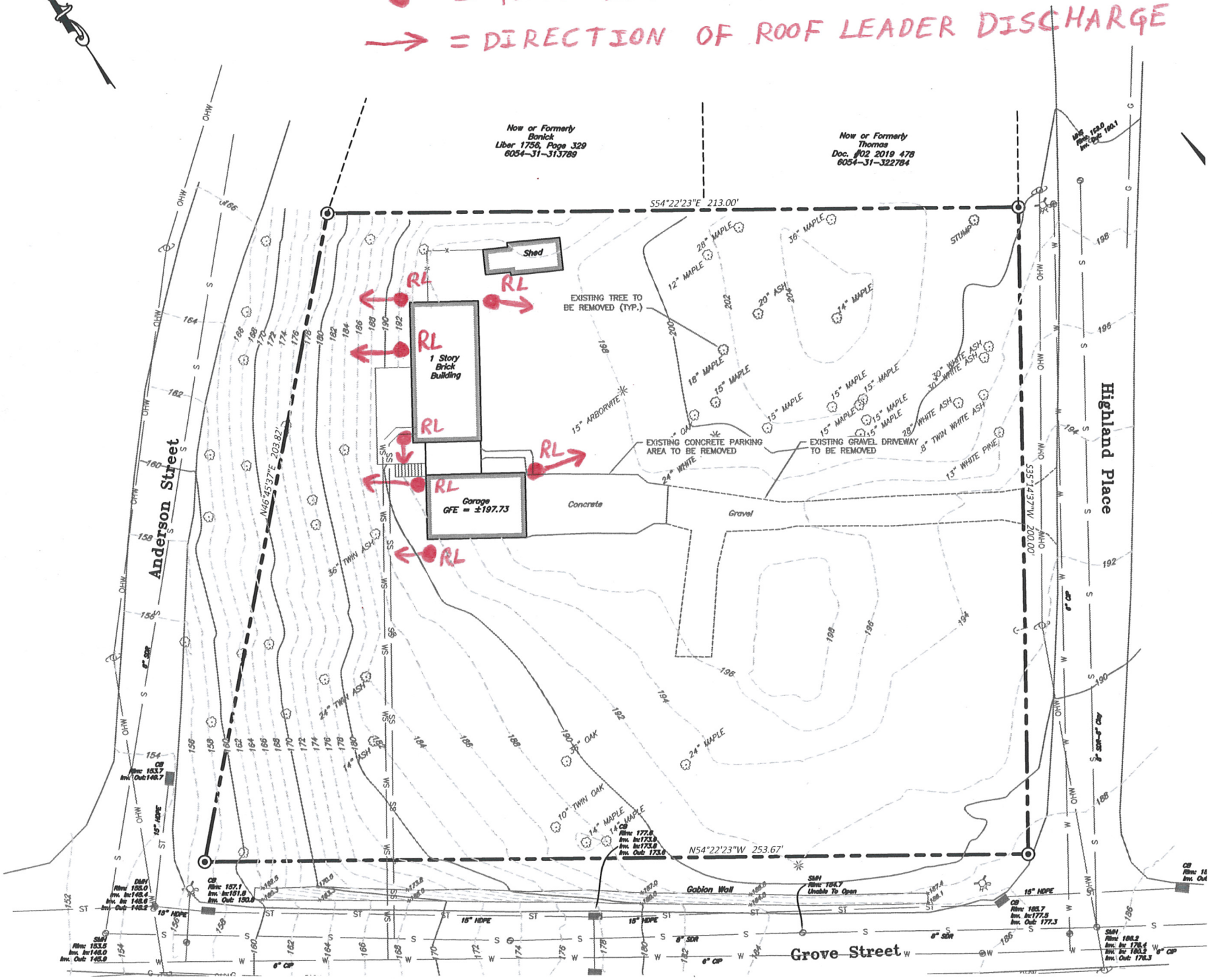
Michael A. Bodendorf, P.E.

cc: Gary Joseph (via email)
Daniel G. Koehler, P.E. (HLD file)

ROOF LEADER LOCATIONS MAP – SCALE 1"=40'

RL = ROOF LEADER

→ = DIRECTION OF ROOF LEADER DISCHARGE



LANC & TULLY

ENGINEERING AND SURVEYING, P.C.

John J. O'Rourke, P.E., Principal
David E. Higgins, P.E., Principal
John Queenan, P.E., Principal
Rodney C. Knowlton, L.S., Principal
Jerry A. Woods, L.S., Principal
John D. Russo, P.E., Principal
John Lanc, P.E., L.S.
Arthur R. Tully, P.E.

September 6, 2022

Mr. John Gunn
Beacon Planning Board Chair
City of Beacon
1 Municipal Plaza
Beacon, NY 12508

RE: 12 Highland Place
5-Lot Subdivision
Tax No. 6054-31-306777
City of Beacon

Dear Mr. Gunn:

My office has received the following regarding a 5-lot subdivision of the parcel located at 12 Highland Place:

- Correspondence from Hudson Land Design dated August 30, 2022.
- Infiltration and Inflow (I&I) Investigation report, dated August 30, 2022, as prepared by Hudson Land Design.
- Plan set titled "Highland Place Subdivision" as prepared by Hudson Land Design and consisting of the following sheets, all having the latest revision date of August 29, 2022.
  - Sheet 1 of 7 – Cover Sheet (CV-1)
  - Sheet 2 of 7 – Existing Conditions & Removal Plan (XC-1)
  - Sheet 3 of 7 – Preliminary Subdivision Plat (PT-1)
  - Sheet 4 of 7 – Subdivision Plan (SP-1)
  - Sheet 5 of 7 – Erosion & Sediment Control Plan (ESC-1)
  - Sheet 6 of 7 – Construction Details (CD-1)
  - Sheet 7 of 7 – Construction Details (CD-2)

The proposed project entails the subdivision of a 46,669± square foot (1.071 acres) parcel located at 12 Highland Place into 5 lots with a private road, with proposed lots ranging in size from 5,500 square feet to 13,330 square feet in size. The existing parcel (proposed Lot 4) has a single-family residence, detached garage, and shed located on it at this time, which are proposed to remain. The parent parcel is bisected by a Zoning line, with the southern portion of the site being in the R1-5 Zone and the northerly portion of the site project being located in the R1-10 Zone.

Based on our review of the above plans, we would like to offer the following comments:

General Comments:

1. An Inflow & Infiltration (I&I) study was performed by the applicant's consultant, with the results of the study showing that there is currently no inflow or infiltration of stormwater into the City's sanitary sewer system from the existing site.

2. As a private road is now proposed for the project, the Applicant will need to prepare and submit for review a maintenance declaration or agreement for the private road in accordance with Section 195-22, Paragraph A(9)(b) of the City Code, which shall be filed with the Dutchess County Clerk's Office at the time of the filing of the subdivision plat and prior to the transfer of any subdivision lot. ***Applicant notes that this will be provided as part of a future submission.***

3. As a condition of approval, the Applicant shall provide the City of Beacon with a performance guarantee and inspection fees as stated in Section 195-22, Paragraph A(10) of the City Code. The project engineer shall submit a cost estimate for the construction of the private road for review, as the project progresses. ***Applicant notes that this will be provided as part of a future submission.***

4. Documents and descriptions for the proposed easements shall be provided for review. ***Applicant notes that these will be provided as part of a future submission.***

Sheet 2 of 7:

1. Test pit No. 1 in the "Deep Test Hole Table" on the right side of the sheet notes "Block" was encountered at 84 inches. Should this be revised to bedrock? If not, what type of block was encountered?

Sheet 4 of 7:

1. Provide top and bottom wall elevations along the retaining walls proposed for Lot No. 3. Section R312 of the 2020 NYS Residential Code requires "Guards" be provided for those portions of open-sided walking surfaces, including stairs, ramps and landings, that are located more than 30 inches vertically to the floor or grade below. This shall be taken into consideration along the proposed retaining walls and guards provided where necessary. A detail of the guard to be provided shall be provided on the plan.

2. It appears that a portion of the retaining wall along the driveway on Lot No. 3 will have a height greater than 4 feet, along with a live load next to the wall, the retaining wall will need to be designed by a licensed engineer in NYS. A note shall be added to the retaining wall detail on Sheet 7 stating this.

3. The rim elevation on yard basin 1 (YD1) should be lowered so that drainage running within the swale line along the south side of Lot 2 can be intercepted by the yard basin. Consideration should also be given to reducing the depth of the yard basin to minimize the amount of rock that may be encountered in this area, as the yard basin is currently proposed to be over 8.5 feet deep.

4. As Lot No. 5 will be a slab on grade, a footing drain is not necessary per Section R405 of the 2020 NYS Residential Code.

5. The rim elevation of proposed catch basin No. 1 along Highland Place should be lowered so that it is slightly lower than the edge of pavement.

6. Consideration should be given to adding a drainage pipe across the entrance road to intercept drainage from the swale line along the north side of the private road so that it does not flow down or across Highland Place.

7. The actual grade of the 15" storm pipe running between CB-1 and CB-2 should be noted on the plan.

8. The "Legend" shall be updated to reflect the "BV" symbol on the footing drain lines.

9. The 1" water service line, proposed to service the existing dwelling, shall be relocated out of the swale line on the north side of the private road.

Sheet 6 of 7:

1. The "Private Road Section" detail shall be revised to note the finished surface is a minimum of 18 feet in width.

Sheet 7 of 7:

1. A detail shall be added for tree protection as called out on the erosion and sediment control plan.

This completes our review at this time. Further comments may be provided based on future submissions. **A written response letter addressing each of the above comments should be provided with the next submission.** If you have any questions, or require any additional information, please do not hesitate to contact our office.

Very truly,

LANC & TULLY, P.C.

John Russo, P.E.

cc: John Clarke, Planner
Jennifer Gray, Esq.
David Buckley, Building Inspector

John Clarke Planning and Design jclarkeplandesign@gmail.com
845.797.4152

To: John Gunn, Chair, and the City of Beacon Planning Board
Date: September 9, 2022
Re: **12 Highland Place Subdivision**

I have reviewed an August 30, 2022 response letter from Hudson Land Design and a 7-sheet Subdivision Plan set, dated August 29, 2022.

Proposal

The applicant is proposing to subdivide a 1.07-arcre parcel with one existing house into five lots for the construction of four additional houses. Proposed Lot 1 has 5,533 square feet, Lot 2 has 5,500 square feet, Lot 3 has 11,340 square feet, Lot 4 with the existing house has 13,300 square feet, and Lot 5 has 10,966 square feet. The parcel is split by the R1-5 and R1-10 zoning districts.

Comments and Recommendations

All my previous comments have been addressed.

If you have any questions or need additional information, please feel free to contact me.

John Clarke, Beacon Planning Consultant

c: Dave Buckley, Building Inspector
Jennifer L. Gray, Esq., City Attorney
Arthur R. Tully, P.E., City Engineer
John Russo, P.E., City Engineer
Daniel G. Koehler, P.E., Project Engineer

Agency Use Only [If applicable]

Project:	12 Highland Place
Date:	9-13-22

Short Environmental Assessment Form
Part 2 - Impact Assessment

Part 2 is to be completed by the Lead Agency.
Answer all of the following questions in Part 2 using the information contained in Part 1 and other materials submitted by the project sponsor or otherwise available to the reviewer. When answering the questions the reviewer should be guided by the concept "Have my responses been reasonable considering the scale and context of the proposed action?"

	No, or small impact may occur	**Moderate to large impact may occur**
1. Will the proposed action create a material conflict with an adopted land use plan or zoning regulations?	☑	☐
2. Will the proposed action result in a change in the use or intensity of use of land?	☑	☐
3. Will the proposed action impair the character or quality of the existing community?	☑	☐
4. Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)?	☑	☐
5. Will the proposed action result in an adverse change in the existing level of traffic or affect existing infrastructure for mass transit, biking or walkway?	☑	☐
6. Will the proposed action cause an increase in the use of energy and it fails to incorporate reasonably available energy conservation or renewable energy opportunities?	☑	☐
7. Will the proposed action impact existing: a. public / private water supplies?	☑	☐
b. public / private wastewater treatment utilities?	☑	☐
8. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources?	☑	☐
9. Will the proposed action result in an adverse change to natural resources (e.g., wetlands, waterbodies, groundwater, air quality, flora and fauna)?	☑	☐
10. Will the proposed action result in an increase in the potential for erosion, flooding or drainage problems?	☑	☐
11. Will the proposed action create a hazard to environmental resources or human health?	☑	☐

PRINT FORM

Agency Use Only [If applicable]

Project: 12 Highland Place

Date: 9-13-22

Short Environmental Assessment Form
Part 3 Determination of Significance

For every question in Part 2 that was answered "moderate to large impact may occur", or if there is a need to explain why a particular element of the proposed action may or will not result in a significant adverse environmental impact, please complete Part 3. Part 3 should, in sufficient detail, identify the impact, including any measures or design elements that have been included by the project sponsor to avoid or reduce impacts. Part 3 should also explain how the lead agency determined that the impact may or will not be significant. Each potential impact should be assessed considering its setting, probability of occurring, duration, irreversibility, geographic scope and magnitude. Also consider the potential for short-term, long-term and cumulative impacts.

See attached.

☐ Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action may result in one or more potentially large or significant adverse impacts and an environmental impact statement is required.

☑ Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action will not result in any significant adverse environmental impacts.

City of Beacon Planning Board	9-13-22
Name of Lead Agency	Date
John Gunn	Chairman
Print or Type Name of Responsible Officer in Lead Agency	Title of Responsible Officer
Signature of Responsible Officer in Lead Agency	Signature of Preparer (if different from Responsible Officer)

PRINT FORM

ATTACHMENT TO
NEGATIVE DECLARATION
REASONS SUPPORTING DETERMINATION

APPLICATION FOR SUBDIVISION APPROVAL
FOR 12 HIGHLAND PLACE

Parcel No. 6054-31-306777

CONCLUSIONS

This Part 3 analysis has been prepared to address all relevant areas of environmental concern as identified in the review by the Planning Board. This Part 3 analysis will discuss and explain the analysis of the potential impacts, and why a particular element of the proposed action will not result in a significant adverse environmental impact. Such analysis is appropriately set forth in Part 3, even if the potential impact was identified as "none" or "small." Based upon a review of Parts 1 and 2 of the Short Environmental Assessment Form (EAF) and all other application materials that were submitted in support of the Proposed Action, along with reports from City staff and consultants, information from involved and interested agencies, and information from the public, the Planning Board, acting as Lead Agency, provides the following rationale for its SEQRA Determination.

Project Description:

The Proposed Action is the subdivision of a 1.07-acre parcel with one existing house into five lots for the construction of four additional houses. Proposed Lot 1 will have 5,533 square feet, Lot 2 has 5,500 square feet, Lot 3 has 11,340 square feet, Lot 4 with the existing house has 13,300 square feet, and Parcel 5 has 10,966 square feet. The property is located at 12 Highland Place in the R1-5 and R1-10 Zoning Districts on property known and designated on the Tax Map as Parcel No. 6054-31-306777 (the "Property").

The Proposed Action is an Unlisted action. The Planning Board circulated its Notice of Intent to act as Lead Agency and received no objections.

Summary of Rationale for Negative Declaration

The Proposed Action will not result in any significant adverse impacts on the environment. In summary:

- **Impact on Land: The Proposed Action will not have a significant adverse environmental impact as a result of any physical change to the project site.**

  The project site is located in the R1-5 and R1-10 Zoning Districts and is currently improved with a single family dwelling. The parent parcel is bisected by the zoning boundary one with the southern portion of the parcel located in the R1-5 district and the northern portion located in the R1-10 district.

The Proposed Action would involve the subdivision of the existing lot and the construction of 4 new single-family dwellings with typical grading and site work associated with such construction. There are no wetlands, water bodies, very steep slopes or other environmentally sensitive areas on the Property. The subdivision plat has been designed so that each of the 4 lots on which the new single-family dwellings will be located wholly within either the R1-5 district or the R1-10 district. Lots 1, 2 and 3 are proposed to be wholly within the R1-5 district and Lot 5 is proposed to be located wholly within the R1-10 district. Lot 4 will retain the existing single-family dwelling, garage and shed and will be bisected by the zoning boundary line so that the southern 15 feet of the lot is located in the R1-5 district and the balance of the lot is located in the R1-10 district.

To reduce the amount of proposed curb cuts, reduce impervious surface coverage and retain as many existing trees as possible, the proposed subdivision plat was redesigned from its initial proposal so that the lots are serviced by a new private road off Highland Place. Each lot will be accessed by a driveway off the private road.

The depth to bedrock is approximately 2 feet where the house on Lot 5 is proposed. As a result, the proposed single-family dwelling on Lot 5 has been adjusted to be constructed as a slab on grade. Based on the results of the Deep Test Holes performed on August 25, 2022 it is not expected that a significant amount of rock will be encountered during construction of the proposed dwellings on Lots 1, 2 and 3. On Sheet 4 of 7, Note 16 states that, "If rock is encountered during excavation, it shall be removed by mechanical means. No blasting shall be permitted without approval from the Building Department. Lot 5 dwelling shall be construction on slab." No on-site rock processing is proposed, nor shall it be permitted on-site.

The Proposed Action will not have a significant adverse environmental impact as a result of physical changes to the Property.

- **Impact on Geological Features: The Proposed Action will not have a significant adverse environmental impact on any unique or unusual land forms on the site.**

There are no unique geological features on the Property.

- **Impacts on Surface Water and Groundwater: The Proposed Action will not have a significant adverse environmental impact on surface or groundwater quality or quantity.**

Residential land uses are generally not associated with the discharge of contaminants into aquifers or other groundwater sources. There will be no bulk storage of petroleum or chemicals on-site. The Project includes the implementation of erosion and sediment controls during construction and connections to the City's storm sewer. Stormwater runoff from the buildings and other impervious surfaces will be directed toward the existing stormwater catch basins on Highland Place and Grove Street. The two houses on the southeast corner will be directly connected to the catch basin on the northeast corner of the intersection of Grove Street and Highland Place via an underground yard drain system.

The Project does not include or require wastewater discharged to groundwater.

The Project will be connected to the existing public water distribution and sanitary sewer systems. Adequate water supply and sewer capacity exist for these additional flows.

For these reasons, the Proposed Action will not result in any significant adverse impact to surface or groundwater quality or quantity.

- **Impact on Flooding: The Proposed Action will not have a significant adverse environmental impact on or alter drainage flows or patterns, or surface water runoff.**

According to the Short EAF the Property is not located within a regulated flood plain and there are no wetlands. The Project includes the implementation of erosion and sediment controls, plus post-construction discharge of stormwater drainage into the City's storm sewer. For these reasons and those stated above, the Proposed Action will not have a significant adverse impact on drainage flows or patterns, or surface water runoff.

Impact on Air: The Proposed Action will not have a significant adverse environmental impact on air quality.

Construction activities associated with grading and excavation could result in temporary air quality impacts. Air quality in the area, however, is not expected to be significantly impacted by project construction because the construction activities will be temporary and confined to the Property. Construction vehicles will emit certain air pollutants through engine exhaust. There is also the potential for fugitive dust to be created during the construction period from site preparation activities, including removal of existing impervious surfaces and vegetation, and site grading. Fugitive dust emissions will be mitigated by wetting and stabilizing soils to suppress dust generation. Other dust suppression methods will include the spraying of soil stockpiles during dry periods and covering trucks carrying solid and other dry materials. These unavoidable short term impacts to air quality will cease upon project completion. Construction will be conducted in accordance with all applicable federal, state and local codes. It is anticipated that nearby properties will experience temporary fugitive dust and an elevation in vehicle emissions from construction vehicles throughout occasional periods during construction of the proposed project. This is a temporary, construction-related, unavoidable impact that is not significant.

For these reasons, the Proposed Action will not have a significant adverse environmental impact on air quality.

- **Impact on Plants and Animals: The Proposed Action will not have a significant adverse environmental impact on flora or fauna.**

The Short EAF indicates that the Property may contain or serve as habitat for the Indiana Bat. Pursuant to NYSDEC recommendations, removal of trees greater than four (4) inches in diameter at the Project Site will take place between October 1 and April 1 during the bat hibernation period to avoid the removal of trees which may be utilized by Indiana Bats as roosting trees.

As originally proposed, 24 regulated trees were to be removed from the site. Through revisions to the plans, the number of trees to be removed was reduced from 24 to 6. In addition, 6 Red Maple trees are proposed to be planted along Highland Place and Grove Street.

For these reasons, the Proposed Action will not have a significant adverse environmental impact on flora or fauna.

- **Impact on Agricultural Resources: The Proposed Action will not have a significant adverse environmental impact on agricultural resources.**

There are no agricultural resources in the vicinity of the Property.

- **Impact on Aesthetic Resources: The Proposed Action will not have a significant adverse environmental impact on aesthetic resources.**

The Proposed Action will not result in the obstruction, elimination or significant screening of one or more officially designated scenic views, or visible from any publicly accessible vantage points either seasonally nor year around.

For these reasons, the Proposed Action will not have a significant adverse environmental impact on aesthetic resources.

- **Impact on Historic and Archeological Resources: The Proposed Action will not have a significant adverse environmental impact on historic or archeological resources.**

The subdivision of the Property in an existing residential neighborhood will not have a significant adverse impact on historic or archeological resources. There are no historic resources in the immediate vicinity of the Site and the nature of the area as a developed suburban neighborhood makes impacts to archeological resources unlikely and not significant.

For these reasons, the Proposed Action will not have a significant adverse impact on historic or agricultural resources.

- **Impact on Open Space and Recreation: The Proposed Action will not have a significant adverse environmental impact on open space and recreation.**

The area of the Proposed Action is not designated as open space by the City of Beacon. The Proposed Action will not result in the loss of a current or future recreational resource, eliminate significant open space, or result in loss of an area now used informally by the community as an open space resource. A recreation set aside or fee may be required which will be used for the future need for park and recreational opportunities in the City of Beacon.

For these reasons, the Proposed Action will not have a significant adverse impact on open space and recreation.

- **Impact on Critical Environmental Areas: The Proposed Action will not have a significant adverse environmental impact on Critical Environmental Areas.**

The Proposed Action is not located in a Critical Environmental Area.

- **Impact on Transportation: The Proposed Action will not have a significant adverse environmental impact on transportation.**

  The construction of 4 new single family homes will not result in a significant adverse traffic impact. The Proposed Action has been revised to eliminate the previously proposed two new curb cuts on Highland Avenue. Instead, a single private road is proposed to utilize the existing curb cut on Highland Avenue.

- **Impact on Energy: The Proposed Action will not have a significant adverse environmental impact on energy.**

  The existing energy infrastructure will adequately serve the additional demand associated with one single family home. The Proposed Action does not require a new, or an upgrade to any existing substation. For these reasons, the Proposed Action will not have a significant adverse impact on energy.

- **Impact on Noise, Odor and Light: The Proposed Action will not have a significant adverse environmental impact as a result of objectionable odors, noise or light.**

  The Proposed Action is not anticipated to generate any noxious odors. Outdoor lighting will be consistent with typical residential lighting. Noise impacts associated with the proposed Project will be limited to temporary impacts generated during construction. Temporary noise impacts associated with construction will be mitigated by limiting construction activities to the hours between 7:00 a.m. and 7:00 p.m. If rock is encountered during excavation, it shall be removed by mechanical means. No blasting shall be permitted without approval from the Building Department and no on-site rock processing shall be permitted. Such activities shall be performed in accordance with all applicable state and local requirements. In addition, there will be no significant noise impacts post-construction.

  For these reasons, the Proposed Action will not have a significant adverse environmental impact as a result of objectionable odors, noise or light.

- **Impact on Human Health: The Proposed Action will not have a significant adverse environmental impact on human health from exposure to new or existing sources of contaminants.**

  Residential land uses are generally not associated with significant adverse impacts on human health from exposure to new or existing sources of contaminants. The Short EAF indicates that the site is within 2,000 feet of the remediation site known as C314118 in the NYSDEC Environmental Remediation database. Site C314118 is classified as requiring no further remediation action at this time.

For these reasons, the Proposed Action will not have a significant adverse environmental impact on human health from exposure to new or existing sources of contaminants.

- **Consistency with Community Plans and Community Character: The Proposed Action is not inconsistent with adopted community plans and community character.**

  The Proposed Action is generally consistent with the Comprehensive Plan and City Zoning Code, will not have a significant impact on municipal services, and is consistent with the character of the existing neighborhood.

Based upon this information and the information in the Short Environmental Assessment Form and all other documents and information in the record, the Planning Board finds that the Proposed Action will not have any significant adverse impacts upon the environment. This Negative Declaration indicates that no environmental impact statement need be prepared and that the SEQRA process is complete.

Adopted: September 13, 2022
Beacon, New York

Motion by _____, seconded by _____:

Kevin Byrne	Voting:	Len Warner	Voting:
J.C. Calderon	Voting:	Randall Williams	Voting:
Karen Quiana	Voting:	John Gunn, Chairman	Voting:
Jill Reynolds	Voting:		

Amanda Caputo

From: Everett Gifford <everett.gifford1@gmail.com>
Sent: Tuesday, July 12, 2022 11:46 AM
To: Amanda Caputo; Nicole Lum
Subject: Planning Board Meeting - 12 Highland Place

Hi Amanda,

Please forward the message below to the planning board before the 7/12/22 meeting.

Dear Planning Board,

I am reaching out about one of your agenda items for the 7/12 meeting. It was brought to our attention that the lot at 12 Highland Place has recently been sold and there are plans to develop the property. I have laid out some concerns regarding the development plan below.

1.) Overcrowding
There are currently 6 homes on Highland Place, including the existing structure at 12 Highland. Adding 4 additional residences will greatly increase traffic on this very quiet side street which already doesn't permit 2-way traffic when current residents are parked on the street.

2.) Safety
12 Highland Place sits atop a very steep hill at the intersection of Grove Street & Highland Place. The hill is so steep that one cannot see oncoming traffic or pedestrians until they get over the crest of the hill. Additionally, there are no sidewalks for foot traffic. I'm afraid that adding more traffic to the intersection at the top of the hill will cause accidents.
There is a large wire mesh and stone retaining wall that lines the 12 Highland Place property and Grove Street. I believe this structure supports the earth piled high above the road from eroding or sliding into the street. There is no such retaining wall on the Anderson Steet side of the property, but the hill is equally steep. If the property is developed according to the current plans, significant tree removal will take place. I am concerned that the stability of the very steep hill will be compromised during development. The negative effects of flooding or erosion could be catastrophic for those living both above and below the hill.

3.) Nature
One of the reasons we chose to live on Highland Place is that it has a beautiful natural appeal without being too far removed from the town. The current plans for 12 Highland place will almost certainly remove most the trees, of which there are many, from the lot. This will have negative effects for the many animals that live there, but also reduce the natural appeal of the street.

4.) Aesthetics
The proposed development is not at all consistent with the predominant character of the existing built or natural landscape. All the buildings on or near 12 Highland place are single family homes. I believe there is room for another home on the property, but the plans call for 4 additional residences on the same property where 1 currently stands. This will require significant clearing, blasting of foundations, laying of pavement, and I just don't see how that fits the existing built or natural landscape.

In sum, we are not against all development of the property, however we believe it should be done in a similar manner to the rest of the community. Packing as many residences as possible on top of a steep,

densely wooded hill does not match the existing neighborhood or landscape. There are several considerations to take into account before moving forward with any development, so we ask that you do not rush this to a public hearing. I am certain there is a compromise that will not destroy the financial viability of the developer's investment, but will also not destroy the natural beauty and quiet life we currently enjoy on Highland Place.

Thank you very much for taking time out of your busy lives to read our concerns. We greatly appreciate your service to our community.

Sincerely,
Everett & Nicole Gifford

Amanda Caputo

From: Paul M Lyons <paullyons@optonline.net>
Sent: Monday, July 11, 2022 1:21 PM
To: Amanda Caputo
Subject: Fwd: Housing Project

Hi Amanda, hope you are well. This is the email that I sent to my council woman and my At- Large Council person's last Wednesday. When I sent it I didn't know there was a actual a plan in place for this piece of property. I also didn't know it was on the docket for discussion tomorrow night. I can't actually speak for my neighbors but they didn't know anything about it either. I just want you to be informed that I'm not happy with this plan. But after reading my email you will understand that.
Thank you
Paul Lyons

Sent from my iPhone

Begin forwarded message:

> **From:** Paul M Lyons <paullyons@optonline.net>
> **Date:** July 6, 2022 at 3:24:32 PM EDT
> **To:** wlongno@beaconny.gov, gmansfield@cityofbeacon.org
> **Subject: Housing Project**

> Hi Wren,hope you are well.
> My name is Paul Lyons. I live in the third ward. My house is on 7 Highland Place. It's a great street with a total of 5 houses on it. I've lived here for over 30 years. In fact I've lived in Beacon all my life 65 years. It's come to my attention that 12 Highland Place (house & lot) has been sold to a (Gary Joseph) developer.
> There's a lot of rumors floating around about the over development of this piece of property. I've heard six houses. I've heard four houses. In fact I talked to Gary Joseph and he told me he was going to put four more houses on this property. He also asked me to support him variance which I don't know what he wants. I received the certified letter on Saturday with a proposal to (potentially another house) subdivide 67 Grove St. which happens to be at the end or beginning of Highland Place.
> There is so many things wrong with over developing our street . I would like to point out a few of them. Safety for one our street is just over 20 feet wide with no sidewalks.The Street cannot handle additional traffic and parking . Grove St., hill is already dangerous with the speeds people drive down the hill. Where does the runoff water go. Many large trees will have to be cut down.You will have to remove rock by blasting or hobknocking . How does all this construction affect our house. What does this do to the infrastructure of Highland Place. The landscape will be changed forever. Approving this many houses on this street will change the ecstatics of this neighborhood in a bad way.Can you imagine adding 5 houses on a quarter of land of (5 houses)of our neighborhood. I say again what would you think if they wanted to double the size of your neighborhood. I'm all for the development of Beacon but I'm also against the overdevelopment of Beacon . I think for our street to absorb five new houses is

outrageous. How does this improve Beacon ? See this is not about enhancing our neighborhood or making our neighborhood better place to live. This is about profit and greed. I'll tell you what I've been told why bother to fight it because Mr. Joseph gets anything he wants anyway. I'd like to think that's not true but time will tell. I also know that maybe I'm getting a little ahead of myself. But I wanted you to be aware of this issue. I know this issue is a planning board issue. I do not stand alone on this issue every house on the street feels as I feel. Beacon has become the goose that laid the golden eggs. So I would hope the board would see this and not approve this outrageous request.
Thank you
Paul Lyons
845-242-7260

Sent from my iPhone

Amanda Caputo

From: Jodi <mailjodi@gmail.com>
Sent: Monday, July 11, 2022 9:25 PM
To: Amanda Caputo
Subject: Proposed subdivision for 12 Highland Place

Hi Amanda,

Please forward the following email along to the planning board members before the 7/12/22 meeting. Thanks!

Hello awesome planning board members!

First, I would like to thank you for your service on this board. I know it's a lot of long, thankless hours, and I do appreciate each of you for taking this on to help our community.

I wanted to call your attention to an item on your agenda for your next meeting, 12 Highland Place. It's a one acre parcel in a residential area that currently has one house on it, and the developer who just purchased the property would like to build 4 additional houses.

First, I wanted to point out that this parcel sits almost directly across the street from another proposed subdivision on the same agenda, 67 Grove Street. In case any of you are not familiar with the area, it's a spot that I've long considered one of the most dangerous in Beacon. Both of these properties sit at the top of a steep and fairly narrow hill. Cars zoom up and down this hill all day, and if there are any cars parked on it at all there is only enough room for one car to pass at a time. There is no visibility because the hill is so steep, so drivers have no way of knowing if a car is coming directly at them. Added to that is the larger issue that there is no sidewalk in this section and no room to put one. This is extremely dangerous, especially for all of the children who walk up and down that hill to get to and from Forrestal Elementary which is one block away from it. I am concerned that more traffic and more cars parked in that area and pulling in and out of driveways will make an already dangerous situation much worse.

Focusing more on the 12 Highland proposal, this project will have serious negative environmental impacts, as well as negatively affecting the safety and quality of life for everyone who lives in this area. This lot has been mostly untouched with only one small home on it and an abundance of bushes, trees and green space. There are many animals currently living on this property, including the Indiana Bat which is both a state and federally endangered species due to human disturbance. If this precious green space is lost, these animals will have nowhere to go. I am also concerned with the impacts on the surrounding homes when so many trees are uprooted and open land becomes developed. I'm sure you know that there have been flooding and foundation issues all over the city due to new construction taking place close by, and since this property sits on such a steep slope it leaves the properties below it particularly vulnerable.

Tree removal causes many other issues as well, which is why Beacon, a tree city, maintains a tree committee and has passed laws against the removal of healthy trees. This property is covered with healthy, beautiful trees that have a profound effect on the surrounding area. When multiple trees were removed from the property on Orchard Place a few years ago the surrounding neighbors all complained of differences in light, sound, and sightlines into neighboring properties. The Highland's Current quoted one resident saying, "“The extensive work being done to the property will have as much impact on the neighborhood environment as any of the four-story buildings coming up on Main Street.”" Before we even consider anything else in this proposal, it is very important to understand how many full grown trees would need to be removed and the impact that alone will have on the area. The Orchard Street property did not have nearly as many trees as 12 Highland Place, and the work done was nowhere near as extensive and disruptive as what is being proposed here.

Another concern is that this property fronts three streets but the proposal calls for easements which would require all residents, as well as all trucks and other vehicles during the development and construction process, to enter and exit on one. This puts an extreme burden on the current and future residents of Highland Place. Highland Place is a small, narrow street which currently has only 5 houses on it including the existing 12 Highland Place home which sits at the Anderson end of the parcel. Allowing 4 more homes to be built on such a small street would double the amount of traffic here in one shot. There would be no resting period to allow time to see how each new project affects this small residential area when so much is done at once.

The proposed easements, aside from putting undue burden and overcrowding on Highland Place, would effectively create 3 flag lots. I'm sure you are aware that flag lots are notoriously undesirable and are known for lowering property value. The one flag lot that was created on Verplank was very difficult to sell even in an excellent market. Three flag lots in one small area, especially if the current housing bubble does burst as so many economists are predicting, will become a burden for the city and a drain on the neighborhood.

The application states that this proposal is consistent with the comprehensive plan, consistent with the predominant character of the existing built or natural landscape, and that it will not result in a substantial increase in traffic above present levels. These statements are simply not true. The comprehensive plan specifically states that the city should "preserve the existing density and settlement pattern of established neighborhoods." Creating multiple flag lots to jam maximum density onto existing green space does not preserve the existing density and settlement pattern, it is absolutely not consistent with the existing gorgeous landscape, and doubling the amount of homes on one street will definitely result in a substantial increase in traffic above present levels.

Even without all of the concerns stated above, this lot currently sits split between both RD5 and RD10 zoning. In our city code, section 195-24 "Lots and Driveways" Subsection G. "Subdivisions with land in two or more zoning districts or municipalities" it states "In general, a lot should not be divided by a zoning district or municipal boundary. If it is, however, necessary for a zoning district boundary to cross a lot, such lot shall be designed so that it can be readily developed in accordance with the standards of the more restrictive zoning district." The more restrictive district in this case is RD10, which would not allow for a 5 lot subdivision in this space.

I know this is a long email and I know you all have a lot on your plates. I sincerely appreciate your taking the time to read through this and address these concerns. These decisions are important, and once the trees are cut down and the flag homes are all built our beautiful area will be destroyed and there will be no going back. I am not against development, but one or even two new homes on such a tiny street would be vastly different than building homes in backyards with maximum density just to make a quick buck. Please consider the long term repercussions and protect our community. I understand that this proposal comes at the end of a very long agenda, and you probably won't get to it until pretty late. It was extremely unfair to you to throw this on to the end of the agenda at the last minute, after the original agenda had already been put out. I have no doubt that was intentional.

Please don't rush this to a public hearing for the August meeting. There are still many questions to be asked. How will this affect the wall on Grove or the slope on Anderson? How many trees will need to be cut down, and how will that affect the surrounding neighborhood? How will increased traffic affect the children walking to school on Grove? How will doubling the amount of homes on a street affect the environment and quality of life for the people who already live there? The answers to these questions and many others are important and need to be addressed before this proposal goes any further.

Thank you,

Jodi McCredo

July 19, 2022

John Gunn, Beacon Planning Board Chiarman

John Russo, Planning Board Engineering Consultant

John Clark, Planning Board Planning Consultant

Gentlemen

These are my concerns regarding the subdivision proposed by Lori Joseph Builders at 12 Highland Place:

ROCK

I am concerned about the presence of rock on the site and how it will be addressed. When my house was built in 1949-50 a variance was granted by the Zoning Board for the front yard setback due to rock. The rock ledge in my side yard extends into proposed Lot #5. The house on this lot is proposed to be slab on grade and I request assurance that there will be no blasting because this could damage the old plaster walls and foundations of the neighboring homes.

SEWER

Because of the presence of rock the sewer on Highland Place ends in front of my home. This main currently serves 4 homes and adding 2 more sewer services will be a 50% increase for the sewer main. I have resided on Highland Place for 58 years and, to my knowledge, the sewer line is at least that old. I ask that the sewer line be inspected to determine if it can handle the additional homes because if it backs up I will end up with a basement full of sewage.

ROAD

Placing 3 additional accesses on Highland Place will result in road issues. The condition of Highland Place is not a priority for the City Highway Department. It has been repaved only once since I have lived here. There are no storm drains on Highland Place and storm water runs down the street to a catch basin on Grove Street. This can lead to further erosion of the road.

Please include these concerns in your review of this proposed subdivision.

Thank you.

Anne Thomas, 22 Highland Place

City of Beacon Planning Board Agenda
09/13/2022

Title:

Public Hearing on application for Special Use Permit and Site Plan Approval, accessory apartment, 281 Rombout Avenue, submitted by Mariann Corsa

ATTACHMENTS

281 Rombout Rev.pdf

2022-08-30 - 281 Rombout Ave Arch & Utility Plans.pdf

2022-08-30 - 281 Rombout Ave Response to Requests.pdf

2022-08-30 - 1596-281 Rombout Application Letter.pdf

2022-08-30 - 1596-Rombout-2017_Special_Use_Permit-Final.pdf

Engineer Review 281 Rombout Ave.pdf

Planner Review Rombout Av Acc Apt.pdf

281 Rombout Public Comment Fisher.pdf

SURVEY NOTES

1. Copyright Johnson Surveying. All Rights Reserved. Reproduction or copying of this document may be a violation of copyright law unless permission of the author and / or copyright holder is obtained.

2. Unauthorized alteration or addition to a survey map bearing a licensed land surveyor's seal is a violation of section 7209, sub-division 2, of the New York State Education Law.

3. Only boundary survey maps with the surveyor's embossed or red inked seal are genuine true and correct copies of the surveyor's original work and opinion. A copy of this document without a proper application of the surveyor's embossed or red inked seal should be assumed to be an unauthorized copy.

4. Certifications on this boundary survey map signify that the map was prepared in accordance with the current existing Code of Practice for Land Surveys adopted by the New York State Association of Professional Land Surveyors, Inc. The certification is limited to persons for whom the boundary survey map is prepared, to the title company, to the governmental agency, and to the lending institution listed on this boundary survey map.

5. The certifications herein are not transferable.

6. The location of underground improvements or encroachments are not always known and often must be estimated. If any underground improvements or encroachments exist or are shown, the improvements or encroachments are not covered by this certificate.

7. Subject to the findings of a current title search.

8. Subject to covenants, easements, restrictions, conditions and agreements of record.

9. Subject to any right, title or interest the public may have for highway use.

10. Bearings and North shown hereon are referenced to NAD 83-NY East using NYSNET RTN GPS.

FILED MAP REFERENCE

Survey shown hereon depicts lot(s) 1 as shown on a map entitled "Subdivision of Property of Donald Barhyte" filed in the Dutchess County Clerks office on November 11, 1987 as Map No. 8181

DEED REFERENCE

Doc. #02 2018 1492
Christopher H. Bopp
To
Mari Ann Corsa
March 1, 2018

Doc. #02 2020 2817
Mari Ann Corsa
To
City of Beacon
July 27, 2020

TAX PARCEL NUMBER

City of Beacon, Dutchess County, New York
5954-44-985708

AREA

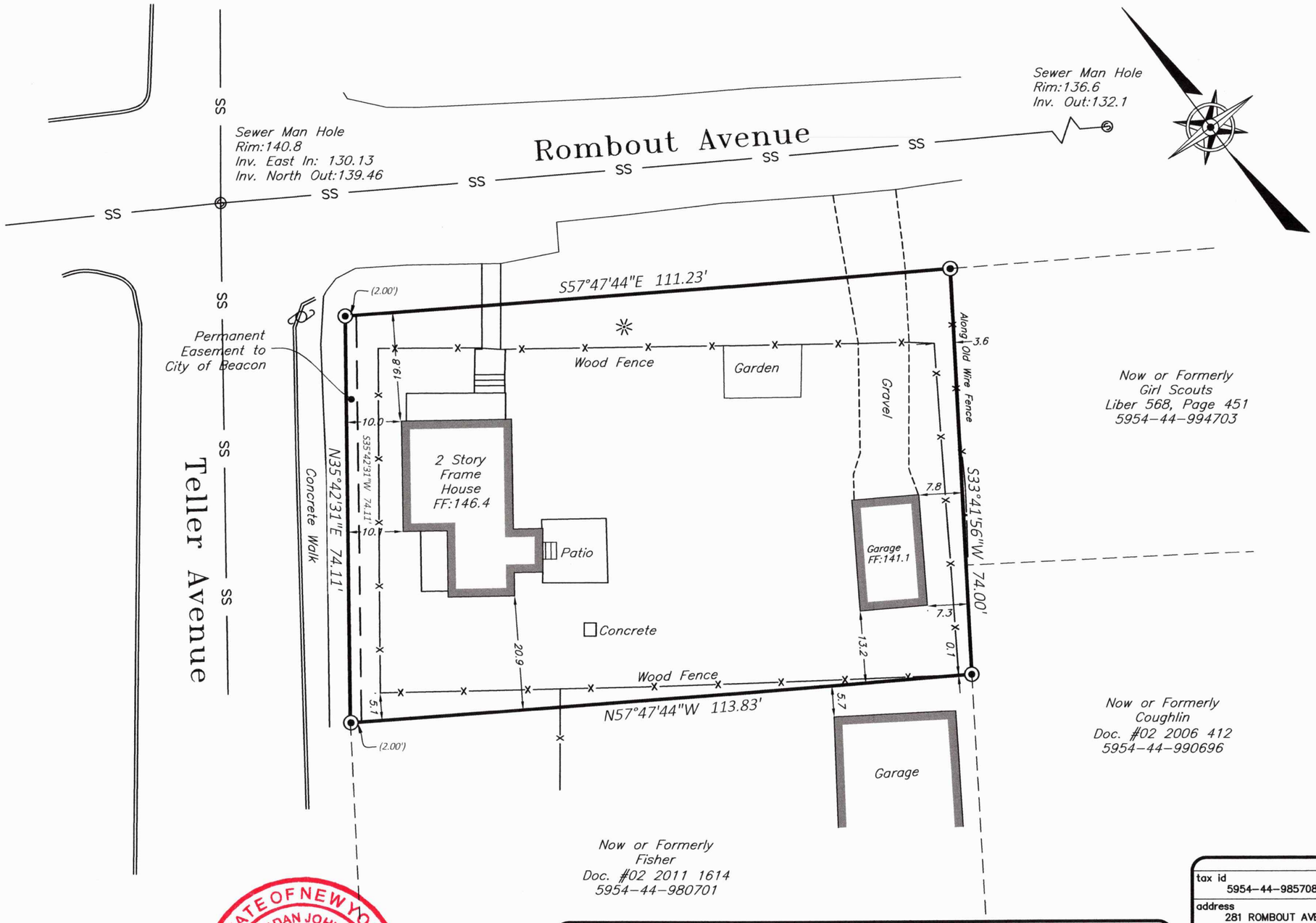
8,324Square Feet
0.191 Acres

DATE OF SURVEY

Field Completion: May 25, 2022

CERTIFICATIONS

Mari Ann Corsa



JOHNSON SURVEYING

BRENDAN JOHNSON, PLS
10 Meadow Lane
Pleasant Valley, NY 12569
Phone No. (845) 380-0528
johnsonboundaries@gmail.com

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STATE OF NEW YORK
BRENDAN JOHNSON
LICENSED LAND SURVEYOR
050919

Brendan Johnson, PLS
PLS No. 50919

281 ROMBOUT AVE

MAP OF A SURVEY PREPARED FOR CORSA

CITY OF BEACON, COUNTY OF DUTCHESS, STATE OF NEW YORK

tax id	5954-44-985708
address	281 ROMBOUT AVE
date	8/29/2022
drawn	BJ
scale	1"=20'
checked	BJ
project no.	22-086
project name	281 ROMBOUT AVE
sheet	1 OF 1

GARAGE CONVERSION TO ACCESSORY DWELLING UNIT
281 ROMBOUT AVENUE
BEACON, NY 12508

AUGUST 30, 2022

CLIENT:
MARI ANN CORSA
281 ROMBOUT AVENUE
BEACON, NY 12508

ARCHITECT:
calderón architecture
& design studio p.c.
5 CLIFF STREET
BEACON, NY 12508

ARCHITECTURAL DRAWING LIST			
#	DWG.	TITLE	DATE
1	T-100.00	TITLE SHEET, NOTES & PLOT PLAN	08/30/2022
2	A-001.00	CADS GENERAL NOTES	08/30/2022
3	A-002.00	CADS GENERAL NOTES CONTINUED	08/30/2022
4	A-100.00	PROPOSED SITE PLAN & ZONING	08/30/2022
5	A-101.00	PROPOSED PLANS & ELEVATIONS	08/30/2022

SITE DATA	
LOCATION:	281 ROMBOUT AVENUE BEACON, NY 12508
TAX ID (FILE MAP - FILE #): (SECTION - BLOCK - LOT):	8181-1 5954-44-985708
STORIES: PRINCIPAL BLDG: ACCESSORY BLDG:	 2 2
OWNER(S):	MARI ANN CORSA
WORK AREA:	±460 SF
ZONING DISTRICT(S):	R1-5
OCCUPANCY CLASS:	1-FAMILY RESIDENCE
FLOOD AREA:	NO

ARCHITECT NOTE:

DUE TO THE INACCESSIBILITY TO PART OF THE PREMISES AND/OR STRUCTURE, THE VARIOUS DIMENSIONS AND CONDITIONS SHOWN ARE PRESUMED TO BE REASONABLY CORRECT. THE ARCHITECT SHALL NOT HAVE CONTROL OR CHARGE OF AND SHALL NOT BE RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, DEVIATIONS, TECHNIQUES, SEQUENCES OR PROCEDURES, OR FOR SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK.

FOR THE ACTS OR OMISSIONS OF THE CONTRACTOR, SUB-CONTRACTORS OR ANY OTHER PERSONS PERFORMING ANY OF THE WORK; OR FOR THE FAILURE OF ANY OF THEM TO CARRY OUT THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS. THE CONTRACTOR IS TO VERIFY AND TO BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS THEREIN AND (S)HE SHALL REPORT IMMEDIATELY TO THE ARCHITECT ANY DISCREPANCY.

THE CONTRACTOR, BEFORE COMMENCING ANY WORK, SHALL PROVIDE WORKER'S COMPENSATION AND ANY NOTIFICATION TO ALL PROPER AUTHORITIES HAVING JURISDICTION UPON COMPLETION AND AS MAY BE REQUIRED. THE CONTRACTOR IS TO FURNISH ALL REQUIRED CERTIFICATES, PERMITS AND APPROVALS FOR THE WORK.

BUILDING DEPARTMENT NOTES:

1. ALL REFERENCES TO THE 'BUILDING CODE' OR 'THE CODE' SHALL REFER TO THE RESIDENTIAL CODE OF THE STATE OF NEW YORK (2020) UNLESS OTHERWISE STATED.

2. CONTRACTORS SHALL COMPLY WITH ALL REQUIREMENTS OF NEW YORK STATE CODES, STATE LABOR LAW AND ALL REGULATIONS OF NEW YORK STATE. ALL PERMITS SHALL BE PROPERLY DISPLAYED.

3. MEANS OF EGRESS SHALL BE KEPT UNOBSTRUCTED AT ALL TIMES AS PER 2020 NYS FIRE CODE CHAPTER 10.

GENERAL PROJECT NOTES:

1. ALL WORK SHALL CONFORM TO THE REQUIREMENTS OF THE NEW YORK STATE RESIDENTIAL CODE, CITY OF BEACON CODE, UTILITY CO. REQUIREMENTS, AND THE BEST TRADE PRACTICES.

2. BEFORE COMMENCING WORK, THE CONTRACTOR SHALL FILE ALL REQUIRED CERTIFICATES OF INSURANCE WITH THE DEPARTMENT OF BUILDINGS, OBTAIN ALL REQUIRED PERMITS, AND ENSURE THAT ALL FEES REQUIRED BY GOVERNING AGENCIES INCLUDING THE CITY OF BEACON HAVE BEEN PAID.

3. THE CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS IN THE FIELD PRIOR TO COMMENCING WORK, AND SHALL REPORT ANY DISCREPANCIES BETWEEN THE DRAWINGS AND THE FIELD CONDITIONS TO THE ARCHITECT.

4. MINOR DETAILS NOT USUALLY SHOWN OR SPECIFIED BUT NECESSARY FOR PROPER CONSTRUCTION OF ANY PART OF THE WORK SHALL BE INCLUDED AS IF THEY WERE INDICATED IN THE PLANS.

5. THE CONTRACTOR SHALL COORDINATE ALL WORK PROCEDURES WITH THE REQUIREMENTS OF LOCAL AUTHORITIES.

6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL CONDITIONS AND MATERIALS WITHIN THE PROPOSED CONSTRUCTION AREA. THE CONTRACTOR SHALL DESIGN AND INSTALL ADEQUATE SHORING AND BRACING FOR ALL STRUCTURAL OR REMOVAL TASKS. THE CONTRACTOR SHALL HAVE SOLE RESPONSIBILITY FOR ANY DAMAGE OR INJURIES CAUSED BY OR DURING THE EXECUTION OF THE WORK.

7. THE CONTRACTOR SHALL LAY OUT HIS/HER OWN WORK, AND SHALL PROVIDE ALL DIMENSIONS REQUIRED FOR OTHER TRADES (PLUMBING, ELECTRICAL, ETC.).

8. PLUMBING AND ELECTRICAL WORK SHALL BE PERFORMED BY PERSONS LICENSED IN THEIR TRADES, WHO SHALL ARRANGE FOR AND OBTAIN INSPECTIONS AND REQUIRED SIGN-OFFS.

9. THE CONTRACTOR SHALL DO ALL CUTTING, PATCHING, REPAIRING AS REQUIRED TO PERFORM ALL OF THE WORK INDICATED ON THE DRAWINGS, AND ALL OTHER WORK THAT MAY BE REQUIRED TO COMPLETE THE JOB.

10. THE CONTRACTOR, UPON COMPLETION OF THE WORK, SHALL APPLY FOR DEPARTMENT OF BUILDINGS INSPECTIONS AND SIGN-OFFS AS REQUIRED.

PROJECT DATA		
APPLICABLE CODE(S):	PROPOSED USE:	NARRATIVE:
2020 NYS RESIDENTIAL CODE; CITY OF BEACON CODE	ACCESSORY APARTMENT; NO PROPOSED CHANGE TO EGRESS OR OCCUPANCY.	CONVERSION OF EXISTING 12'X20' 2-STORY GARAGE INTO NEW ACCESSORY DWELLING UNIT INCLUDING KITCHEN/BATH.

CODE OF THE CITY OF BEACON
§223-24.1
ACCESSORY APARTMENTS [ADDED 11-20-1989]
A.
PURPOSE AND INTENT. IT IS THE PURPOSE AND INTENT OF ALLOWING ACCESSORY APARTMENTS ON SINGLE-FAMILY PROPERTIES IN ALL RESIDENCE DISTRICTS TO PROVIDE THE OPPORTUNITY AND ENCOURAGEMENT FOR THE DEVELOPMENT OF SMALL, RENTAL HOUSING UNITS DESIGNED TO MEET THE SPECIAL HOUSING NEEDS OF SINGLE PERSONS, COUPLES, OTHER SMALL HOUSEHOLDS, THE YOUNG, THE ELDERLY, PERSONS OF LOW AND MODERATE INCOME AND RELATIVES OF FAMILIES PRESENTLY LIVING IN BEACON. IT IS THE FURTHER PURPOSE AND INTENT OF THIS PROVISION TO ALLOW THE MORE EFFICIENT USE OF THE CITY'S EXISTING STOCK OF DWELLINGS AND ACCESSORY BUILDINGS, TO PROVIDE ECONOMIC SUPPORT FOR PRESENT RESIDENT FAMILIES OF LIMITED INCOME AND TO OTHERWISE HELP TO PROTECT AND PRESERVE PROPERTY VALUES.
B.
OWNER OCCUPANCY REQUIRED. THE OWNER OF THE SINGLE-FAMILY LOT UPON WHICH AN ACCESSORY APARTMENT IS LOCATED SHALL OCCUPY AT LEAST ONE OF THE DWELLING UNITS ON SAID LOT.
C.
LOCATION ON THE LOT. AN ACCESSORY APARTMENT MAY BE LOCATED EITHER IN A DETACHED SINGLE-FAMILY DWELLING OR IN AN ACCESSORY BUILDING ON SUCH A SINGLE-FAMILY LOT.
D.
APARTMENT SIZE. THE MINIMUM FLOOR AREA FOR AN ACCESSORY APARTMENT WITHIN A DETACHED SINGLE-FAMILY DWELLING SHALL BE 400 SQUARE FEET. THE MAXIMUM FLOOR AREA SHALL BE 650 SQUARE FEET, BUT IN NO CASE SHALL THE FLOOR AREA OF THE APARTMENT EXCEED 30% OF THE TOTAL FLOOR AREA OF THE DWELLING BUILDING IN WHICH IT IS LOCATED. **FOR AN ACCESSORY APARTMENT LOCATED IN AN ACCESSORY BUILDING, THE MINIMUM FLOOR AREA SHALL BE 300 SQUARE FEET, AND THE MAXIMUM SHALL BE 600 SQUARE FEET, EXCEPT THAT THE PLANNING BOARD MAY PERMIT A SMALLER OR LARGER ACCESSORY APARTMENT WHERE APPROPRIATE IN AN EXISTING ACCESSORY BUILDING CONSTRUCTED PRIOR TO AUGUST 1, 1989.** THERE SHALL BE NO MORE THAN ONE ACCESSORY APARTMENT PERMITTED PER SINGLE-FAMILY LOT. HOWEVER, IN THE CASE OF A LOT WHICH CONTAINS AN EXISTING ACCESSORY BUILDING OR BUILDINGS THAT COMPLY WITH THE MINIMUM REQUIRED SETBACKS REQUIRED FOR A PRINCIPAL BUILDING IN THE ZONING DISTRICT IN WHICH THE LOT IS LOCATED AND THAT WERE CONSTRUCTED PRIOR TO AUGUST 1, 1989, ONE ACCESSORY APARTMENT SHALL BE PERMITTED IN EACH SUCH ACCESSORY BUILDING IN ADDITION TO THE ONE PERMITTED IN THE DETACHED SINGLE-FAMILY DWELLING; THE AREA OF SUCH LOT SHALL BE AT LEAST 100% LARGER THAN THE MINIMUM LOT AREA REQUIRED IN THE DISTRICT IN WHICH THE LOT IS LOCATED FOR EACH ACCESSORY APARTMENT IN EXCESS OF THE FIRST ONE. [AMENDED 6-15-2020 BY L.L. NO. 7-2020]
E.
EXTERIOR APPEARANCE. IF AN ACCESSORY APARTMENT IS LOCATED IN A DETACHED SINGLE-FAMILY DWELLING, THE ENTRY TO SUCH UNIT AND ITS DESIGN SHALL BE SUCH THAT, TO THE DEGREE REASONABLY FEASIBLE, THE EXTERIOR APPEARANCE OF THE BUILDING WILL REMAIN THAT OF A SINGLE-FAMILY RESIDENCE.
F.
OFF-STREET PARKING. A MINIMUM OF ONE OFF-STREET PARKING SPACE SHALL BE PROVIDED FOR EACH ACCESSORY APARTMENT IN ADDITION TO THE OFF-STREET PARKING REQUIRED FOR OTHER USES EXISTING ON THE LOT. [AMENDED 6-15-2020 BY L.L. NO. 7-2020]
G.
RENEWAL INSPECTIONS. EACH ACCESSORY APARTMENT SHALL BE INSPECTED BY THE BUILDING DEPARTMENT EVERY TWO YEARS IN ORDER TO DETERMINE WHETHER THE APARTMENT REMAINS IN COMPLIANCE WITH THIS SECTION. UPON A SATISFACTORY INSPECTION REPORT, THE ACCESSORY APARTMENT OWNER SHALL BE REISSUED A CERTIFICATE OF OCCUPANCY. IN THE EVENT THAT THE INSPECTION INDICATES THAT THE APARTMENT IS NO LONGER IN COMPLIANCE, THE CERTIFICATE OF OCCUPANCY SHALL BE REVOKED UNTIL THE VIOLATIONS ARE CURED. [ADDED 9-3-1996 BY L.L. NO. 9-1996[1]]
[1] EDITOR'S NOTE: SECTION 2 OF THIS LOCAL LAW ALSO PROVIDED THAT IT "SHALL APPLY TO ALL ACCESSORY APARTMENTS THAT ARE ISSUED A PERMIT FROM THE ENACTMENT OF § 223-24, 11-20-1989, FORWARD."

PLOT PLAN — SCALE: N.T.S.



PROJECT NAME:
GARAGE CONVERSION TO ACCESSORY DWELLING UNIT
281 ROMBOUT AVENUE
BEACON, NY 12508

CLIENT:
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No.	SUBMISSION / REVISION	DATE
9		
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2	BUILDING DEPT REVISED SUBMISSION	2022-08-30
1	BUILDING DEPT SUBMISSION	2022-07-26

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JOB NUMBER:
1596/2022

DRAWING TITLE:
TITLE SHEET & GENERAL CONSTRUCTION NOTES

DRAWING NO.
T-100.00

SHEET NO:
1 of 5

DATE: AUGUST 30, 2022
SCALE: AS NOTED
DRAWN BY: DD
CHECKED BY: JCC

CADS GENERAL NOTES:

1.1 GOVERNING AGENCIES:

1.1.1 ALL WORK PERFORMED BY THE CONTRACTOR/SUB CONTRACTOR SHALL CONFORM TO THE REQUIREMENTS OF MUNICIPAL, LOCAL OR FEDERAL AND STATE LAWS, AS WELL AS ANY OTHER GOVERNING AGENCIES WHETHER OR NOT SPECIFIED ON THE DRAWINGS.

1.1.2 WHERE THE CONTRACT, NOTES OR DRAWINGS CALL FOR ANY WORK OF A MORE STRINGENT NATURE THAN THAT REQUIRED BY THE NEW YORK STATE RESIDENTIAL CODE OR ANY OTHER DEPARTMENT HAVING JURISDICTION OVER THE WORK, THE WORK OF THE MORE STRINGENT NATURE CALLED FOR BY THE CONTRACT, CONSTRUCTION NOTES OR DRAWINGS SHALL BE FURNISHED IN ALL CASES.

1.1.3 ALL WORK SHALL COMPLY WITH THE REGULATIONS OF THE GOVERNMENTAL AUTHORITIES HAVING JURISDICTION. THE NOTES SHALL BE SUPPLEMENTAL TO ALL LAWS AND CODES OF GOVERNMENTAL BODIES RELATING TO BUILDINGS AND ALL APPLICABLE REQUIREMENTS SPECIFIED IN THE NOTES OR DRAWINGS. THIS SHALL NOT, HOWEVER BE CONSTRUED TO MEAN BECAUSE THEY ARE SPECIFICALLY NOTED BY SUCH CODES OR LAWS.

1.2 EXECUTION, CORRELATION AND INTENT OF DOCUMENTS:

1.2.1 CONTRACTORS SHALL VERIFY ALL CONDITIONS AND DIMENSIONS IN THE FIELD PRIOR TO SUBMITTING BIOS AND/OR COMMENCING ANY WORK AND NOTIFY THE ARCHITECT IMMEDIATELY OF ANY DISCREPANCIES.

1.2.2 CONTRACTOR SHALL REVIEW PLANS AND THE AREA OF CONSTRUCTION CAREFULLY TO ENSURE FULL UNDERSTANDING OF EXACT SCOPE OR WORK. THE ARCHITECT WILL BE AVAILABLE TO REVIEW AND CLARIFY ALL WORK ON SITE AND RESOLVE ANY UNCLEAR ITEMS.

1.2.3 THE CONTRACTOR SHALL NOTIFY THE ARCHITECT IMMEDIATELY IF (S)HE CANNOT COMPLY WITH ALL NOTES CALLED FOR IN THESE NOTES AND ON ALL OTHER DRAWINGS.

1.2.4 ALL BIDDERS BEFORE SUBMITTING PROPOSALS SHALL VISIT THE PREMISES, FAMILIARIZE THEMSELVES AS TO THE NATURE AND SCOPE OF THE WORK AND THE DIFFICULTIES THAT ATTEND ITS EXECUTION. THE SUBMISSION OF A PROPOSAL WILL BE CONSTRUED AS EVIDENCE THAT SUCH EXAMINATION HAS BEEN MADE AND LATER CLAIMS FOR LABOR, EQUIPMENT AND/OR MATERIALS REQUIRED OR FOR DIFFICULTIES ENCOUNTERED WHICH COULD HAVE BEEN MADE WILL NOT BE RECOGNIZED.

1.2.5 BEFORE COMMENCING ANY WORK THE CONTRACTOR SHALL NOTIFY THE ARCHITECT AND SHALL REQUEST CLARIFICATION OF ANY DISCREPANCIES BETWEEN THE DRAWINGS, THE CONSTRUCTION NOTES AND FIELD CONDITIONS.

1.2.6 ALL DRAWINGS AND ALL CONSTRUCTION NOTES ARE COMPLIMENTARY AND WHAT IS CALLED FOR BY EITHER WILL BE BINDING AS IF CALLED FOR BY ALL. ANY WORK SHOWN OR REFERRED TO ON ANY ONE SET OF DRAWINGS SHALL BE PROVIDED AS THOUGH SHOWN OR REFERRED TO ON ALL RELATED DRAWINGS.

1.2.7 THE USE OF THE WORDS "PROVIDE" OR "PROVIDED" IN CONNECTION WITH ANY ITEM SPECIFIED IS INTENDED TO MEAN, UNLESS OTHERWISE NOTED, THAT SUCH BE FURNISHED AND INSTALLED, AND CONNECTED WHERE SO REQUIRED.

1.2.8 WHERE THE TERMS "APPROVED EQUAL", "OTHER APPROVED", "EQUAL TO", "ACCEPTABLE", OR OTHER GENERAL QUALIFYING TERMS ARE USED IN THESE NOTES, IT SHALL BE UNDERSTOOD THAT REFERENCE IS MADE TO THE RULING AND JUDGEMENT OF THE ARCHITECT.

1.2.9 THE GENERAL CONTRACTOR SHALL INCLUDE IN HIS/HER ESTIMATE ALL COSTS (INCLUDING OVERTIME WORK) FOR REMOVAL. NEW INSTALLATION AND REINSTALLATION WORK FOR ANY PLUMBING, CEILING, (TAKE DOWN AND REINSTALLATION), ELECTRICAL, TELEPHONE, COMMUNICATIONS EQUIPMENT, H.V.A.C. WORK ETC., CEILING PLENUM OF FLOOR BELOW TO COMPLETE WORK ON FLOOR UNDER CONSTRUCTION.

1.2.10 THE GENERAL CONTRACTOR SHALL MAINTAIN A CURRENT AND COMPLETE SET OF CONSTRUCTION DRAWINGS ON FLOOR DURING ALL PHASES OF CONSTRUCTION FOR USE BY ALL TRADES AND THE CLIENT'S FIELD REPRESENTATIVES.

1.2.11 THE GENERAL CONTRACTOR UPON ACCEPTANCE OF THE DRAWINGS ASSUMES FULL RESPONSIBILITY FOR THE CONSTRUCTION. MATERIAL AND WORKMANSHIP OF THE WORK DESCRIBED IN THESE NOTES AND DRAWINGS, AND HE/SHE WILL BE EXPECTED TO COMPLY WITH THE SPIRIT AS WELL AS THE LETTER IN WHICH THEY WERE WRITTEN.

1.2.12 THE GENERAL CONTRACTOR AND SUB-CONTRACTORS SHALL SUBMIT CERTIFICATES TO THE ARCHITECT UPON COMPLETION OF WORK, INCLUDING BUT NOT LIMITED TO THE FOLLOWING:
(A) FIREPROOF WOOD TEST REPORT (IF REQUIRED).
(B) ELECTRICAL AND PLUMBING CERTIFICATES ISSUED BY: DEPARTMENT OF WATER & SUPPLY, GAS & ELECTRICITY BOARD OF FIRE UNDERWRITERS.

1.2.13 ALL EXISTING APPURTENANCES NOT BEING REMOVED SHALL BE REFURBISHED WHERE REQUIRED, ANY LOOSE ITEM TIGHTENED (CEILING EXIT SIGNS, ETC.) AND ANY MISSING PARTS REPLACED BY THE GENERAL CONTRACTOR TO ACHIEVE A FINISHED FIRST-CLASS INSTALLATION AND APPEARANCE.

1.2.14 ALL REQUIRED EXITS, WAY OF APPROACH THERETO, AND WAY OF TRAVEL FROM THE EXIT INTO THE STREET SHALL CONTINUOUSLY BE MAINTAINED FREE FROM ALL OBSTRUCTIONS AND IMPEDIMENTS FOR UNOBSTRUCTED EGRESS IN THE CASE OF FIRE OR OTHER EMERGENCY.

1.2.15 DURING THE ENTIRE PERIOD OF DEMOLITION AND CONSTRUCTION ALL EXISTING LIGHTING, FIRE PROTECTIVE DEVICES AND ALARMS SHALL BE CONTINUOUSLY MAINTAINED.

1.2.16 WHERE OPENINGS OCCUR IN EXISTING FIRE RATED AREAS OR PARTITIONS DUE TO EXISTING OR NEW CONDUIT RUNS, DUCTWORK, CABLES, PIPING, ETC., AND/OR WHERE EXISTING FIREPROOFING HAS BEEN REMOVED AS A RESULT OF EXISTING OR NEW CONSTRUCTION WORK THE GENERAL CONTRACTOR SHALL CLOSE AND/OR PATCH AS REQUIRED All OPENINGS TO MATCH IMMEDIATE ADJACENT AREAS IN MATERIAL, FINISH AND FIRE RATING ESCUTCHEON PLATES, ETC.

1.2.17 THE GENERAL CONTRACTOR SHALL PROVIDE AND INSTALL FIRE EXTINGUISHERS AS REQUIRED BY THE FEDERAL OCCUPATIONAL SAFETY AND HEALTH ACT (OSHA) AND BY FIRE DEPARTMENT REGULATIONS.

1.2.18 ALL WORK IS TO CONFORM WITH DRAWINGS AND SPECIFICATIONS.

1.2.19 ALL WORK SHALL BE DONE BY SKILLED WORKERS, AND THE ENTIRE WORK SHALL BE ACCOMPLISHED IN A NEAT AND ORDERLY MANNER.

1.2.20 THE CHARACTER AND SCOPE OF THE WORK ARE ILLUSTRATED BY THE DRAWINGS LISTED. ANY ADDITIONAL DETAIL DRAWINGS REQUIRED TO INTERPRET AND EXPLAIN THE DRAWINGS AND OTHER INFORMATION DEEMED NECESSARY SHALL BE FURNISHED TO THE CONTRACTOR AS REQUIRED BY THE WORK. IT SHALL BE UNDERSTOOD THAT THIS ADDITIONAL DATA SHALL BE CONSIDERED AS FORMING A PART OF THESE NOTES AS THEY RELATE.

1.2.21 WHERE DRAWINGS CALL FOR A SPECIFIC MANUFACTURER OR SUB-CONTRACTOR THE GENERAL CONTRACTOR'S ACCEPTANCE OF THE CONTRACT OBLIGES HIM/HER TO USE THESE MANUFACTURERS OR SUB-CONTRACTORS. THE ARCHITECT WILL REVIEW AND APPROVE A LIST OF ALL OTHER SUB-CONTRACTORS ON THE JOB.

1.2.22 DRAWINGS ARE NOT TO BE SCALED FOR INFORMATION. LARGE SCALE DETAILS GOVERN OVER SMALLER SCALE PLANS.

1.2.23 ALL WORK LISTED ON THE CONSTRUCTION NOTE SHEETS AND SHOWN OR IMPLIED ON ALL DRAWINGS SHALL BE SUPPLIED AND INSTALLED BY THE GENERAL CONTRACTOR UNLESS OTHERWISE NOTED ON DRAWINGS, HOWEVER, IT IS EXPECTED THAT THE GENERAL CONTRACTOR SHALL CLOSELY COORDINATE HIS/HER WORK WITH THE WORK OF ALL CONTRACTORS TO ASSURE THAT ALL SCHEDULES ARE MET.

1.3 PERMITS:

1.3.1 IF THE CONTRACTOR VIOLATES ANY BUILDING DEPARTMENT CODES, LAWS, ORDINANCE OR REGULATION IN PERFORMING THE WORK, (S)HE SHALL, AT HIS/HER OWN EXPENSE, BEAR ALL PENALTIES AND COSTS AND SHALL INDEMNIFY AND HOLD HARMLESS THE ARCHITECT AND THE CLIENT AGAINST ANY DAMAGES WHICH MAY RESULT FROM SUCH VIOLATIONS.

1.4 INSURANCE

1.4.1 THE GENERAL CONTRACTOR SHALL PURCHASE AND MAINTAIN SUCH INSURANCE AS MADE MANDATORY BY THE REQUIREMENTS OF THE LANDLORD. THE CONTRACTOR SHALL REQUEST FROM THE LANDLORD THE EXACT COVERAGE REQUIRED AND UPON PROCURING SUCH REQUIREMENTS SHALL PROVE TO THE LANDLORD THAT ALL COVERAGE HAS BEEN FULFILLED PRIOR TO COMMENCEMENT OF THE WORK.

1.5 TAXES:

1.5.1 THE CONTRACTOR SHALL MAINTAIN AND BEAR ALL COSTS ARISING FROM ALL MANDATORY UNEMPLOYMENT INSURANCE AND FEDERAL OLD AGE BENEFITS IMPOSED BY THE STATE OR FEDERAL GOVERNMENT AND MEASURED BY WAGES, SALARY, OR OTHER REMUNERATION PAID FOR WORK PERFORMED UNDER THE CONTRACT.

1.6 SCHEDULES & PROGRESS MEETINGS:

1.6.1 PRIOR TO BEGINNING ANY WORK, THE GENERAL CONTRACTOR SHALL FURNISH A CONSTRUCTION SCHEDULE SHOWING THE CHRONOLOGICAL PHASES OF HIS/HER WORK, AND ALL OF THE CLIENTS CONTRACTORS' WORK FOR THE COMPLETION OF THE PROJECT. THE SCHEDULE SHALL INDICATE ALL ORDERING LEAD TIME, LENGTH OF TIME FOR EACH PHASE, ITS START AND COMPLETION, WITH A PROJECTED COMPLETION DATE.

1.6.2 THE GENERAL CONTRACTOR SHALL FURNISH PROJECT MANAGER SCHEDULES FOR ALL PHASES OF CONSTRUCTION WHICH SHALL BE UPDATED EVERY TWO WEEKS.

1.6.3 THE GENERAL CONTRACTOR AND THE PROJECT MANAGER SHALL HOLD PROGRESS MEETINGS AT A MUTUALLY AGREED PLACE AND TIME INTERVAL TO REVIEW THAT WHICH INCLUDES BUT IS NOT LIMITED TO: OPEN ITEMS, SCHEDULES, JOB CONDITIONS, ETC.

1.7 SUPERVISION:

1.7.1 THE CONTRACTOR SHALL PROVIDE ALL NECESSARY SUPERVISION BY A PERSON ESPECIALLY QUALIFIED AND EXPERIENCED IN HANDLING THE WORK. THIS INDIVIDUAL AND HIS/HER QUALIFICATIONS SHALL BE SATISFACTORY AND APPROVED BY THE ARCHITECT. THE CONTRACTOR SHALL CAREFULLY EXAMINE ALL DRAWINGS, SPECIFICATIONS AND OTHER INFORMATION GIVEN TD IT BY THE ARCHITECT AS TO MATERIALS AND METHODS OF INSTALLATION AND SHALL PROMPTLY NOTIFY THE ARCHITECT OF ANY DEFECTS, ERRORS, INCONSISTENCIES OR AMBIGUITIES IN SUCH DRAWINGS AND SPECIFICATIONS.

THE CONTRACTOR SHALL CONSULT WITH THE ARCHITECT SHOULD AN ERROR OR INCONSISTENCY DEVELOP IN THE DRAWINGS AND SPECIFICATIONS, OR SHOULD ANY WORK NOT BE SUFFICIENTLY DETAILED AND EXPLAINED ON THE DRAWINGS AND IN THE SPECIFICATIONS. IN NO CASE SHALL THE CONTRACTOR PROCEED WITH THE WORK AFTER BECOMING AWARE OF ANY SUCH ERROR, INCONSISTENCY OR LACK OF SUFFICIENT DETAIL WITHOUT HAVING CONSULTED WITH THE ARCHITECT.

1.7.2 THE CONTRACTOR SHALL BE ENTIRELY RESPONSIBLE FOR THE PROPER LAYING OUT OF THE WORK AND FOR ANY DAMAGE WHICH MAY OCCUR BECAUSE OF ITS ERRORS OR INACCURACIES.

1.8 WORKMANSHIP AND MATERIALS

1.8.1 ALL WORK SHALL BE DONE IN A FIRST CLASS WORKMANLIKE MANNER BY MECHANICS SKILLED IN THEIR RESPECTIVE TRADES.

1.8.2 THESE CONSTRUCTION NOTES AND/OR DRAWINGS ARE SUPPLIED TO ILLUSTRATE THE DESIGN AND THE GENERAL TYPE OF CONSTRUCTION DESIRED AND ARE INTENDED TO IMPLY TO THE FINEST QUALITY OF CONSTRUCTION, MATERIAL AND WORKMANSHIP THROUGHOUT.

1.8.3 THE CONTRACTOR WARRANTS AND GUARANTEES THAT NONE BUT EXPERIENCED WORKERS WILL BE EMPLOYED ON THE WORK AND THAT ALL FURNISHINGS FABRICATED AND/OR PROVIDED BY IT SHALL BE THE BEST OF THEIR RESPECTIVE KINDS. IT IS UNDERSTOOD THAT NO INFERIOR WORK OR MATERIALS WILL BE ACCEPTED, WHETHER DISCOVERED AT THE TIME THEY'RE INCORPORATED IN THE WORK OR AFTERWARDS. THE CONTRACTOR SHALL, WHEN REQUIRED BY THE ARCHITECT, PRODUCE SUCH EVIDENCE AS MAY BE REQUIRED BY THE ARCHITECT, TO SHOW THE KIND AND QUALITY OF MATERIALS USED. ALL THE MATERIALS FURNISHED SHALL HAVE THE SAME CHARACTER, FINISH, COLOR, TEXTURE AND QUALITY OF WORKMANSHIP AS THE APPROVED SAMPLES.

1.8.4 WHERE NOTED, EQUIVALENT PRODUCTS OF MANUFACTURERS OTHER THAN THOSE LISTED WILL BE ACCEPTABLE, PROVIDING PROOF THAT THEY ARE OF AN EQUIVALENT QUALITY, CONSTRUCTION, MATERIAL, FUNCTION AND DESIGN. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO FURNISH THE ARCHITECT WITH SAMPLES, CATALOGUES, INDEPENDENT LABORATORY PERFORMANCE AND TEST REPORTS, AND OTHER PRODUCT INFORMATION WHICH THE ARCHITECT MAY REQUIRE BEFORE FINAL APPROVAL OF THE PRODUCT IS GIVEN. IN ANY CASE, APPROVAL OF SUCH EQUIVALENT WILL BE SOLELY AT THE DISCRETION OF THE ARCHITECT.

1.8.5 SHOULD THE CONTRACTOR WISH TO USE ANY MATERIALS OR EQUIPMENT OTHER THAN THOSE NAMED, (S)HE SHALL SO STATE IN HIS/HER BID, NAMING THE PROPOSED SUBSTITUTION AND INDICATING WHAT DIFFERENCE, IF ANY, WILL BE MADE IN THE CONTRACT PRICE FOR SUCH SUBSTITUTION, SHOULD IT BE ACCEPTED.

1.8.6 THE ARCHITECT MAY REJECT ALL WORKMANSHIP AND MATERIALS WHICH DO NOT CONFORM TO THE DRAWINGS AND SPECIFICATIONS. ALL SUCH REJECTED WORK OR MATERIALS SHALL BE REMOVED FORTHWITH AND IMMEDIATELY REPLACED WITH PROPER AND ACCEPTABLE WORK AND MATERIALS. FAILURE TO EXERCISE SUCH POWER, HOWEVER, SHALL NOT BE CONSTRUED OR HELD BY THE CONTRACTOR AS A WAIVER OF THE ARCHITECT'S RIGHT TO REJECT SUCH NONCONFORMING WORK OR MATERIAL.

1.9 SHOP DRAWINGS

1.9.1 THE GENERAL CONTRACTOR SHALL SUPPLY CUTS OF ALL FIXTURES AND EQUIPMENT CALLED FOR ON THE ARCHITECT'S DRAWINGS, IE: LIGHT FIXTURES, HARDWARE, ETC., FOR WRITTEN APPROVAL PRIOR TO ORDERING OR FABRICATION.

1.9.2 THE GENERAL CONTRACTOR SHALL SUBMIT FABRICATION SHOP DRAWINGS TO THE ARCHITECT FOR APPROVAL. THREE COPIES OF SHOP DRAWINGS TOGETHER WITH ONE SEPIA TRANSPARENCY SHALL BE SUBMITTED. SUBMIT SAMPLES AS REQUIRED BY THE CLIENT.

1.9.3 ALL CUTS OF FIXTURES AND EQUIPMENT, SHOP AND ENGINEERING DRAWINGS SIGNED "APPROVED" SHALL SUPERSEDE ORIGINATING DRAWINGS IN DESIGN APPEARANCE ONLY. CONTRACTORS AND ENGINEERS SHALL ASSUME RESPONSIBILITY FOR ERRORS IN THEIR DRAWINGS.

CONTINUED ON PAGE A-002.

PROJECT NAME:
GARAGE CONVERSION TO ACCESSORY DWELLING UNIT
281 ROMBOUT AVENUE
BEACON, NY 12508

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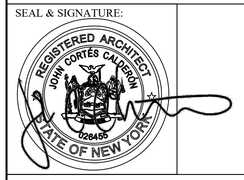
SEAL & SIGNATURE:



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JOB NUMBER:
1596/2022

DRAWING TITLE:
GENERAL CONSTRUCTION NOTES CONTINUED

DRAWING NO.
A-001.00

SHEET NO:
2 of 5

DATE: AUGUST 30, 2022
SCALE: AS NOTED
DRAWN BY: DD
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CADS GENERAL NOTES CONTINUED:

1.9.4 BY APPROVING AND SUBMITTING SHOP DRAWINGS, SAMPLES AND PRODUCE DATA THE CONTRACTOR REPRESENTS THAT (S)HE HAS VERIFIED FIELD MEASUREMENTS, CONDITIONS AND RELATED CONSTRUCTION TO THE SUBMISSION AND THAT (S)HE HAS CHECKED AND COORDINATED THE SUBMISSION WITH THE REQUIREMENTS OF ALL OTHER WORK IN THE CONTRACT DOCUMENTS.
1.9.5 THE CONTRACTOR SHALL NOT BE RELIEVED OF RESPONSIBILITY FOR ANY DEVIATIONS, ERRORS OR OMISSIONS FROM THE REQUIREMENTS OF THE CONTRACT DOCUMENTS BY THE ARCHITECT'S APPROVAL OF THE SUBMISSION.

1.10 TEMPORARY FACILITIES

1.10.1 THE GENERAL CONTRACTOR SHALL FURNISH AND PAY FOR ALL TEMPORARY LIGHT AND POWER, COMPLETE WITH ALL WIRING LAMPS AND SIMILAR EQUIPMENT, AS REQUIRED FOR THE COMPLETION OF THE WORK. (S)HE SHALL REMOVE ALL TEMPORARY LIGHT AND POWER WIRING WHEN DIRECTED.

1.10.2 THE CONTRACTOR SHALL ONLY USE TOILET FACILITIES AND WATER AS ASSIGNED BY THE LANDLORD. THE CONTRACTOR SHALL MAINTAIN THOSE FACILITIES IN A SANITARY CONDITION AND BE RESPONSIBLE FOR DAMAGES TO THE TOILET AREAS.

1.11 SEPARATE CONTRACTS:

1.11.1 THE CLIENT RESERVES THE RIGHT TO LET OTHER CONTRACTS IN CONNECTION WITH THE WORK. THE CONTRACTOR SHALL AFFORD OTHER CONTRACTORS REASONABLE ACCESS AND OPPORTUNITY FOR THE INTRODUCTION AND STORAGE OF THEIR MATERIALS AND THE EXECUTION OF THEIR WORK, AND SHALL PROPERLY CONNECT AND COORDINATE ITS WORK WITH THEIRS.

1.11.2 IF ANY PART OF THE CONTRACTOR'S WORK DEPENDS, FOR PROPER EXECUTION OR RESULT, UPON THE WORK OF THE CLIENT OR ANY OTHER CONTRACTOR, THE CONTRACTOR SHALL INSPECT AND PROMPTLY REPORT TO THE ARCHITECT ANY DEFECTS IN SUCH WORK THAT RENDER IT UNSUITABLE FOR SUCH PROPER EXECUTION AND RESULTS. A FAILURE BY THE CONTRACTOR TO SO INSPECT AND RE.PORT SHALL CONSTITUTE AN ACCEPTANCE OF THE OTHER CONTRACTOR'S WORK AS FIT AND PROPER FOR THE RECEPTION OF HIS/HER WORK, EXCEPT AS TO DEFECTS WHICH MAY DEVELOP IN THE OTHER CONTRACTOR'S WORK AFTER THE EXECUTION OF ITS WORK.

1.11.3 THE LANDLORD AND THE ARCHITECT SHALL BE INFORMED IMMEDIATELY IN WRITING, PRIOR TO ANY CORRECTIVE WORK, THAT DAMAGES OCCURRED BECAUSE OF ANOTHER CONTRACTOR.

1.12 CHANGES IN WORK:

THE CLIENT, WITHOUT INVALIDATING THE CONTRACT, MAY ORDER EXTRA WORK OR MAKE CHANGES BY ALTERING, ADDING TO OR DEDUCTING FROM THE WORK, THE CONTRACT SUM BEING ADJUSTED ACCORDINGLY. ALL SUCH WORK SHALL BE EXECUTED UNDER THE: CONDITIONS OF THE ORIGINAL CONTRACT EXCEPT THAT ANY CLAIM FOR EXTENSIONS OF TIME CAUSED THEREBY SHALL BE ADJUSTED AT THE TIME OF ORDERING SUCH CHANGE. THE WORK SHALL BE ADJUSTED BY ONE OF THE FOLLOWING PROCEDURES:
1.12.1 CHANGE ORDER:

A CHANGE ORDER TO THE CONTRACTOR, INITIATED BY THE CLIENT AUTHORIZES AN ADJUSTMENT IN THE CONTRACT SUM OR THE CONTRACT TIME. UPON REVIEW OF THE CHANGE ORDER THE CONTRACTOR SHALL SUBMIT TO THE CLIENT A COST OR CREDIT RESULTING FROM THIS CHANGE IN THE WORK. WITH THE FOLLOWING INFORMATION:

(A) DATE & NUMBER OF THE CHANGE ORDER.

(B) THE CONSTRUCTION SPACE NUMBER OF THE AREA UNDER CONSTRUCTION.

(C) A COMPLETE DESCRIPTION OF THE WORK BEING PERFORMED.

(D) A LUMP SUM SUPPORTED BY SUFFICIENT ITEMIZED DATA TO PERMIT EVALUATION OR A UNIT PRICE WHICH WAS SUBSEQUENTLY AGREED UPON.

(E) DATE OF WHICH WORK WILL START.

(F) DATE OF WHICH WORK WILL BE COMPLETED.

ONLY UPON AGREEMENT OF THE ABOVE AND SIGNED BY THE CLIENT AND ARCHITECT UNLESS OTHER AGREED. NO PAYMENT ON SUCH BILLS WILL BE MADE UNTIL FINAL COMPLETION OF THE WORK.

1.12.2 FIELD ORDER:

A FIELD ORDER TO THE CONTRACTOR AUTHORIZES NO ADJUSTMENT IN THE CONTRACT TIME, HOWEVER, THE CONTRACTOR UPON REVIEW OF THE FIELD ORDER WILL ISSUE TO THE CLIENT THE FOLLOWING INFORMATION:

(A) DATE & NUMBER OF THE FIELD ORDER.

(B) DATE OF WHICH WORK WILL START.

(C) DATE OF WHICH WORK WILL BE COMPLETED.

1.12.3 CLAIMS FOR ADDITIONAL WORK:

IF THE CONTRACTOR WOULD LIKE TO MAKE A CLAIM FOR AN INCREASE IN THE CONTRACT SUM OR TIME, (S)HE SHALL MAKE A REQUEST TO THE CLIENT IN THE FORM OF A CHANGE ORDER, EXCEPT IN AN EMERGENCY ENDANGERING LIFE OR PROPERTY.

1.13 DELIVERY OF MATERIAL:

1.13.1 CONTRACTOR SHALL BE RESPONSIBLE FOR ARRANGING OF ELEVATORS OR OTHER HOISTING FACILITIES FOR HANDLING MATERIALS.

1.13.2 THE GENERAL CONTRACTOR AGREES TO PAY ALL TRANSPORTATION CHARGES FOR SUPPLIES AND EQUIPMENT TO THE POINT OF USE, AND SHALL BE RESPONSIBLE FOR ALL CHECKING AND STORAGE OF SAME IN CONNECTION WITH THIS CONTRACT.

1.13.3 ALL CONTRACTORS SHALL CONTACT THE BUILDING MANAGEMENT TO DETERMINE THE RULES OF THE BUILDING OWNER FOR CONSTRUCTION TO DETERMINE WHEN AND HOW DELIVERIES CAN BE MADE (SEE BELOW), WHAT PHASES OF CONSTRUCTION CAN BE DONE ON REGULAR OR. OVERTIME, AND IN GENERAL, ANY SPECIAL BUILDING REQUIREMENTS WHICH WILL AFFECT THEIR WORK. (IF OVERTIME WORK IS REQUIRED BY ANY TRADE, APPROVAL MUST BE OBTAINED PRIOR TO THE EXECUTION OF ANY WORK INCLUDING COST.) THE GENERAL INTENT IS THAT ALL CONSTRUCTION WORK SHALL BE DONE ON REGULAR TIME EXCEPT NOISY WORK.

1.13.4 EACH WORKER SHALL MAKE ALL REQUIRED ARRANGEMENTS FOR DELIVERY OF EQUIPMENT AND/OR MATERIALS. IT SHALL BE THE RESPONSIBILITY OF EACH CONTRACTOR TO CHECK THE RULES AND REGULATIONS GOVERNING WORK ON THE PREMISES, INCLUDING THE FOLLOWING:

(A) DATE AND TIME OF DELIVERY SHALL BE ESTABLISHED IN CONJUNCTION WITH THE PERSON HAVING JURISDICTION OVER PREMISES (OVERTIME CHARGES AND/OR IF NECESSARY EXPENSE SHALL BE PAID BY CONTRACTOR REQUIRING SERVICE.)

(B) BUILDING CONDITIONS, INCLUDING SIZE AND LOADING CAPACITY OF ELEVATORS, SIZE OF DOORWAYS, CORRIDORS, WINDOW OPENINGS, ETC., SHALL BE CHECKED FOR ITEMS BEING DELIVERED BY CONTRACTOR REQUESTING DELIVERY.

(C) ALL CHARGES INVOLVING THE INSTALLATION AND/OR OPERATION OF A HOIST SYSTEM IF REQUIRED, SHALL BE BORNE BY THE CONTRACTOR USING THE SYSTEM. CHARGES INVOLVING THE TEMPORARY REMOVAL AND REINSTALLATION OF WINDOW SASH AND/OR FIXED PANELS REQUIRED FOR DELIVERY SHALL BE BORNE BY THE CONTRACTOR.

1.14 PROTECTION OF WORK AND PROPERTY:

1.14.1 THE GENERAL CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE LAWS. ORDINANCES, REGULATIONS AND ANY OTHER GOVERNING AGENCY WHICH HAS JURISDICTION OVER THE PROTECTION AND SAFETY OF PERSONS AND OR PROPERTY.

1.14.2 THE CONTRACTOR SHALL ERECT AND MAINTAIN, AS REQUIRED BY EXISTING FIELD CONDITIONS, THROUGH THE PROGRESS OF THE WORK, ALL SAFEGUARDS FOR SAFETY INCLUDING POSTING DANGER SIGNS AND OTHER WARNINGS AGAINST HAZARDS, ENFORCING ALL SAFETY REGULATIONS AND PROTECTION OF PROPERTY.

1.14.3 THE GENERAL CONTRACTOR SHALL PROPERLY PROTECT THE OWNER'S AND ANY ADJOINING PROPERTY OR WORK AND ANY DAMAGE TO SAME CAUSED BY HIS/HER WORK OR WORKERS MUST BE MADE GOOD WITHOUT DELAY. PATCHING AND REPLACING OF DAMAGED WORK SHALL BE DONE AT THE COST AND EXPENSE OF THE CONTRACTOR RESPONSIBLE FOR HIS/HER SUB-CONTRACTORS.

1.14.4 THE GENERAL CONTRACTOR SHALL PROVIDE ALL NECESSARY PROTECTION AGAINST DIRT AND DAMAGE WITHIN THE PREMISES, AS WELL AS PUBLIC AREAS AND SHALL BE RESPONSIBLE FOR KEEPING THESE AREAS CLEAN AND FREE OF MATERIALS AT ALL TIMES UNTIL THE PREMISES ARE TURNED OVER TO THE CLIENT.

1.14.5 THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE SECURITY OF THE CONSTRUCTION AREAS UNTIL THE PREMISES ARE TURNED OVER TO THE CLIENT.

1.14.6 WHEN FLAMMABLE MATERIALS ARE PLACED IN STORAGE THE CONTRACTOR SHALL EXERCISE THE UTMOST CARE AS PRESCRIBED BY THE MANUFACTURERS AND/OR FIRE DEPARTMENT OR OTHER GOVERNING AGENCY.

1.15 CLEANING OF WORK:

1.15.1 THE GENERAL CONTRACTOR SHALL PERIODICALLY REMOVE ALL RUBBISH AND WASTE MATERIALS, OF BOTH HIS/HER OWN AND OTHER SUB-CONTRACTOR'S EMPLOYEES, INCLUDING THAT RUBBISH WHICH IS A BY-PRODUCT OF CARPET AND CABINET INSTALLATION, TELEPHONE COMPANY INSTALLATION, ETC., AND AT THE COMPLETION OF THE WORK, SHALL LEAVE THE JOB SITE BROOM CLEAN AND FREE OF ALL MATERIALS.

1.15.2 THE GENERAL CONTRACTOR SHALL THOROUGHLY CLEAN OUT ALL DEBRIS AND VACUUM CLEAN WITHIN THE CONVECTOR ENCLOSURE BEFORE THESE UNITS ARE PAINTED OR A FINISH FLOOR INSTALLED.

1.15.3 THE GENERAL CONTRACTOR SHALL THOROUGHLY CLEAN COVE BASE AND STRAIGHT BASE, ANY CORRIDOR VINYL WALL COVERING, ALL DOORS AND CONVECTOR ENCLOSURES, ETC., PRIOR TO COMPLETION OF THE WORK.

1.16 CUTTING AND PATCHING OF WORK:

1.16.1 THE GENERAL CONTRACTOR SHALL DO ALL CUTTING, FITTING AND PATCHING WORK THAT MAY BE REQUIRED TO MAKE ALL PARTS COME TOO ETHER PROPERLY AND FIT TO RECEIVE OR BE RECEIVED BY WORK OF OTHER CONTRACTORS.

1.16.2 THE GENERAL CONTRACTOR SHALL NOT DAMAGE ANY PORTION OF HIS/HER WORK OR THE WORK OF OTHER CONTRACTORS BY CUTTING OR PATCHING.

1.17 SUBSTANTIAL COMPLETION:

1.17.1 SUBSTANTIAL COMPLETION OF THE WORK IS DEFINED AS THE DATE CERTIFIED BY THE ARCHITECT WHEN CONSTRUCTION IS SUFFICIENTLY COMPLETE, IN ACCORDANCE WITH THE CONTRACT DOCUMENTS, SO THE CUE NT CAN OCCUPY OR UTILIZE THE WORK FOR THE USE FOR WHICH IT IS INTENDED.

1.7.2 WHEN THE CONTRACTOR CONSIDERS THAT THE WORK IS ACCEPTABLE, THE ARCHITECT WILL PREPARE A PUNCH LIST OF OPEN ITEMS TO BE COMPLETED OR CORRECTED. FAILURE OF THE ARCHITECT TO INCLUDE OR REVIEW ANY ITEMS ON THE PUNCH LIST DOES NOT RELIEVE THE CONTRACTOR TO COMPLETE ALL WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS. UPON FIELD INSPECTION AND VERIFICATION OF THE LIST, THE CLIENT WILL APPROVE THAT THE WORK IS SUBSTANTIALLY COMPLETE. IN TURN, THE CONTRACTOR WILL ESTABLISH A DATE OF FINAL COMPLETION AND A SCHEDULE OF HIS/HER REMAINING OPEN ITEMS WITH THE WORK OF OTHER CONTRACTORS.

1.17.3 UPON WRITTEN NOTICE FROM THE CONTRACTOR TO THE ARCHITECT THAT THE WORK IS READY FOR FINAL INSPECTION, THE ARCHITECT WILL PROMPTLY MAKE AN INSPECTION AND WHEN ALL WORK HAS BEEN DONE IN ACCORDANCE WITH THE CONTRACT DOCUMENTS AND THAT THE ENTIRE BALANCE SHALL BE DUE TO THE CONTRACTOR THE CLIENT WILL ISSUE FINAL PAYMENT. UNDER THE FOLLOWING CONDITIONS:

(A) AN AFFIDAVIT THAT ALL PAYROLLS, BILLS FOR MATERIALS AND EQUIPMENT AND OTHER INDEBTEDNESS CONNECTED WITH THE WORK HAVE BEEN PAID.

(B) ALL LIEN AND RELEASES HAVE BEEN WAIVED.

(C) FAULTY OR DEFECTIVE WORK HAS BEEN CORRECTED.

(D) WORK COMPLIES WITH THE CONTRACT DOCUMENTS.

(E) TERMS OF ANY SPECIAL WARRANTIES HAVE BEEN MET.

(F) ALL WARRANTIES. MANUALS, ETC., HAVE BEEN TURNED OVER TO THE CLIENT.

(G) ALL PANEL BOXES, SWITCHES, ETC., THAT ARE MAINTAINED BY THE CLIENT ARE TAGGED AND LABELED. ACCEPTANCE OF FINAL PAYMENT CONSTITUTES A WAIVER OF ALL CLAIMS EXCEPT THOSE PREVIOUSLY MAKE IN WRITING AS UNSETTLED AT THE TIME OF FINAL PAYMENT.

1.18 DEFECTIVE WORK:

1.18.1 THE GENERAL CONTRACTOR SHALL REPLACE ALL BROKEN OR CRACKED WINDOW GLAZING. ALL WINDOW SASH SHALL BE INSPECTED BY THE CONTRACTOR AND ALL INOPERABLE CONDITIONS SHALL BE REPAIRED.

1.18.2 THE GENERAL CONTRACTOR SHALL BE FULLY AND SOLELY RESPONSIBLE FOR THE REMOVAL, REPLACEMENT AND RECERTIFICATION OF ALL DAMAGED AND DEFECTIVE MATERIAL AND WORKMANSHIP IN CONNECTION WITH THE CONTRACT WORK. (S)HE SHALL REPLACE OR REPAIR AS DIRECTED ALL DEFECTIVE MATERIALS WHICH SHALL APPEAR WITHIN A PERIOD OF ONE YEAR OF DATE OF SUBSTANTIAL COMPLETION.

1.19 GUARANTEES:

1.19.1 IN ADDITION TO ANY SPECIFIC GUARANTEES WHICH MAY BE REQUIRED BY OTHER SECTIONS OF THE SPECIFICATIONS AND THE CONTRACT DOCUMENTS, THE CONTRACTOR SHALL GUARANTEE ALL WORK PERFORMED AND MATERIALS FURNISHED UNDER THE CONTRACT AGAINST DEFECTS IN MATERIALS AND WORKMANSHIP FOR A PERIOD OF ONE (1) YEAR FROM THE DATE OF SUBSTANTIAL COMPLETION.

1.19.2 THE CONTRACTOR SHALL, WITHIN A REASONABLE TIME AFTER RECEIPT OF WRITTEN NOTICE THEREOF, AND AT ITS OWN COST AND EXPENSE AND WITHOUT COST TO THE CLIENT, MAKE GOOD ANY DEFECTS IN MATERIALS OR WORKMANSHIP WHICH MAY DEVELOP WITHIN PERIODS FOR WHICH SAID MATERIALS AND WORKMANSHIP ARE GUARANTEED AND ALSO MAKE GOOD ANY DAMAGE TO OTHER WORK OR OTHER PROPERTY OF THE CLIENT CAUSED BY THE REPAIRING OF SUCH DEFECTS All REPAIRS OF SUCH DEFECTS IN MATERIALS AND WORKMANSHIP SHALL BE PERFORMED AT TIMES AND IN A MANNER WHICH WILL NOT INTERFERE WITH THE CLIENT'S BUSINESS OPERATION.

1.19.3 NEITHER THE FINAL PAYMENT NOR ANY PROVISIONS IN THE CONTRACT SHALL RELIEVE THE CONTRACTOR OF THE RESPONSIBILITY FOR NEGLIGENCE, FAULTY MATERIALS, OR WORKMANSHIP EVIDENCED WITHIN THE EXTENT OF THE GUARANTEE. UPON WRITTEN NOTICE, HE/SHE SHALL REMEDY ANY SUCH DEFECTS AND PAY ALL EXPENSES FOR ANY DAMAGES TO OTHER WORK RESULTING THEREFROM.

1.20 INDEMNIFICATION:

1.20.1 TO THE FULLEST EXTENT PERMITTED BY LAW, THE CONTRACTOR SHALL INDEMNIFY AND HOLD HARMLESS THE ARCHITECT AND THE CLIENT AND THEIR AGENTS AND EMPLOYEES FROM AND AGAINST ALL CLAIMS, DAMAGES, LOSSES AND EXPENSES RESULTING FROM THE PERFORMANCE OF THE WORK PROVIDED THAT SUCH CLAIM IS ATTRIBUTABLE TO BODILY INJURY, SICKNESS, DISEASE OR DEATH WHICH HAS CAUSED IN WHOLE OR IN PART BY ANY NEGLIGENT ACT OR OMISSION OF THE CONTRACTOR AND/OR ANYONE LIABLE UNDER HIS/HER EMPLOY.

PROJECT NAME:

GARAGE CONVERSION TO ACCESSORY DWELLING UNIT
281 ROMBOUT AVENUE
BEACON, NY 12508

CLIENT:

MARI ANN CORSA
281 ROMBOUT AVENUE
BEACON, NY 12508

ARCHITECT:

calderón architecture
& design studio p.c.

5 CLIFF STREET
BEACON, NY 12508
(212) 369-2766
info@calderonarchitecture.com

No.	SUBMISSION / REVISION	DATE
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3		
2	BUILDING DEPT REVISED SUBMISSION	2022-08-30
1	BUILDING DEPT SUBMISSION	2022-07-26

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SEAL & SIGNATURE:

REGISTERED ARCHITECT
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026455
STATE OF NEW YORK

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JOB NUMBER:

1596/2022

DRAWING TITLE:

GENERAL CONSTRUCTION NOTES CONTINUED

DRAWING NO.

A-002.00

SHEET NO:

3 of 5

DATE:	AUGUST 30, 2022
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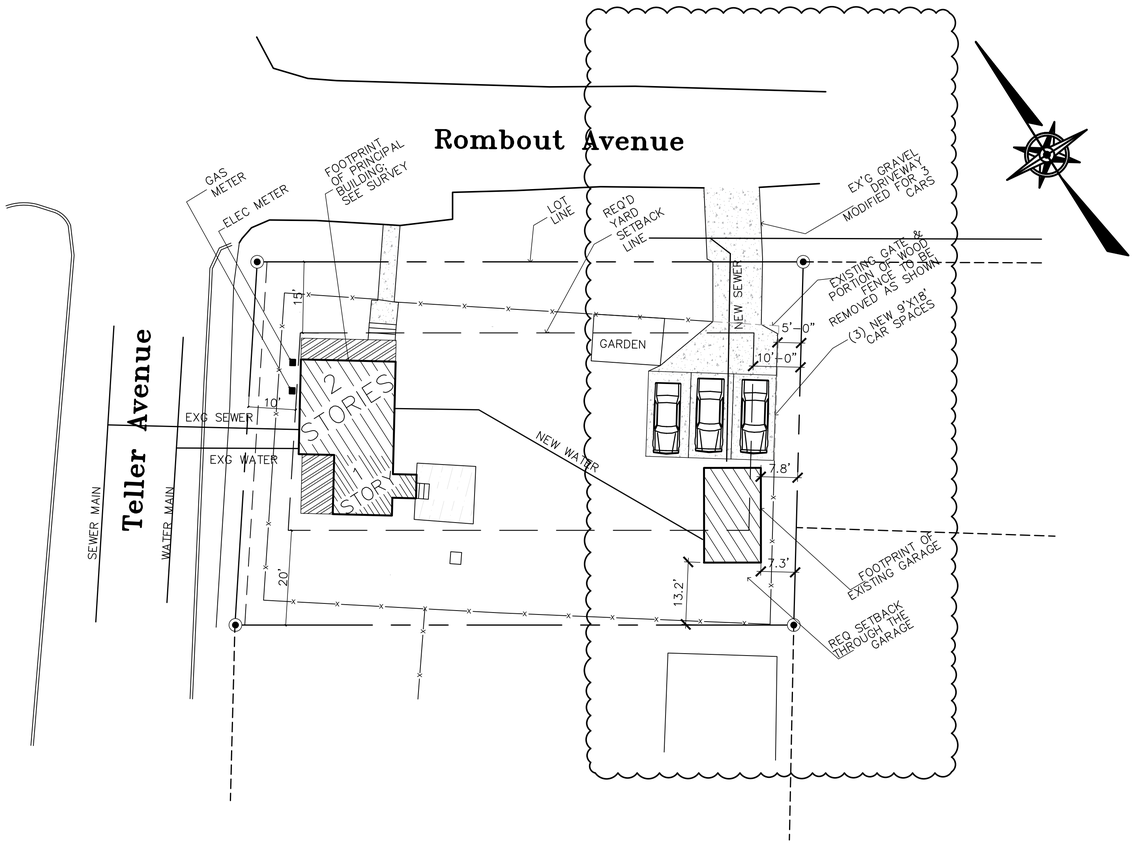

1 SITE PLAN
SCALE: 1/16" = 1'-0"

ZONING INFORMATION

CITY OF BEACON
DUTCHESS COUNTY, NY
ZONE: R1-5 (ZONING MAP DATE July 30, 2020)

281 Rombout Ave. 12508
LOT AREA = 0.191 ACRES (8,324 SQUARE FEET)

SECTION: 5954
BLOCK: 44
LOT: 985708

EXISTING HOUSE FOOTPRINT = 581 SF
EXISTING GARAGE FOOTPRINT = 252 SF

PROPOSED ACCESSORY APARTMENT FOOTPRINT = 252 SF
PROPOSED ACCESSORY APARTMENT FLOOR AREA = 352 SF

LOT AND PRINCIPAL BUILDING

	LOT AREA	MIN. LOT PER UNIT	MIN. LOT WIDTH	MIN. LOT DEPTH	MIN. FRONT YARD SETBACK	MIN. SIDE YARD SETBACK	MIN. REAR YARD SETBACK	MIN DISTANCE BTWN BLDGS ON LOT	MAX. HEIGHT MAIN BLDG	MAX. % BLDG COVERAGE	MAX. # OF UNITS PER BLDG	MIN. OPEN SPACE	OFF STREET PARKING SPACES
ORDINANCE REQUIREMENT:	5,000 SF, MIN	5,000 S.F.	50'-0"	100'-0"	15'-0"	10'-0"	20'-0"	NR	2.5 ST / 35'-0"	NR	1	NR	3[b]
EXISTING:	8,324 SF		111.23'	74.00'	19.8'	10.0'	20.9'	NA	2 ST / 25'	NR	NC	NR	1
PROPOSED:	NC		NC	NC	NC	NC	NC	NA	NC / NC	NR	NC	NR	3

ACCESSORY BUILDINGS

	MIN. FRONT YARD SETBACK[a]	MIN. SIDE YARD SETBACK	MIN. REAR YARD SETBACK	STRUCTURE HEIGHT	STRUCTURE FOOTPRINT	MAX CUMULATIVE SF FOR ALL ACCESSORY BLDGS	MAX SF FOR EACH ACCESSORY BLDG (BASED ON FOOTPRINT OF PRINCIPAL BLDG PER §223-17(E))	MAX # OF SHEDS
ORDINANCE REQUIREMENT:	NA	5'-0"	5'-0"	-	-	720 SF	40%	1
EXISTING GARAGE:	NA	7.3'	13.2'	15'-9"	252 SF	252 SF	NA: EXG GARAGE PERMIT 2019-0245	0
PROPOSED ACCESSORY APARTMENT:	NA	7.3'	-	15'-9"	353 SF	252 SF	NA: EXG GARAGE PERMIT 2019-0245	0

NA - NOT APPLICABLE
NC - NO CHANGE
NR - NO REQUIREMENT
X - NOT PERMITTED

a - ACCESSORY BUILDINGS NOT PERMITTED IN FRONT YARDS
b - TWO (2) PARKING SPACES FOR 1-FAMILY DWELLING PLUS ONE (1) PARKING SPACE FOR APARTMENT PER §223-26(F)

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1	BUILDING DEPT SUBMISSION	2022-07-26

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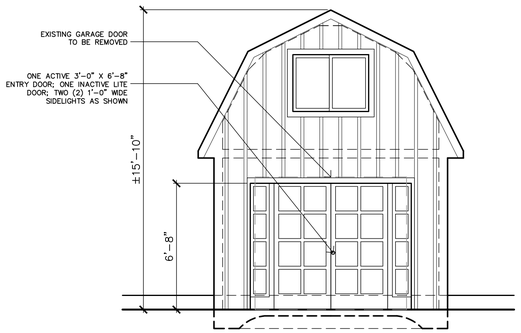
JOB NUMBER: 1596/2022

DRAWING TITLE: PROPOSED PLANS & ELEVATIONS

DRAWING NO. A-100.00

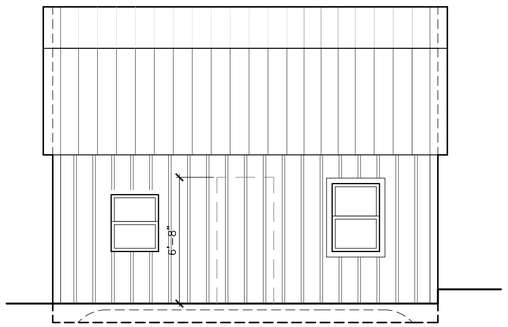
SHEET NO: 4 of 5

DATE: AUGUST 30, 2022
SCALE: AS NOTED
DRAWN BY: DD
CHECKED BY: JCC



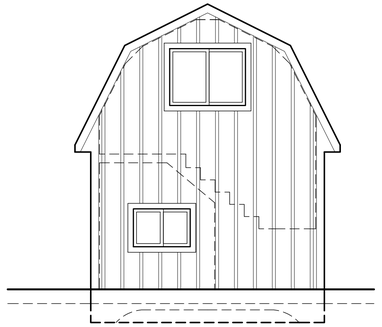
1 NORTH ELEVATION

SCALE: 1/4" = 1'-0"



2 WEST ELEVATION

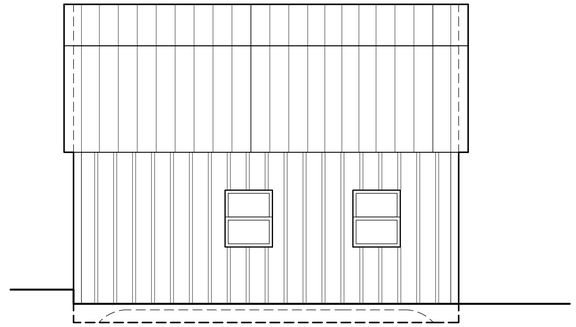
SCALE: 1/4" = 1'-0"



SOUTH ELEVATION 3

SCALE: 1/4" = 1'-0"

NO CHANGE



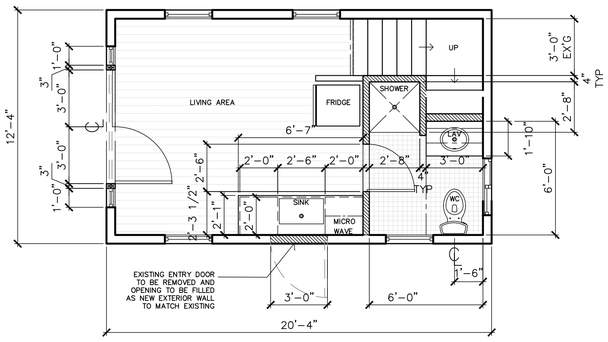
EAST ELEVATION 4

SCALE: 1/4" = 1'-0"

NO CHANGE

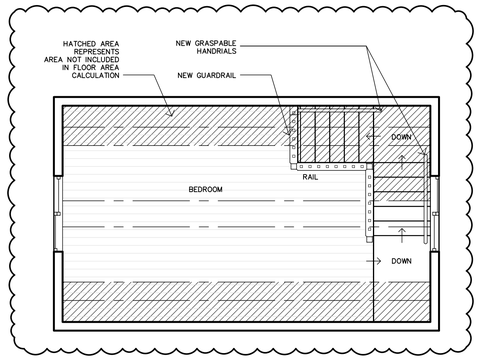
LEGEND

- EX'G CONSTRUCTION TO REMAIN
- EX'G CONSTRUCTION TO BE REMOVED
- NEW PARTITION (2X4 WOOD STUDS WITH (1) 5/8" DRYWALL EITHER SIDE)
- ELECTRICAL PANEL
- OUTLET (DUPLEX/QUADRUPLEX)
- SMOKE & CO DETECTOR
- $ LIGHT SWITCH
- CEILING MOUNTED LIGHT FIXTURE



5 FIRST FLOOR PLAN

SCALE: 1/4" = 1'-0"



SECOND FLOOR PLAN 6

SCALE: 1/4" = 1'-0"

PROJECT NAME:

GARAGE CONVERSION TO ACCESSORY DWELLING UNIT
281 ROMBOUT AVENUE
BEACON, NY 12508

CLIENT:

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A-101.00

SHEET NO:

5 of 5

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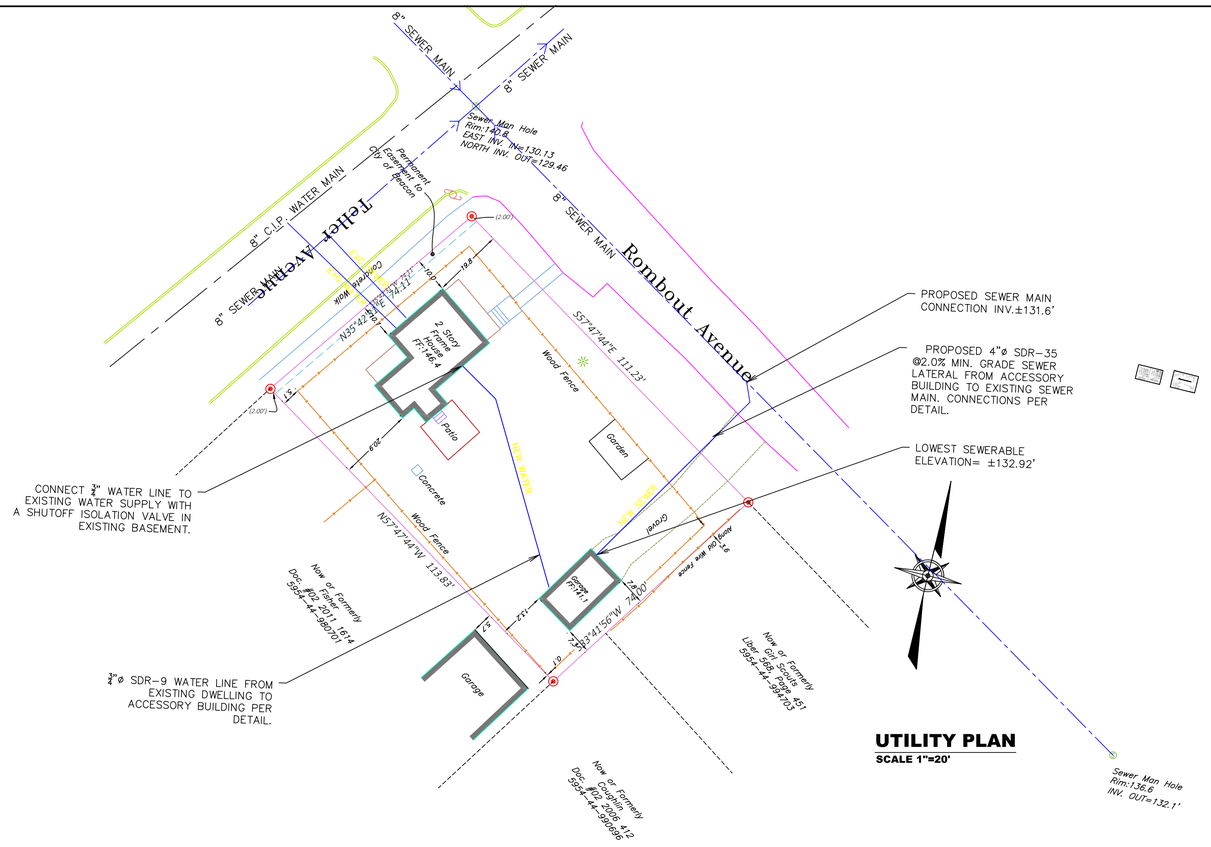


CONNECT ¾" WATER LINE TO EXISTING WATER SUPPLY WITH A SHUTOFF ISOLATION VALVE IN EXISTING BASEMENT.

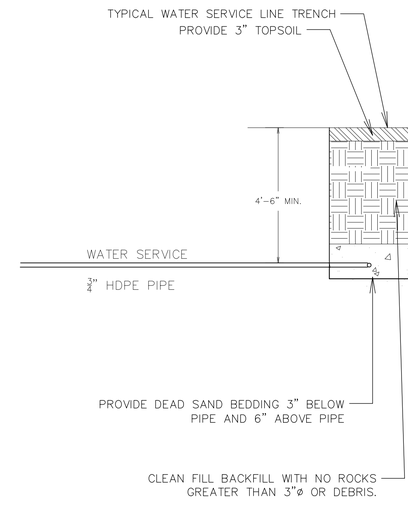
¾"ø SDR-9 WATER LINE FROM EXISTING DWELLING TO ACCESSORY BUILDING PER DETAIL.

PROPOSED SEWER MAIN CONNECTION INV.±131.6'

PROPOSED 4"ø SDR-35 @2.0% MIN. GRADE SEWER LATERAL FROM ACCESSORY BUILDING TO EXISTING SEWER MAIN. CONNECTIONS PER DETAIL.

LOWEST SEWERABLE ELEVATION= ±132.92'

UTILITY PLAN
SCALE 1"=20'



WATER SERVICE TRENCH SECTION
NOT TO SCALE

Petroleum Contaminated Soil Remediation (EMERGENCY SPILL CLEANUP PROCEDURE)
IF A SPILL OCCURS-
1. Excavate all visibly impacted media and temporarily stockpile it onsite.(on and covered with plastic sheeting) in advance of final deposition if required.
2.Field screening of the excavation with a properly calibrated Photo-ionization Detector,(PID)to verify removal of all contaminated soils.
3. Collect a soil sample for laboratory analysis of confirmatory soil as well as a profile sample for the disposal facility.
4. Use a Licensed transporter to haul and dispose of PSC.
5. Prepare and submit a "Spill Closure Report" to the NYSDEC

Erosion Control Maintainance Plan (During Construction)
1.Silt Fence shall be installed prior to construction activity.
2. Any vegitated area that has eroded as a result of runoff shall be filled, fertilized, reseeded and mulched to maintain a vigorous cover.
3. Sediment will be removed from behind silt fence when the level of sediment reaches 0.5 feet. Any damaged silt fence shall be replaced.
4. All other erosion control devices shall be maintained and repaires made as necessary to insure proper operation of the erosion control device.

SEEDING & MULCHING NOTES

1) ALL SEDIMENT & EROSION CONTROL MEASURES SHALL BE INSTALLED IN ACCORDANCE WITH THESE PLANS & DETAILS. CHANGES, OMISSIONS AND/OR OTHER ALTERATIONS CAN NOT BE MADE TO THESE PLANS WITHOUT THE CONSENT OF THE DESIGN ENGINEER.

2) SILT FENCE SHALL BE INSTALLED AS SHOWN ON THIS DRAWING PRIOR TO BEGINNING ANY CLEARING, GRUBBING AND EARTHWORK.

3) EXPOSED SLOPES AND ALL GRADED AREAS SHALL BE SEEDED WITH THE FOLLOWING GRASS SEED MIX IMMEDIATELY UPON COMPLETION OF ITS CONSTRUCTION, OR IF PLANNED TO BE LEFT UNDISTURBED FOR MORE THAN 21 DAYS. GRASS SEED MIX TO BE APPLIED AT A RATE OF 50 POUNDS PER ACRE IN THE FOLLOWING PROPORTIONS:

KENTUCKY BLUEGRASS	40%
CREEPING RED FESCUE	40%
RYE GRASS	20%

4) GRASS SEED MIX MAY BE APPLIED BY EITHER MECHANICAL OR HYDROSEEDING METHODS. HYDROSEEDING SHALL BE PERFORMED IN ACCORDANCE WITH THE CURRENT EDITION OF THE NYSDOT STANDARD SPECIFICATIONS, CONSTRUCTION AND MATERIALS, SECTION 610-3.02, METHOD No. 1.

5) SEEDED AREAS SHALL BE MULCHED WITH STRAW AT A RATE OF 2 TONS PER ACRE, OR 90 LBS. PER 1,000 SQUARE FEET, SUCH THAT IT FORMS A CONTINUOUS BLANKET.

6) SEDIMENTATION AND EROSION CONTROL MEASURES SHALL BE INSPECTED AND MAINTAINED ON A DAILY BASIS BY THE OWNER's FIELD REPRESENTATIVE.

7) DUST SHALL BE CONTROLLED BY SPRINKLING OF WATER OR OTHER APPROVED METHODS AS NECESSARY AS DIRECTED BY THE OWNER's FIELD REPRESENTATIVE.

8) CUTS AND FILLS SHALL NOT ENDANGER ADJOINING PROPERTY, NOR DIVERT SURFACE WATER ONTO ADJOINING PROPERTIES.

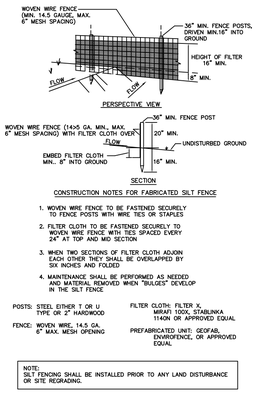
9) ALL FILLS SHALL BE COMPACTED TO PROVIDE STABILITY OF MATERIALS AND TO PREVENT SETTLEMENT.

10) EXCAVATIONS AND FILLS TO BE ROLLED, SEALED AND STABILIZED AT COMPLETION OF EACH DAY's WORK.

11) THE OWNER's FIELD REPRESENTATIVE SHALL INSPECT THE DOWNSTREAM CONDITIONS FOR EVIDENCE OF SEDIMENTATION ON A WEEKLY BASIS AND AFTER RAINSTORMS.

12) AS WARRANTED BY FIELD CONDITIONS, SPECIAL ADDITIONAL SEDIMENTATION AND EROSION CONTROL MEASURES MAY BE ADDED TO THIS PLAN BY THE SITE ENGINEER, TOWN ENGINEER AND HIGHWAY SUPERINTENDENT. ANY REVISIONS TO THIS PLAN MUST BE SUBMITTED TO THE SITE ENGINEER. ANY CHANGES DEEMED NECESSARY TO THIS PLAN SHALL BE DICTATED BY THE SITE ENGINEER AS NECESSARY TO CARRY-OUT THE INTENT OF THIS PLAN.

13) ALL AREAS OF DISTURBANCE IN EXCESS OF 7% SHALL HAVE TEMPORARY SEEDING OF FAST GERMINATION RYE GRASS., 1 TO 1.5 LBS PER 1,000 SQ.FT. APPLIED IF LEFT UNDISTURBED FOR 14 OR MORE DAYS.



CONSTRUCTION NOTES FOR FABRICATED SILT FENCE

1. WOVEN WIRE FENCE TO BE FASTENED SECURELY TO FENCE POSTS WITH WIRE TIES OR STAPLES
2. FILTER CLOTH TO BE FASTENED SECURELY TO WOVEN WIRE FENCE WITH TIES SPACED EVERY 24" AT TOP AND MID SECTION
3. WHEN TWO SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER THEY SHALL BE OVERLAPPED BY SIX INCHES AND FOLDED
4. MAINTENANCE SHALL BE PERFORMED AS NEEDED AND MATERIAL REMOVED WHEN "BULGES" DEVELOP IN THE SILT FENCE

POSTS: STEEL EITHER T OR U TYPE OR 2" HARDWOOD

FENCE: WOVEN WIRE, 14.5 GA. 6" MAX. MESH OPENING

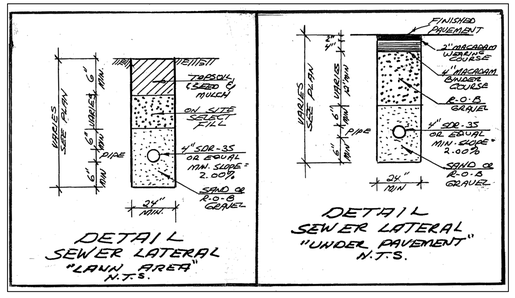
FILTER CLOTH: FILTER X, MIRAFI 100X, STABILINKA T140N OR APPROVED EQUAL

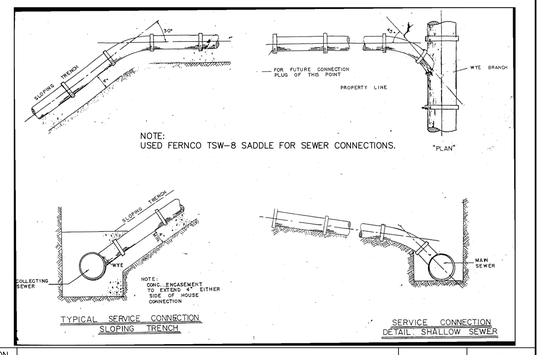
PREFABRICATED UNIT: GEOFAB, ENVIROFENCE, OR APPROVED EQUAL

NOTE:
SILT FENCING SHALL BE INSTALLED PRIOR TO ANY LAND DISTURBANCE OR SITE REGRADING.

TYPICAL SILT FENCE DETAIL
NOT TO SCALE

STORMWATER CONTROL MAINTIANANCE SCHEDULE			
STRUCTURE	INSPECTION	MAINTAINENCE REQUIRED	STRUCTURE TYPE
SILT FENCE	WEEKLY	REPAIR, REPLACE	TEMPORARY
STABILIZED CONSTRUCTION ENTRANCE	DAILY	REPLACE	TEMPORARY
CHECK DAM	WEEKLY	REPLACE	TEMPORARY
DUST	DAILY	SPRAYING	--
RIPRAP OUTLET/OVERFLOW	WEEKLY	REPAIR, REPLACE	PERMANENT
VEGETATION ESTABLISHMENT	WEEKLY	WATERING, SEEDING	PERMANENT





REVISION NUMBER	DESCRIPTION	DRAWN BY:	DATE:

Burns Engineering Services, P.C.
58 Teller Ave.
Beacon, NY 12508
SBurns@BurnsEngineeringServices.Com
(845) 546-3310
Fax (845) 440-7343

BURNS ENGINEERING SERVICES, P.C.

UTILITY PLAN For 281 Rombout Avenue

Burns Engineering Services, P.C.
58 Teller Avenue TEL:845-546-3310
Beacon, New York 12508 FAX:845-546-6613
SBurns@BurnsEngineeringServices.com

281 ROMBOUT AVENUE
CITY OF BEACON
DUTCHESS COUNTY, NY

DATE: 08/22/22 | SCALE: | **SHEET 1 OF 1**
DRAWN BY: SKB

calderón
architecture
& design
studio

Amanda Caputo
Planning Board Secretary
City of Beacon
One Municipal Plaza
Beacon, NY 12508
August 30, 2022

re: 281 Rombout Avenue
Beacon, NY 12508

Accessory Dwelling Unit /Garage Conversion Application

Dear Amanda,

The following is part of CADS' revised submission for a special permit application. It consists of responses to comments of John Russo, P.E. and those of John Clarke, Beacon Planning Consultant, each dated August 5, 2022.

As per the request of John Russo, the following items have been addressed:

1. The Application for Special Use Permit has been revised with accurate zoning information and resubmitted.
2. The notes on page 1 of the architectural drawing set have been amended as requested.
3. The notes on page 1 of the architectural drawing set have been amended as requested.
4. The notes on page 2 of the architectural drawing set have been amended as requested.
5. The site plan on page 4 of the architectural drawing set has been amended as requested.
6. The requested information has been included in the submission of the utility plan.
7. The requested information has been included in the submission of the utility plan.
8. The requested information has been included in the submission of the utility plan.
9. The requested information has been included in the submission of the utility plan.
10. The requested information has been included in the submission of the utility plan.
11. The requested information has been included in the submission of the utility plan.
12. The requested information has been included in the submission of the utility plan.

As per the request of John Clarke, the following items have been addressed:

1. The site plan has been amended as requested.
2. The site plan has been amended as requested.
3. The zoning table has been amended as requested.
4. The second floor plan on page 5 of the architectural drawing set has been amended to show the area disqualified from the floor area calculation.

5 Cliff Street, Beacon, New York 12508
845-504-3706 · 212-369-2766 · info@calderonarchitecture.com

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5. The site plan has been amended as requested.
6. The site plan has been amended as requested.
7. There are no new exterior light fixtures proposed at this time.

Thank you. Please let me know if you have any questions.

Sincerely,



J.C. Calderón, AIA, NOMA, LEED AP
Principal

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Amanda Caputo
Planning Board Secretary
City of Beacon
One Municipal Plaza
Beacon, NY 12508
August 30, 2022

re: 281 Rombout Avenue
Beacon, NY 12508

Accessory Dwelling Unit /Garage Conversion Application

Dear Amanda,

The applicant is proposing to create an accessory dwelling unit in the existing garage on the property with an existing single-family house. The 12' x 20' 2 story garage will include living space, kitchen, and bathroom in the R1-5 district.

Please find enclosed:

- (5) sets of Sheets 1 through 5 (revised)
- (5) sets of Utility Plan
- (5) sets of Survey (updated)
- (1) Application Form – Special Use Permit (revised)
  *Digital files of our application have been emailed.
  *An EAF is not included. This is an accessory apartment on an existing lot which is a Type II action under SEQRA, so no EAF review is necessary.

Thank you. Please let me know if you have any questions.

Sincerely,



J.C. Calderón, AIA, NOMA, LEED AP
Principal

5 Cliff Street, Beacon, New York 12508
845-504-3706 · 212-369-2766 · info@calderonarchitecture.com

APPLICATION FOR SPECIAL USE PERMIT

Submit to Planning Board Secretary, One Municipal Plaza, Suite One, Beacon, New York 12508

IDENTIFICATION OF APPLICANT

Name: Mari Ann Corsa

Address: 281 Rombout Ave

Beacon, NY 12508

Signature: _____

Date: 08/30/2022

Phone: 914-557-3115

(For Official Use Only)

	Date	Initials
Application & Fee Rec'd		
Initial Review		
PB Public Hearing		
Sent to City Council		
City Council Workshop		
City Council Public Hearing		
City Council Approve/Disapprove		

IDENTIFICATION OF REPRESENTATIVE / DESIGN PRFESSIONAL

Name: Calderon Architecture & Design Studio P.C.

Address: 5 Cliff Street

Beacon, NY 12508

Phone: (212) 369-2766

Fax: _____

Email address: cadsofficemail@gmail.com

IDENTIFICATION OF SUBJECT PROPERTY:

Property Address: 281 Rombout Ave

Tax Map Designation: Section 5954 Block 44 Lot(s) 985708

Land Area: 8,941 sq ft Zoning District(s) R1-5

DESCRIPTION OF PROPOSED DEVELOPMENT:

Proposed Use: Existing 2 story garage conversion to Accessory Dwelling Unit

Gross Non-Residential Floor Space: Existing 0 Proposed 0

TOTAL: _____

Dwelling Units (by type): Existing 1 Proposed 1 accessory dwelling garage conversion

TOTAL: 2

ITEMS TO ACCOMPANY THIS APPLICATION

a. Five (5) **folded** copies and One (1) digital copy of a site location sketch showing the location of the subject property and the proposed development with respect to neighboring properties and developments.

b. Five (5) **folded** copies and One (1) digital copy of the proposed site development plan, consisting of sheets, showing the required information as set forth on the back of this form and other such information as deemed necessary by the City Council or the Planning Board to determine and provide for the property enforcement of the Zoning Ordinance.

c. Five (5) **folded** copies and One (1) digital copy of additional sketches, renderings or other information.

d. An application fee, payable to the City of Beacon, computed per the attached fee schedule.

e. An initial escrow amount, payable to the City of Beacon, as set forth in the attached fee schedule.

INFORMATION TO BE SHOWN ON SITE LOCATION SKETCH

a. Property lines, zoning district boundaries and special district boundaries affecting all adjoining strets and properties, including properties located on the opposite sides of adjoining streets.
b. Any reservations, easements or other areas of public or special use which affect the subject property.
c. Section, block and lot numbers written on the subject property and all adjoining properties, including the names of the record owners of such adjoining properties.

INFORMATION TO BE SHOWN ON THE SITE DEVELOPMENT PLAN

a. Title of development, date and revision dates if any, north point, scale, name and address of record owner of property, and of the licensed engineer, architect, landscape architect, or surveyor preparing the site plan.
b. Existing and proposed contours at a maximum vertical interval of two (2) feet.
c. Location and identification of natural features including rock outcrops, wooded areas, single trees with a caliper of six (6) or more inches measured four (4) feet above existing grade, water bodies, water courses, wetlands, soil types, etc.
d. Location and dimensions of all existing and proposed buildings, retaining walls, fences, septic fields, etc.
e. Finished floor level elevations and heights of all existing and proposed buildings.
f. Location, design, elevations, and pavement and curbing specifications, including pavement markings, of all existing and proposed sidewalks, and parking and truck loading areas, including access and egress drives thereto.
g. Existing pavement and elevations of abutting streets, and proposed modifications.
h. Location, type and design of all existing and proposed storm drainage facilities, including computation of present and estimated future runoff of the entire tributary watershed, at a maximum density permitted under existing zoning, based on a 100 year storm.
i. Location and design of all existing and proposed water supply and sewage disposal facilities.
j. Location of all existing and proposed power and telephone lines and equipment, including that located within the adjoining street right-of-way. All such lines and equipment must be installed underground.
k. Estimate of earth work, including type and quantities of material to be imported to or removed from the site.
l. Detailed landscape plan, including the type, size, and location of materials to be used.
m. Location, size, type, power, direction, shielding, and hours of operation of all existing and proposed lighting facilities.
n. Location, size, type, and design of all existing and proposed business and directional signs.
o. Written dimensions shall be used wherever possible.
p. Signature and seal of licensed professional preparing the plan shall appear on each sheet.
q. Statement of approval, in blank, as follows:

Approved by Resolution of the Beacon Planning Board
on the _____ day of _____, 20_____
subject to all conditions as stated therein

_____ _____
Chairman, City Planning Board Date

APPLICATION PROCESSING RESTRICTION LAW

Affidavit of Property Owner

Property Owner: Mari Ann Corsa

If owned by a corporation, partnership or organization, please list names of persons holding over 5% interest.

List all properties in the City of Beacon that you hold a 5% interest in:

Applicant Address: 281 Rombout Ave

Project Address: 281 Rombout Ave

Project Tax Grid #

Type of Application Special Use Permit

Please note that the property owner is the applicant. "Applicant" is defined as any individual who owns at least five percent (5%) interest in a corporation or partnership or other business.

I, Mari Ann Corsa, the undersigned owner of the above referenced property, hereby affirm that I have reviewed my records and verify that the following information is true.

1. No violations are pending for ANY parcel owned by me situated within the City of Beacon ✓
2. Violations are pending on a parcel or parcels owned by me situated within the City of Beacon N/A
3. ALL tax payments due to the City of Beacon are current ✓
4. Tax delinquencies exist on a parcel or parcels owned by me within the City of Beacon N/A
5. Special Assessments are outstanding on a parcel or parcels owned by me in the City of Beacon N/A
6. ALL Special Assessments due to the City of Beacon on any parcel owned by me are current ✓

Signature of Owner

Title if owner is corporation

Office Use Only:	NO	YES	Initial
Applicant has violations pending for ANY parcel owned within the City of Beacon (Building Dept.)	___	___	____
ALL taxes are current for properties in the City of Beacon are current (Tax Dept.)	___	___	____
ALL Special Assessments, i.e. water, sewer, fines, etc. are current (Water Billing)	___	___	____

CITY OF BEACON
1 Municipal Plaza, Beacon, NY
Telephone (845) 838-5000 · http://cityofbeacon.org/

INDIVIDUAL DISCLOSURE FORM

(This form must accompany every land use application and every application for a building permit or certificate of occupancy submitted by any person(s))

Disclosure of the names and addresses of all persons) filing a land-use application with the City is required pursuant to Section 223-62 of the City Code of the City of Beacon. Applicants shall submit supplemental sheets for any additional information that does not fit within the below sections, identifying the Section being supplemented.

SECTION A

Name of Applicant: MARIANN CORSA

Address of Applicant: 281 Rombout Ave

Telephone Contact Information: 914-557-3115

SECTION B. List all owners of record of the subject property or any part thereof.

Name	Residence or Business Address	Telephone Number	Date and Manner title was acquired	Date and place where the deed or document of conveyance was recorded or filed.
Mari Ann Corsa	Residence	914-557-3115	2-18 Home purchase	Beacon NY

SECTION B. Is any owner of record an officer, elected or appointed, or employee of the City of Beacon or related, by marriage or otherwise, to a City Council member, planning board member, zoning board of appeals member or employee of the City of Beacon ?

☐ **YES** ☒ **NO**

If yes, list every Board, Department, Office, agency or other position with the City of Beacon with which a party has a position, unpaid or paid, or relationship and identify the agency, title, and date of hire.

Agency	Title	Date of Hire, Date Elected, or Date Appointed	Position or Nature of Relationship

SECTION C. If the applicant is a contract vendee, a duplicate original or photocopy of the full and complete contract of purchase, including all riders, modification and amendments thereto, shall be submitted with the application.

SECTION D. Have the present owners entered into a contract for the sale of all or any part of the subject property and, if in the affirmative, please provide a duplicate original or photocopy of the fully and complete contract of sale, including all riders, modifications and amendments thereto.

☐ **YES** ☒ **NO**

I, MariAnn Corsa being first duly sworn, according to law, deposes and says that the statements made herein are true, accurate, and complete.

(Print) MARIANN CORSA

(Signature) MariAnn Corsa

CITY OF BEACON
SITE PLAN SPECIFICATION FORM

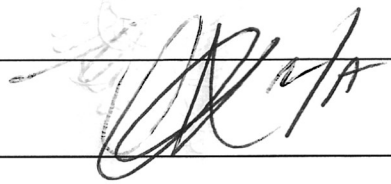
Name of Application: 281 Rombout Ave. Garage Conversion

PLEASE INDICATE WHETHER THE SITE PLAN DRAWINGS SHOW THE SUBJECT INFORMATION BY PLACING A CHECK MARK IN THE APPROPRIATE BOXES BELOW.		
	YES	**NO**
The site plan shall be clearly marked "Site Plan", it shall be prepared by a legally certified individual or firm, such as a Registered Architect or Professional Engineer, and it shall contain the following information:	X	
LEGAL DATA		
Name and address of the owner of record.	X	
Name and address of the applicant (if other than the owner).	X	
Name and address of person, firm or organization preparing the plan.	X	
Date, north arrow, and written and graphic scale.		
NATURAL FEATURES		
Existing contours with intervals of two (2) feet, referred to a datum satisfactory to the Planning Board.		X
Approximate boundaries of any areas subject to flooding or stormwater overflows.		X
Location of existing watercourses, wetlands, wooded areas, rock outcrops, isolated trees with a diameter of eight (8) inches or more measured three (3) feet above the base of the trunk, and any other significant existing natural features.		X
EXISTING STRUCTURES, UTILITIES, ETC.		
Outlines of all structures and the location of all uses not requiring structures. Paved areas, sidewalks, and vehicular access between the site and public streets.	X	
Locations, dimensions, grades, and flow direction of any existing sewers, culverts, water lines, as well as other underground and above ground utilities within and adjacent to the property.	X	
Other existing development, including fences, retaining walls, landscaping, and screening.	X	
Sufficient description or information to define precisely the boundaries of the property.	X	
The owners of all adjoining lands as shown on the latest tax records.	X	
The locations, names, and existing widths of adjacent streets and curb lines.	X	
Location, width, and purpose of all existing and proposed easements, setbacks, reservations, and areas dedicated to private or public use within or adjacent to the properties.		X

PROPOSED DEVELOPMENT	YES	NO
The location, use and design of proposed buildings or structural improvements.	X	
The location and design of all uses not requiring structures, such as outdoor storage (if permitted), and off-street parking and unloading areas.	X	
Any proposed division of buildings into units of separate occupancy.	X	
The location, direction, power, and time of use for any proposed outdoor lighting.	X	
The location and plans for any outdoor signs.		X
The location, arrangement, size(s) and materials of proposed means of ingress and egress, including sidewalks, driveways, or other paved areas.		
Proposed screening and other landscaping including a planting plan and schedule prepared by a qualified individual or firm.		X
The location, sizes and connection of all proposed water lines, valves, and hydrants and all storm drainage and sewer lines, culverts, drains, etc.		X
Proposed easements, deed restrictions, or covenants and a notation of any areas to be dedicated to the City.		X
Any contemplated public improvements on or adjoining the property.		X
Any proposed new grades, indicating clearly how such grades will meet existing grades of adjacent properties or the street.		X
Elevations of all proposed principal or accessory structures.	X	
Any proposed fences or retaining walls.		X
MISCELLANEOUS		
A location map showing the applicant's entire property and adjacent properties and streets, at a convenient scale.	X	
Erosion and sedimentation control measures.		X
A schedule indicating how the proposal complies with all pertinent zoning standards, including parking and loading requirements.	X	
An indication of proposed hours of operation.		X
If the site plan only indicates a first stage, a supplementary plan shall indicate ultimate development.		X

For all items marked "NO" above, please explain below why the required information has not been provided:

Items marked NO above are not applicable to this project.



Applicant/Sponsor Name: Mari Ann Costa

Signature: Mari Ann Costa

Date: 7-25-22

Affidavit of Exemption to Show Specific Proof of Workers' Compensation Insurance Coverage for a 1, 2, 3 or 4 Family, Owner-occupied Residence

This form cannot be used to waive the workers' compensation rights or obligations of any party.

Under penalty of perjury, I certify that I am the owner of the 1, 2, 3 or 4 family, **owner-occupied** residence (including condominiums) listed on the building permit that I am applying for, and I am not required to show specific proof of workers' compensation insurance coverage for such residence because (please check the appropriate box):

- ☐ I am performing all the work for which the building permit was issued.
- ☐ I am not hiring, paying or compensating in any way, the individual(s) that is(are) performing all the work for which the building permit was issued or helping me perform such work.
- ☒ I have a homeowners insurance policy that is currently in effect and covers the property listed on the attached building permit AND am hiring or paying individuals a total of less than 40 hours per week (aggregate hours for all paid individuals on the jobsite) for which the building permit was issued.

I also agree to either:

- ♦ acquire appropriate workers' compensation coverage and provide appropriate proof of that coverage on forms approved by the Chair of the NYS Workers' Compensation Board to the government entity issuing the building permit if I need to hire or pay individuals a total of 40 hours or more per week (aggregate hours for all paid individuals on the jobsite) for work indicated on the building permit, or if appropriate, file a CE-200 exemption form; OR
- ♦ have the general contractor, performing the work on the 1, 2, 3 or 4 family, **owner-occupied** residence (including condominiums) listed on the building permit that I am applying for, provide appropriate proof of workers' compensation coverage or proof of exemption from that coverage on forms approved by the Chair of the NYS Workers' Compensation Board to the government entity issuing the building permit if the project takes a total of 40 hours or more per week (aggregate hours for all paid individuals on the jobsite) for work indicated on the building permit.

Martha Corsa
(Signature of Homeowner)

7-26-22
(Date Signed)

Martha Corsa
(Homeowner's Name Printed)
MARTHA CORSA

Home Telephone Number 914-557-3115

Property Address that requires the building permit:

281 Rombout Ave
Beacon NY
12508

Sworn to before me this 26th day of July, 2022.

(County Clerk or Notary Public)
VERNON S FOOTE
NOTARY PUBLIC STATE OF NEW YORK
ORANGE COUNTY
LIC. #01FO6138126
COMM. EXP. 12/12/25

Once notarized, this BP-1 form serves as an exemption for both workers' compensation and disability benefits insurance coverage.

LAWS OF NEW YORK, 1998
CHAPTER 439

The **general municipal law is amended by adding a new section 125** to read as follows:

125. ISSUANCE OF BUILDING PERMITS. NO CITY, TOWN OR VILLAGE SHALL ISSUE A BUILDING PERMIT WITHOUT OBTAINING FROM THE PERMIT APPLICANT EITHER:

1. PROOF DULY SUBSCRIBED THAT WORKERS' COMPENSATION INSURANCE AND DISABILITY BENEFITS COVERAGE ISSUED BY AN INSURANCE CARRIER IN A FORM SATISFACTORY TO THE CHAIR OF THE WORKERS' COMPENSATION BOARD AS PROVIDED FOR IN SECTION FIFTY-SEVEN OF THE WORKERS' COMPENSATION LAW IS EFFECTIVE; OR

2. AN AFFIDAVIT THAT SUCH PERMIT APPLICANT HAS NOT ENGAGED AN EMPLOYER OR ANY EMPLOYEES AS THOSE TERMS ARE DEFINED IN SECTION TWO OF THE WORKERS' COMPENSATION LAW TO PERFORM WORK RELATING TO SUCH BUILDING PERMIT.

Implementing Section 125 of the General Municipal Law

1. General Contractors -- Business Owners and Certain Homeowners

For **businesses and certain homeowners listed as the general contractors on building permits,** proof that they are in compliance with Section 57 of the Workers' Compensation Law (WCL) is **ONE** of the following forms that indicate that they are: ♦ insured (C-105.2 or U-26.3), ♦ self-insured (SI-12), or ♦ are exempt (CE-200), under the mandatory coverage provisions of the WCL. Any residence that is not a **1, 2, 3 or 4 Family, Owner-occupied Residence** is considered a business (income or potential income property) and must prove compliance by filing one of the above forms.

2. Owner-occupied Residences

For homeowners of a **1, 2, 3 or 4 Family, Owner-occupied Residence,** proof of their exemption from the mandatory coverage provisions of the Workers' Compensation Law when applying for a building permit is to file form BP-1 (12/08).

♦ Form BP-1shall be filed if the homeowner of a **1, 2, 3 or 4 Family, Owner-occupied Residence** is listed as the general contractor on the building permit, and the homeowner:

◊ is performing all the work for which the building permit was issued him/herself,

◊ is not hiring, paying or compensating in any way, the individual(s) that is(are) performing all the work for which the building permit was issued or helping the homeowner perform such work, or

◊ has a homeowner's insurance policy that is currently in effect and covers the property for which the building permit was issued AND the homeowner is hiring or paying individuals a total of less than 40 hours per week (aggregate hours for all paid individuals on the jobsite) for the work for which the building permit was issued.

♦ If the homeowner of a **1, 2, 3 or 4 Family, Owner-occupied Residence** is hiring or paying individuals a total of **40 hours or MORE** in any week (aggregate hours for all paid individuals on the jobsite) for the work for which the building permit was issued, then the homeowner may not file the "Affidavit of Exemption" form, BP-1(12/08), but shall either:

◊ acquire appropriate workers' compensation coverage and provide appropriate proof of that coverage on forms approved by the Chair of the NYS Workers' Compensation Board to the government entity issuing the building permit (the C-105.2 or U-26.3 form), OR

◊ have the general contractor, (performing the work on the 1, 2, 3 or 4 family, **owner-occupied** residence (including condominiums) listed on the building permit) provide appropriate proof of workers' compensation coverage, or proof of exemption from that coverage on forms approved by the Chair of the NYS Workers' Compensation Board to the government entity issuing the building permit.

APPLICATION FEES

Site Plan	**Residential** $500 + $250 per dwelling unit **Commercial** $500 + $250 per 1,000 s.f.
Special Use Permit	**Residential** $500 + $250 per dwelling unit **Commercial** $500 + $250 per 1,000 s.f.
Subdivision	$ 750 for 2-4 lots + $100 per lot $1,000 for 5 or more lots + $300 per lot
Zoning Board of Appeals	Use Variance $500 Area Variance $250 Interpretation $250

ESCROW FEES

ALL SUBDIVISIONS, AND RESIDENTIAL SITE PLAN AND SUP APPLICATIONS

No. of Lots or Dwelling Units	Initial Deposit	Depleted to	Replenishment
1-5 (including lot-line realignment)	$ 2,500	$ 1,000	Current bills + $1,000
6-15	$ 7,500	$ 2,500	Current bills + $1,000
Over 15	$ 15,000	$ 5,000	Current bills + $5,000

NON-RESIDENTIAL SITE PLAN AND SUP APPLICATIONS

	Initial Deposit	Depleted to	Replenishment
Existing Buildings/Change of Use with no site development	$ 1,500	$ 1,000	Current bills + $500
Up to 3,000 s.f. gross floor area	$ 2,500	$ 1,000	Current bills + $1,000
3,000 to 10,000 s.f. gross floor area	$ 2,500 + $0.50 per sq.ft. over 3,000	$ 2,500	Current bills + $2,500
Over 10,000 s.f. gross floor area	$ 7,500 + $0.50 per sq.ft. over 10,000	$ 2,500	Current bills + $2,500

ZONING

* *if required by Chairman*	Initial Deposit	Depleted to	Replenishment
Use Variance*	$ 1,000	$500	Current bills + $500
Area Variance*	$ 1,000	$500	Current bills + $500
Interpretation*	$ 1,000	$500	Current bills + $500

ARCHITECTURAL REVIEW OR CERTIFICATE OF APPROPRIATENESS ***(if not currently before PB)***

* *if required by Chairman*	Initial Deposit	Depleted to	Replenishment
Single Family House*	$500	$250	Current bills + $250
All others*	$500	$250	Current bills + $250

LANC & TULLY
ENGINEERING AND SURVEYING, P.C.

John J. O'Rourke, P.E., Principal
David E. Higgins, P.E., Principal
John Queenan, P.E., Principal
Rodney C. Knowlton, L.S., Principal
Jerry A. Woods, L.S., Principal
John D. Russo, P.E., Principal
John Lanc, P.E., L.S.
Arthur R. Tully, P.E.

September 7, 2022

Mr. John Gunn
Beacon Planning Board Chair
City of Beacon
1 Municipal Plaza
Beacon, NY 12508

RE: 281 Rombout Ave.
Tax Parcel 5954-44-985708
Accessory Apartment
City of Beacon

Dear Mr. Gunn:

My office has received the following regarding the above application:

- Correspondence dated August 30, 2022, from Calderon Architecture & Design Studio.
- Revised Application for Special Use Permit
- Plan titled "Map of Survey prepared for Corsa", dated August 29, 2022, as prepared by Johnson Surveying.
- Plan titled "Utility Plan for 281 Rombout Avenue", dated August 22, 2022, as prepared by Burns Engineering Services, P.C.
- Plans titled "Garage Conversion to Accessory Dwelling Unit – 281 Rombout Avenue", consisting of 5 sheets dated August 30, 2022, as prepared by Calderon Architecture.

The proposed project is located in the R1-5 Zone and entails the conversion of a 2-story garage into a 353 square foot accessory apartment. Based upon our review of the submitted documents and plans, we offer the following comments:

Utility Plan:

1. The labeling of the utility service lines shall be done in another color than yellow so that they are legible.

2. A clean-out shall be provided on the new sewer lateral proposed for the accessory apartment dwelling. A construction detail for the clean-out shall be provided on the plan.

3. The plan shall note the material of the existing sewer line that the lateral is being connected to. The City's sewer mapping notes this line to be clay, but this should be confirmed by the applicant's consultant.

4. The sewer connection detail shall actually depict the saddle connection proposed. The Fernco saddle proposed in the detail shall be verified by the applicant's consultant, as it appears the saddle should be a TSW-4.

5. The sewer lateral detail for under the pavement shall be revised to reflect the use of NYSDOT Item No. 304.12 within the road right-of-way, not run-of-bank (R.O.B.) gravel. The detail shall include notes that all material is to be installed in 8" lifts and compacted to 95% density using modified proctor.

6. The Water Service Trench detail shall reflect the same pipe material as called out on the utility plan.

7. The "Stormwater Control Maintenance Schedule" shall be revised to only reflect those erosion control measures to be employed on site.

Site Plan Drawings:

1. The "Site Plan" on sheet 4 of 5 shall accurately reflect the location of the sewer main. The plan shall be coordinated with the utility plan and survey prepared for the project.

2. Insufficient room has been provided for the maneuvering of vehicles in and out of the parking area. As shown currently, the vehicle on the west side of the parking area, nearest the garden, has insufficient room to pull in and/or back out of the proposed parking space. The driveway and parking area shall be revised to provide sufficient room for manuevering a vehicle in and out of the site.

This completes our review at this time. Further comments may be provided based on future submissions. **A written response letter addressing each of the above comments should be provided with the next submission.** If you have any questions, or require any additional information, please do not hesitate to contact our office.

Very truly,

LANC & TULLY, P.C.

John Russo, P.E.

cc: John Clarke, Planner
Jennifer Gray, Esq.
David Buckley, Building Inspector

John Clarke Planning and Design jclarkeplandesign@gmail.com
845.797.4152

To: John Gunn, Chair, and the City of Beacon Planning Board
Date: September 9, 2022
Re: **281 Rombout Avenue, Site Plan and Special Permit for Accessory Apartment**

I have reviewed an undated response letter from Calderon Architecture and Design, May 25, 2022 survey map by Johnson Surveying, and a 5-sheet Special Permit set, dated August 30, 2022.

Proposal

The applicant is proposing to create a two-level accessory apartment in an existing garage on a 0.191-acre lot in the R1-5 district.

Comments and Recommendations

1. The Zoning Information Table on Sheet 4 lists the accessory apartment floor area as both 352 and 353 square feet.

2. The proposed driveway should have a wider taper from the parking spaces to the property line to allow sufficient room for access to the western space.

If you have any questions or need additional information, please feel free to contact me.

John Clarke, Beacon Planning Consultant

c: Dave Buckley, Building Inspector
Jennifer L. Gray, Esq., City Attorney
Arthur R. Tully, P.E., City Engineer
John Russo, P.E., City Engineer
J. C. Calderon, Project Architect

Amanda Caputo

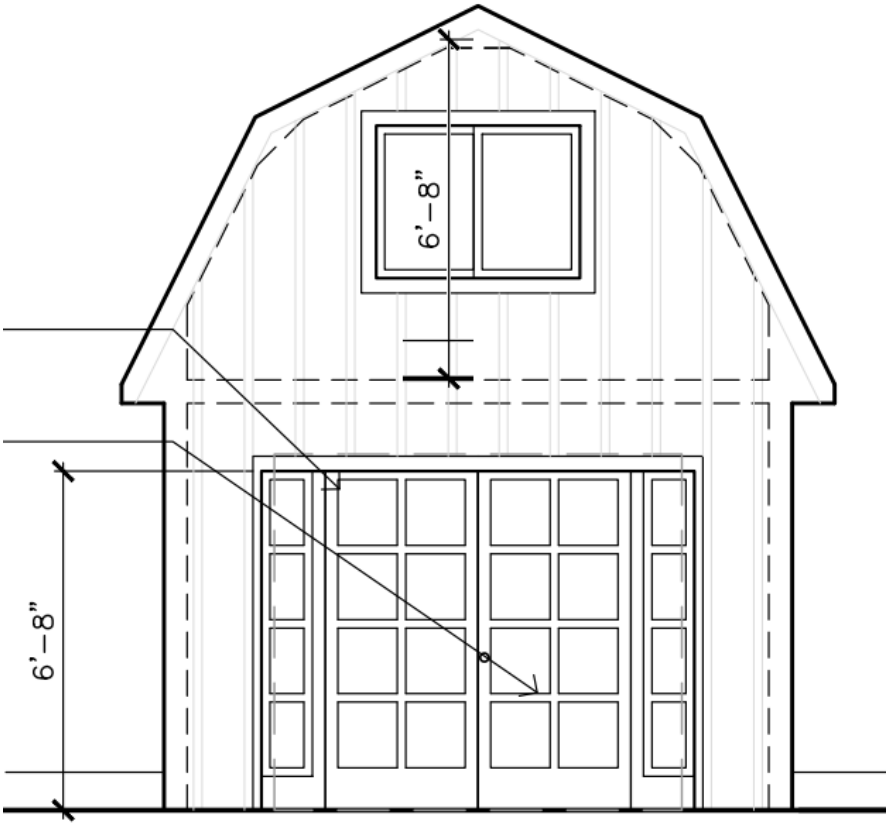
From: Travis Fisher <traviswfisher@gmail.com>
Sent: Monday, September 12, 2022 8:03 AM
To: Amanda Caputo
Subject: Fwd: notes on 281 Rombout accessory apartment plan

To the City of Beacon Planning Board:

I am a property neighbor of 281 Rombout Ave. I understand our city code allows accessory apartments, subject to certain rules intended to make sure the accessory apartments are appropriate for the neighborhood as zoned. I do not believe the planned apartment follows those rules, and I do think it will negatively affect the neighborhood character.

The plan is not in compliance with City of Beacon building codes in that the proposed apartment is too small in terms of living space, and the apartment would be too large in comparison to the size of the main dwelling.

City of Beacon code 223.-24.1 D (https://ecode360.com/7066503) says that an accessory building apartment should have floor area between 300 and 600 square feet. The existing garage has exterior dimensions approximately 12 feet by 20 feet, for a floor area of 240 square feet. The application discusses two floors in the plan, but the submitted diagrams indicate the maximum height of the second floor is less than 6'8" and so cannot be considered habitable space even under New York code for Tiny Houses (https://codes.iccsafe.org/content/NYSRC2020P1/appendix-q-tiny-houses). Here is the "North Elevation" with the 6'8" height scale duplicated from the lower floor doors to measure the upper floor ceiling height. So the habitable space of the apartment would be less than the required 300 square feet.



Furthermore City of Beacon code 223-17E (https://ecode360.com/attachment/BE0803/BE0803-223c%20223-17E%20Accessory%20Buildings.pdf) requires that the maximum square footage permitted for each accessory building

should be no more than 40% of the footprint of the principal building. The main residence of 281 Rombout Ave is listed as a 956 square foot home. Referencing the site plan, this seems to be calculated as a 20x20 foot two story portion plus a 12x13 foot one story portion. The site plan indicates an additional about 6x6 foot enclosed porch as footprint. Including that brings the maximum square footage for an accessory building to 0.4*(20*20+12*13+6*6) = 237 square feet. This is incompatible with the minimum 300 square foot size required for an accessory apartment.



Diagrams copied from https://d3n9y02raazwpg.cloudfront.net/cityofbeacon/879e003e-5ea6-11ec-85e3-0050569183fa-0dd54bd4-34d8-4026-a65a-f2c5a0c81dc5-1660058283.pdf pages 591-592.

--Travis

City of Beacon Planning Board Agenda
09/13/2022

Title:

Continue review of application for Site Plan Approval, Special Use Permit, and Subdivision (lot merger) Approval, Multi-Family Residential (62 units), 16 West Main Street, submitted by Farrell Building Company

ATTACHMENTS

0 - LtrGunn 2022-08-30.pdf

1 - JMC-Site-Plans_2022-08-30.pdf

2 - Final Farrell and Heady Easements - Signed.pdf

3 - Final Farrell and Todd Easements - Not signed.pdf

4 - Draft Stormwater Maintenance and Easement Agreement 2022-08-30.pdf

5 - Draft Water Main Easement Agreement.pdf

6 - Engineering Report.pdf

01 - C-000 Cover Sheet.pdf

02 - C-010 Existing Conditions Plan.pdf

04 - C-100 Site Plan.pdf

05 - C-200 Grading Plan.pdf

06 - C-300 Utilities Plan.pdf

07 - C-310 Utility Profiles.pdf

08 - C-320 Storm Profiles.pdf

09 - C-400 Sediment and Erosion Control Plan.pdf

10 - C-600 Lighting Plan.pdf

11 - C-601 Lighting Specifications.pdf

12 - C-700 Garbage Truck Turning Plan (Front Loading).pdf

13 - C-702 Fire Truck Turning Plan (Scenario 1).pdf

14 - C-703 Fire Truck Turning Plan (Scenario 2).pdf

15 - C-704 Fire Truck Turning Plan (Scenario 3).pdf

16 - C-800 Aerial Site Plan.pdf

17 - C-801 Sight Distance Plan.pdf

18 - C-802 Conceptual Improvements Plan.pdf

19 - C-900 Construction Details.pdf

20 - C-901 Construction Details.pdf

21 - C-902 Construction Details.pdf

22 - C-903 Construction Details.pdf

23 - C-904 Construction Details.pdf

24 - C-905 Construction Details.pdf

25 - C-906 Construction Details.pdf

03 - C-020 Demolition Plan.pdf

26 - C-907 Construction Details.pdf

27 - C-908 Construction Details.pdf

28 - L-100 Landscaping Plan.pdf

Engineer Review 16 West Main.pdf

Engineer Review 16 West Main.pdf

16 W. Main AR 6.17.22.pdf

Planner Review Beacon Commons.pdf

August 30, 2022

Honorable Chairman John Gunn and Members of the Board
City of Beacon Planning Board
One Municipal Plaza
Beacon, NY 12508

Re: JMC Project 18119
Beacon Commons
16 West Main Street
City of Beacon, NY 12508

Site Plan Approval

Dear Chairman Gunn and Members of the Board:

On behalf of Farrell Building Company, we are pleased to provide five (5) sets of the following revised documents in support of Site Plan Approval for the above captioned project:

1. **JMC Site Plans**

Dwg	Title	Last Revised Date
C-000	Cover Sheet	08/30/2022
C-010	Existing Conditions Plan	08/30/2022
C-020	Demolition Plan	08/30/2022
C-100	Site Plan	08/30/2022
C-200	Grading Plan	08/30/2022
C-300	Utilities Plan	08/30/2022
C-310	Utility Profiles	08/30/2022
C-320	Storm Profiles	08/30/2022
C-400	Sediment and Erosion Control Plan	08/30/2022
C-600	Lighting Plan	08/30/2022
C-601	Lighting Specifications	08/30/2022
C-700	Garbage Truck Turning Plan (Front-Loading)	08/30/2022
C-702	Fire Truck Turning Plan (Scenario 1)	08/30/2022
C-703	Fire Truck Turning Plan (Scenario 2)	08/30/2022
C-704	Fire Truck Turning Plan (Scenario 3)	08/30/2022
C-800	Aerial Site Plan	08/30/2022

C-801	Sight Distance Plan	08/30/2022
C-802	Conceptual Improvements Plan	08/30/2022
C-900	Construction Details	08/30/2022
C-901	Construction Details	08/30/2022
C-902	Construction Details	08/30/2022
C-903	Construction Details	08/30/2022
C-904	Construction Details	08/30/2022
C-905	Construction Details	08/30/2022
C-906	Construction Details	08/30/2022
C-907	Construction Details	08/30/2022
C-908	Construction Details	08/30/2022
L-100	Landscaping Plan	08/30/2022

2. Final easements between Farrell and Heady (signed)

3. Final easements between Farrell and Beacon Todd (unsigned)

4. Draft Stormwater Maintenance Easement Agreement

5. Draft Water Main Easement Agreement

6. Engineering Report - Sanitary Sewer & Water Main, dated 08/22/2022

A. <u>Below please find our responses to the comments within the John Clarke Planning and Design Memorandum, dated July 7, 2022.</u>

<u>Comment No. 1</u>

Parking in the adjacent residential district will need a Special Permit from the City Council. The Planning Board should issue a recommendation to the Council.

<u>Response No. 1</u>

The City Council discussed a proposed Local Law at their meeting on 08/15/2022 and is preparing a draft amendment to be submitted to the Planning Board for comments at the 09/13/2022 meeting. The City Council set a public hearing for 09/19/2022. It is expected that the Local Law is approved and a positive recommendation sent to the Planning Board. Then the Planning Board can grant the approval for the parking in the rear residential lot.

<u>Comment No. 2</u>

The Architectural Review Subcommittee met with the project architect for the 4th time on June 17, 2022. The Subcommittee was generally satisfied with the architecture and agreed to refer the design back to the full Board for final review (see attached report).

Response No. 2

So noted.

Comment No. 3

No new architectural drawings were included in the applicant's submission for the July meeting, but the previous note on Sheet 4 should add that Planning Board approval is based on the Site Plan drawings and Building Elevations.

Response No. 3

So noted. Sheet 4 of the architectural drawings shall be revised to include the note and submitted under separate cover.

B. Below please find our responses to the comments within the Creighton Manning comment letter dated July 11, 2022.

Comment No. 1

The traffic study has been revised to consider a build year of 2024 and accounts for other development projects are being considered by the board.

Response No. 1

So noted.

Comment No. 2

The traffic study utilizes the 10th edition of the ITE Trip Generation Manual. As noted in a previous comment letter, the 10th edition data are higher than the current 11th edition of the same publication and thus more conservative. Thus, CM has no further comment regarding trip generation.

Response No. 2

So noted.

Comment No. 3

Please confirm the traffic signal coordination settings for the NYS Route 9D/Beekman St/W Church St intersection. The LOS report indicates that it is Actuated/Uncoordinated. Based on field observations, the intersection appears to be Semi-Actuated/Uncoordinated.

Response No. 3

The analysis of the existing operations at the NY 9D and Beekman Street intersection depicts a semi-actuated traffic signal timing to represent the traffic signal operations at the time of the traffic counts which were conducted prior to the NYSDOT improvements. The traffic signal timing for the no-build and build scenarios incorporates the improvements performed by NYSDOT as discussed in the redevelopment's traffic study to convert the intersection of NY 9D and Beekman Street to adaptive traffic signals. The improvements by the NYSDOT included the installation of wireless vehicle detection on the approach lanes to the intersection which previously did not have vehicle detection which results in a fully actuated traffic signal as analyzed in the no-build and build scenarios.

Comment No. 4

The traffic study conducted an engineering study of the applicability of an all-way stop controlled intersection at West Main Street/Beekman Street/The View Driveway. The study, which followed MUTCD guidance, found that application of an all-way stop control intersection is not warranted based on Warrants A, C, and D. Collision data pertaining to Warrant B is still forthcoming. The applicant's traffic consultant, JMC, states that the applicant is willing to install the appropriate elements to make the intersection an all-way stop. It is CM's understanding that this implementation is subject to review and approval by the City's Traffic Safety Committee.

Response No. 4

JMC met with the City Traffic Safety Committee on 08/25/2022 and presented the potential all way stop at Beekman Street and West Main Street. The committee did not want an all way stop. Instead the requested flashing pedestrian signage be added to replace the existing pedestrian signage at the cross walk across Beekman Street. As such, JMC Drawing C-802 "Conceptual Improvements Plan" has been revised to reflect the request.

Comment No. 5

As depicted on Sheet C-701, a garbage truck entering via the driveway on West Main Street would encroach into the opposing travel lane. This scenario could lead to the garbage truck being forced to reverse onto the public roadway. Therefore, it is recommended that garbage trucks be restricted from entering the site via the driveway on West Main Street and instead use the Bank Street driveway. It appears that entering the site via Bank Street would be a simpler route to the trash enclosure. Furthermore, it is recommended that garbage pickup occur during off-peak hours.

Response No. 5

The rear loading garbage truck scenario was removed from the site plans. The drawings only show a front loading garbage truck entering from the Bank Street driveway. A note has been added to JMC Drawing C-700 "Garbage Truck Turning Plan (Front Loading)" indicating that pick-up shall occur at off-peak hours.

C. Below please find our responses to the comments within the comments in the Lanc & Tully, memorandum dated July 8, 2022

General Comments

Comment No. 1

A Performance Bond will need to be posted for all public improvements proposed as part of the project. As the project progresses, the applicant's engineer should prepare an itemized cost estimate for all public improvements and a submit to the City Engineer's office for review.

Response No. 1

So noted. A construction estimate shall be prepared by the project team once a construction manager is added to the team and it will be submitted for review. We respectfully request this comment be made a condition of approval in the resolution.

Comment No. 2

Written descriptions for each easement shall be prepared and submitted for review. Written descriptions of the easements shall also be attached to the Easement Agreements.

Response No. 2

The signed easements between Farrell and Heady are enclosed. The final easements between Farrell and Beacon Todd are awaiting signatures. The final unsigned version is provided. The signed version will be provided once received from Beacon Todd.

Comment No. 3

The construction schedule provided in response correspondence seems a little unrealistic, as site work and construction of the walls is proposed to start in October and take 4 months to complete. As this will bring you in the winter months, we this goal hard to achieve, as the ground and materials could be frozen. We would ask that this be looked at realistically given the time of year the work is proposed. Applicant has stated

that construction logistics plan and schedule shall be prepared by the project construction manager once they are added to the team and it will be submitted for review.

Response No. 3

The construction schedule provided to date has been approximated. A revised construction schedule can be submitted prior to construction once a construction manager has been contracted by the applicant. We respectfully request this comment be made a condition of approval in the resolution.

Comment No. 4

A Maintenance Agreement shall be prepared for all stormwater facilities in accordance with Section 190-9, Paragraph D of the City Code, and submitted for review.

Response No. 4

The Draft Stormwater Maintenance Easement Agreement is provided for review.

Comment No. 5

A note shall be added to the plan stating, "Upon completion of construction, a topographic as-built drawing shall be prepared for the project and submitted to the City of Beacon."

Response No. 5

Note #9 has been added to JMC Drawing C-300 "Utilities Plan".

Comment No. 6

As the 6" water line running along the rear site entrance is to be dedicated to the City of Beacon, the applicant will need to prepare an Offer Od Dedication for the water line and hydrant, as well as providing an easement over the water line and hydrant. The easement along the access drive shall be the full 20-foot width of the access drive, and then shall be 25-foot wide where the pipe turns and runs to the hydrant. The easement shall extend 10-feet past the hydrant. A written description

Response No. 6

The Draft Water Main Easement Agreement is provided for review. The proposed easement is also shown and labeled on JMC Drawing C-300 "Utilities Plan". The easement has also been submitted to the Dutchess County Department of Health for review.

Comment No. 7

An Engineer's Report shall be prepared for the extension of the City's water system. The report shall include the available pressures and flows within the existing adjacent water system, along with providing the available fire flows at existing hydrants and expected fire flow at hydrant proposed at the rear of the site.

Response No. 7

The "Engineering Report - Sanitary Sewer & Water Main" is provided for review. The report has also been submitted to the Dutchess County Department of Health for review.

Comment No. 8

A hydrant and valve construction detail shall be added to the plans. The detail shall note the use of Mueller Super Centurion Hydrant with a 5/14" valve. The valve shall be a Mueller resilient wedge gate valve.

Response No. 8

The hydrant and gate valve details are shown on JMC Drawing C-907 "Construction Details". The details have also been submitted to the Dutchess County Department of Health for review.

Demolition Plan (Sheet 3 of 28):

Comment No. 1

*As the plan is showing the sidewalk along West Main to be removed, a pedestrian accessway shall be established to allow pedestrians walking along the roadway to continue in a safe manner since there is no sidewalk on the opposite side of the roadway. This would apply to the sidewalk along Bank Street. Th**e Applicant states a construction logistics plan and schedule shall be prepared by the project construction manager once they are added to the team and it will be submitted for review.** This will need to be reviewed by the Beacon Building Department once prepared.*

Response No. 1

So noted. A construction logistics plan and schedule shall be submitted to the City Building Department for approval prior to construction. We respectfully request this comment be made a condition of approval in the resolution.

Grading Plan Sheet (5 of 28)

Comment No. 1

Top and bottom wall elevations shall be provided on the retaining wall at the two angle points on the wall at the entrance drive off Bank Street.

Response No. 1

The additional wall elevations are labeled on JMC Drawing C-200 "Grading Plan".

Utilities Plan (Sheet 6 of 28):

Comment No. 1

The connection of the sanitary sewer lateral to the existing sewer main will require a saddle. The plan should note the use of a saddle that is approved by the City of Beacon. A construction detail for this connection shall be included on the plans, as the current sewer connection detail would be for that of a new connection to a new sewer main.

Response No. 1

The saddle detail is shown on JMC Drawing C-903 "Construction Details". The detail has also been submitted to the Dutchess County Department of Health for review.

Comment No. 2

Construction details for the proposed water tapping's of the water main on Bank Street shall be provided on the plans. The water main taps would consist of a Mueller Model H-615 tapping sleeve and Mueller T-2362 resilient wedge gate tapping valve at both locations.

Response No. 2

The wet tap detail is shown on JMC Drawing C-907 "Construction Details". The detail has also been submitted to the Dutchess County Department of Health for review.

Comment No. 3

The applicant should verify the pressures within the water mains along Bank Street and West Main Street, along with the available fire flows form the hydrants. This information will be required for the design of the sprinkler system that will be required in the building. The applicant has noted that the MEP Engineer will coordinate with the City to

obtain fire flow data and pressures needed for the design of the fire suppression system. We would recommend that this occurs at this time to ensure proper sizing of the line from Bank Street to the building.

Response No. 3

A hydrant flow test was performed and submitted to the City. It is also an appendix within the "Engineering Report - Sanitary Sewer & Water Main" which is provided for review. The report has also been submitted to the Dutchess County Department of Health for review.

Comment No. 4

The City of Beacon Fire Department has requested an additional hydrant be added to rear of the project at the bottom of the access drive off Bank Street. As this line would be considered an extension of the City's water system, the plans will require review and approval by the Dutchess County Department of Health.

Response No. 4

The additional hydrant has been shown on the drawings and confirmed by the Building Department and Fire Department. Emails have been forwarded to the City Consultants for their records. An application was submitted to the Dutchess County Department of Health for review.

Comment No. 5

A profile shall be added to the plan for the proposed 6" water line along the servicing the proposed hydrant along the access off Bank Street. The profile shall clearly show all utility crossings at scale.

Response No. 5

The profile is provided on JMC Drawing C-310 "Utility Profiles". The drawing has also been submitted to the Dutchess County Department of Health for review.

Comment No. 6

A profile shall be added to the plan for the 6" water service connection proposed off Bank Street and running into the mechanical room. The profile shall clearly show all utility crosses at scale.

Response No. 6

The profile is provided on JMC Drawing C-310 "Utility Profiles". The drawing has also been submitted to the Dutchess County Department of Health for review.

Comment No. 7

The 6" water line for the hydrant at the rear of the site is closer than 10 feet to catch basin C1-AA1 and its associated piping. The 6" water line shall be polyethylene encasement that complies with ANSI/AWWA C105/A21.5. The encasement of this line shall be called out on the plans and on the profile for the water line.

Response No. 7

The polyethylene encasement is shown on JMC Drawing C-300 "Utilities Plan" and on the profile on JMC Drawing C-310 "Utility Profiles". A note has also been added to Detail #24 on JMC Drawing C-904 "Construction Details". The drawings have been submitted to the Dutchess County Department of Health for review.

Comment No. 8

The 6" water service line leading to the mechanical room should be shifted to the north so as to provide the required 10-foot separation required between a potable water line and sanitary/storm lines.

Response No. 8

The adjustment is reflected on JMC Drawing C-300 "Utilities Plan".

Comment No. 9

A profile shall be provided on the plans for the sanitary sewer service running from the front of the building and connection to the sewer main in West Main Street. The profile shall show all utility crossings to scale.

Response No. 9

The profile is provided on JMC Drawing C-310 "Utility Profiles". The drawing has also been submitted to the Dutchess County Department of Health for review.

Storm Profile (Sheet 7 of 28):

Comment No. 1

The profile shows the proposed storm drainage pipe to be installed on West Main Stret will be directly atop of the existing water main. This does not comply with NYSDOH requirements for separation, which requires a minimum of 18" of separation between the two. The plan shall be revised to show proper separation distances in accordance with NYSDOH standards. If proper separation cannot be achieved, then additional

measures shall be provided on the plans at this time to ensure compliance with NYSDOT standards.

Response No. 1

The polyethylene encasement is shown on JMC Drawing C-300 "Utilities Plan" and a note is shown on the profile on JMC Drawing C-310 "Utility Profiles". The drawings have been submitted to the Dutchess County Department of Health for review.

Construction Details (Sheet 20 of 28):

Comment No. 1

The "Type II Trench" detail shall be revised to note the use of NYSDOT Item No. 304.12 Type 2 Item 4 for backfill from the pipe spring line to the pavement section wherever trenching is conducted with the City's right-of-ways.

Response No. 1

The detail has been revised as shown on JMC Drawing C-901 "Construction Details".

We trust that the enclosed documents and above responses are sufficient for the Planning Board's review and we look forward to discussing the project at the next meeting. In the interim, if you have questions or require additional information, please do not hesitate to contact our office at (914) 273-5225.

Sincerely,

JMC Planning Engineering Landscape Architecture & Land Surveying, PLLC

Stephen Spina, PE
Senior Project Manager

cc: Mr. Steve Zagoren
Mr. Greg Pancost
Mr. Aryeh Siegel

p:\2018\18119\admin\ltrgunn 2022-08-30.docx

SITE PLAN DRAWINGS

BEACON COMMONS

TAX MAP SECTION 5954 | BLOCK 25 | LOT 616969
DUTCHESS COUNTY
16 WEST MAIN STREET
BEACON, NY 12508

Applicant:
FARRELL COMMUNITIES BEACON LLC
PO BOX 14
BRIDGEHAMPTON, NY 11932
(631) 549-9800

Architect:
ARYEH SIEGEL ARCHITECT
84 MASON CIRCLE
BEACON, NY 12508
(845) 838-2490

Site Planner, Civil & Traffic Engineer, Surveyor and Landscape Architect:
120 BEDFORD ROAD
ARMONK, NY 10504
(914) 273-5225

Geotechnical Engineer:
CARLIN-SIMPSON & ASSOCIATES
61 MAIN STREET
SAYREVILLE, NJ 08872
(732) 432-5757

MEP Engineer:
NLG ENGINEERING, PC
3062 9W, SUITE 500
NEW WINDSOR, NEW YORK, 12553
(845) 562-7005

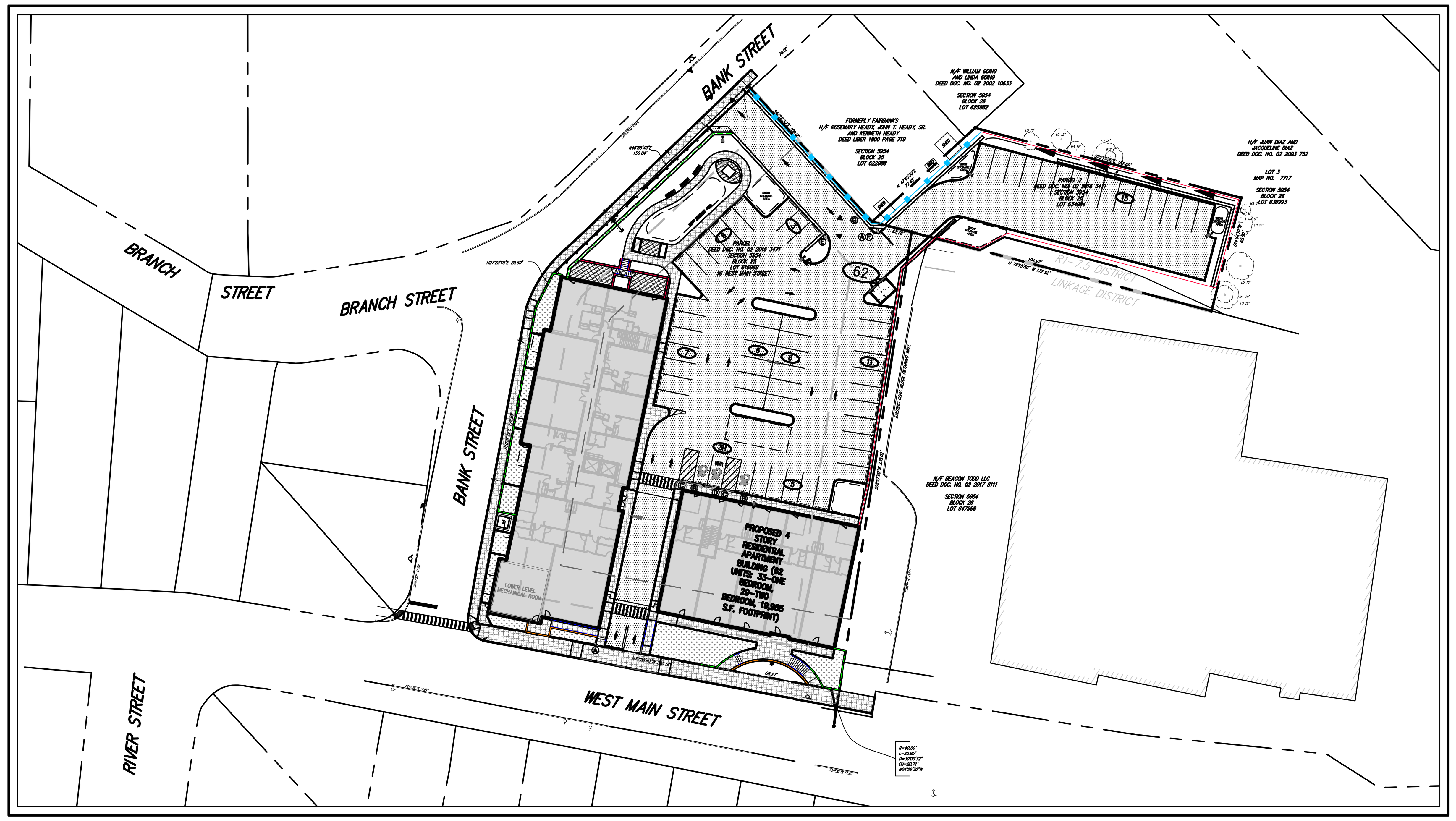
Structural Engineer:
A DEGREE OF FREEDOM, STRUCTURAL ENGINEER, PLLC
34 WEST 15TH STREET, 7TH FLOOR
NEW YORK, NY 10011
(212) 495-9370

JMC Drawing List:

C-000	(SHEET 1 OF 28)	COVER SHEET
C-010	(SHEET 2 OF 28)	EXISTING CONDITIONS PLAN
C-020	(SHEET 3 OF 28)	DEMOLITION PLAN
C-100	(SHEET 4 OF 28)	SITE PLAN
C-200	(SHEET 5 OF 28)	GRADING PLAN
C-300	(SHEET 6 OF 28)	UTILITIES PLAN
C-310	(SHEET 7 OF 28)	UTILITY PROFILES
C-320	(SHEET 8 OF 28)	STORM PROFILES
C-400	(SHEET 9 OF 28)	SEDIMENT AND EROSION CONTROL PLAN
C-600	(SHEET 10 OF 28)	LIGHTING PLAN
C-601	(SHEET 11 OF 28)	LIGHTING SPECIFICATIONS
C-700	(SHEET 12 OF 28)	GARBAGE TRUCK TURNING PLAN (FRONT-LOADING)
C-702	(SHEET 13 OF 28)	FIRE TRUCK TURNING PLAN (SCENARIO 1)
C-703	(SHEET 14 OF 28)	FIRE TRUCK TURNING PLAN (SCENARIO 2)
C-704	(SHEET 15 OF 28)	FIRE TRUCK TURNING PLAN (SCENARIO 3)
C-800	(SHEET 16 OF 28)	AERIAL SITE PLAN
C-801	(SHEET 17 OF 28)	SIGHT DISTANCE PLAN
C-802	(SHEET 18 OF 28)	CONCEPTUAL IMPROVEMENTS PLAN
C-900	(SHEET 19 OF 28)	CONSTRUCTION DETAILS
C-901	(SHEET 20 OF 28)	CONSTRUCTION DETAILS
C-902	(SHEET 21 OF 28)	CONSTRUCTION DETAILS
C-903	(SHEET 22 OF 28)	CONSTRUCTION DETAILS
C-904	(SHEET 23 OF 28)	CONSTRUCTION DETAILS
C-905	(SHEET 24 OF 28)	CONSTRUCTION DETAILS
C-906	(SHEET 25 OF 28)	CONSTRUCTION DETAILS
C-907	(SHEET 26 OF 28)	CONSTRUCTION DETAILS
C-908	(SHEET 27 OF 28)	CONSTRUCTION DETAILS
L-100	(SHEET 28 OF 28)	LANDSCAPING PLAN

ARYEH SIEGEL ARCHITECT Drawing List:

A-100	(SHEET 1 OF 4)	BUILDING PLANS (BASEMENT AND 1ST FLOOR)
A-101	(SHEET 2 OF 4)	BUILDING PLANS (2ND FLOOR AND 3RD FLOOR)
A-102	(SHEET 3 OF 4)	BUILDING PLANS (4TH FLOOR AND ROOF)
A-200	(SHEET 4 OF 4)	BUILDING ELEVATIONS

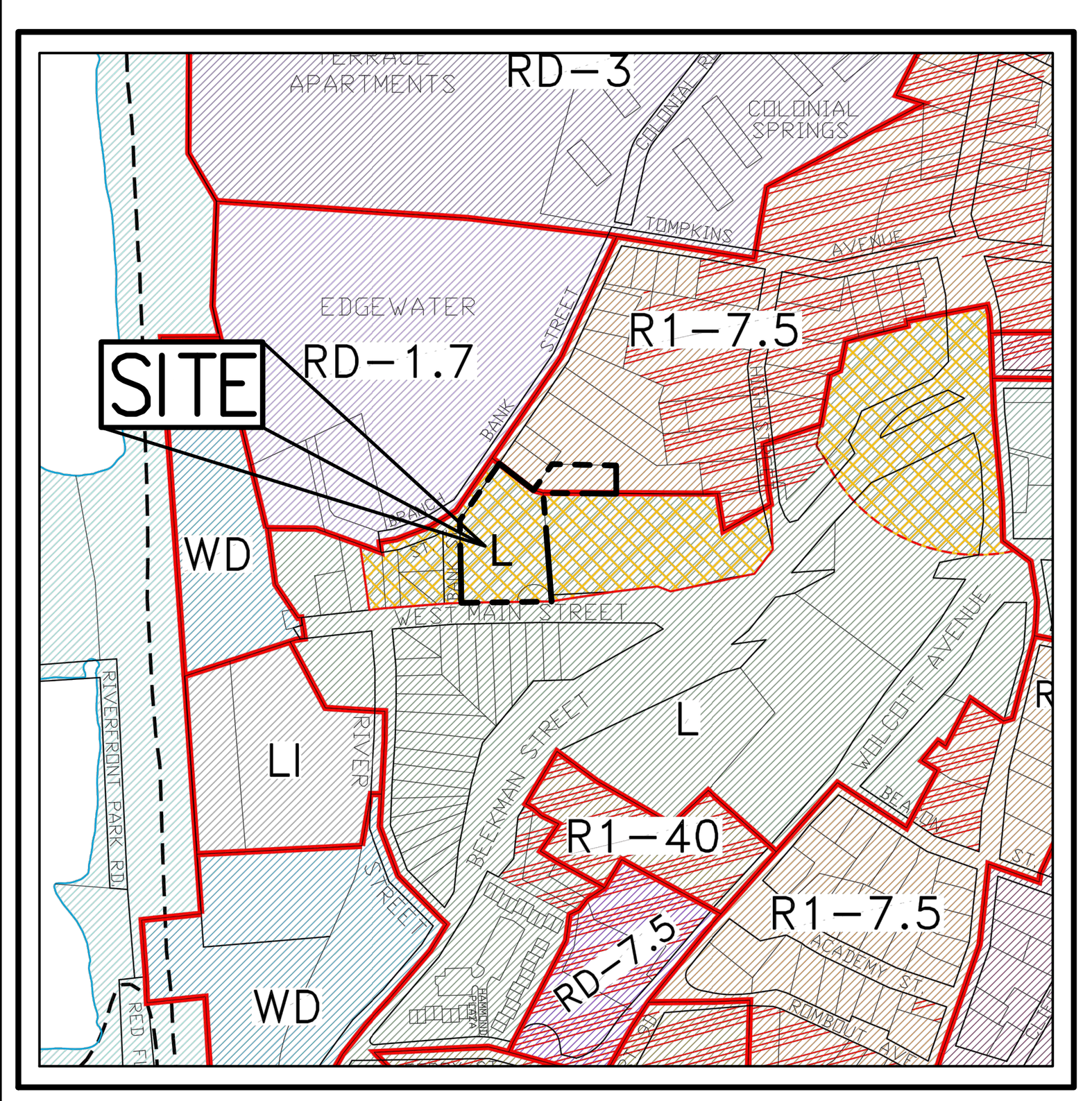


AREA MAP
SCALE: 1" = 50'

TABLE OF LAND USE

SECTION 5954, BLOCK 25, LOT 616969
ZONE "L" – "LINKAGE DISTRICT"
PROPOSED USE: RESIDENTIAL
FIRE DISTRICT: CITY OF BEACON
WATER DISTRICT: CITY OF BEACON
BEACON CITY SCHOOL DISTRICT
SEWER DISTRICT: CITY OF BEACON

DESCRIPTION		REQUIRED	EXISTING	PROPOSED
LOT AREA (PARCELS 1, 2 & 3)	(FEET)	–	1.5 ACRES	1.5 ACRES
LOT WIDTH	(FEET)	–	201'	201'
LOT FRONTAGE	(FEET)	–	555'	555'
LOT DEPTH	(FEET)	75'	320'	320'
BUILDING HEIGHT	(FEET/STORIES)	48'/4 STORIES	–	48'/4 STORIES
FLOOR AREA RATIO		–	–	–
LOT COVERAGE BY LANDSCAPING	(PERCENT)	15% MIN.	47%	17%
YARDS				
FRONT BUILDING SETBACK	(FEET)	MIN. 0'/MAX. 20'	53'/107'	4'
REAR BUILDING SETBACK	(FEET)	MIN. 25'	88'	112'
SIDE BUILDING SETBACK (CORNER LOT)	(FEET)	MIN. 0'/MAX. 30'	13'	3'
PARKING SETBACKS				
FRONT/SIDE (FOR CORNER) PARKING SETBACK	(FEET)	40'/40'	29'/24'	97'/40'
REAR PARKING SETBACK	(FEET)	–	–	–
SIDE PARKING SETBACK	(FEET)	–	–	–
PARKING SUMMARY				
TOTAL SPACES REQUIRED	(1 SPACE/UNIT)	62	28	62
STANDARD SPACES		59	26	59
ACCESSIBLE SPACES		3	2	3



ZONING / VICINITY MAP
SCALE: 1" = 500'
CITY OF BEACON.ORG:
ZONING / 10/04/2017

LEGEND

(dash-dot line)	SITE PROPERTY LINE
(red line)	ZONING BOUNDARY
(thin line)	LOT LINE
L	LINKAGE
LI	LIGHT INDUSTRIAL
WD	WATER FRONT DEVELOPMENT
R1-40	ONE FAMILY RESIDENTIAL
R1-7.5	ONE FAMILY RESIDENTIAL
RD-1.7	DESIGNED RESIDENCE
CB	CENTRAL BUSINESS

GENERAL CONSTRUCTION NOTES APPLY TO ALL WORK HEREIN:

1. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL CALL 811 "DIG SAFELY" (1-800-962-7962) TO HAVE UNDERGROUND UTILITIES LOCATED. EXPLORATORY EXCAVATIONS SHALL COMPLY WITH CODE 753 REQUIREMENTS. NO WORK SHALL COMMENCE UNTIL ALL THE OPERATORS HAVE NOTIFIED THE CONTRACTOR THAT THEIR UTILITIES HAVE BEEN LOCATED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PRESERVATION OF ALL PUBLIC AND PRIVATE UNDERGROUND AND SURFACE UTILITIES AND STRUCTURES AT OR ADJACENT TO THE SITE OF CONSTRUCTION, INSOFAR AS THEY MAY BE ENDANGERED BY THE CONTRACTOR'S OPERATIONS. THIS SHALL HOLD TRUE WHETHER OR NOT THEY ARE SHOWN ON THE CONTRACT DRAWINGS. IF THEY ARE SHOWN ON THE DRAWINGS, THEIR LOCATIONS ARE NOT GUARANTEED EVEN THOUGH THE INFORMATION WAS OBTAINED FROM THE BEST AVAILABLE SOURCES, AND IN ANY EVENT, OTHER UTILITIES ON THESE PLANS MAY BE ENCOUNTERED IN THE FIELD. THE CONTRACTOR SHALL, AT HIS OWN EXPENSE, IMMEDIATELY REPAIR OR REPLACE ANY STRUCTURES OR UTILITIES THAT HE DAMAGES, AND SHALL CONSTANTLY PROCEED WITH CAUTION TO PREVENT UNDUE INTERRUPTION OF UTILITY SERVICE.
2. CONTRACTOR SHALL HAND DIG TEST PITS TO VERIFY THE LOCATION OF ALL EXISTING UNDERGROUND UTILITIES PRIOR TO THE START OF CONSTRUCTION. CONTRACTOR SHALL VERIFY EXISTING UTILITIES DEPTHS AND ADVISE OF ANY CONFLICTS WITH PROPOSED UTILITIES. IF CONFLICTS ARE PRESENT. THE OWNER'S FIELD REPRESENTATIVE, JMC, PLLC AND THE APPLICABLE MUNICIPALITY OR AGENCY SHALL BE NOTIFIED IN WRITING. THE EXISTING/PROPOSED UTILITIES RELOCATION SHALL BE DESIGNED BY JMC, PLLC.
3. CONTRACTOR IS RESPONSIBLE FOR OBTAINING ANY AND ALL LOCAL PERMITS REQUIRED.
4. ALL WORK SHALL BE DONE IN STRICT COMPLIANCE WITH ALL APPLICABLE NATIONAL, STATE, AND LOCAL CODES, STANDARDS, ORDINANCES, RULES, AND REGULATIONS. ALL CONSTRUCTION WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL SAFETY CODES. APPLICABLE SAFETY CODES MEAN THE LATEST EDITION INCLUDING ANY AND ALL AMENDMENTS, REVISIONS, AND ADDITIONS THERETO, TO THE FEDERAL DEPARTMENT OF LABOR, OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION'S OCCUPATIONAL SAFETY AND HEALTH STANDARDS (OSHA); AND APPLICABLE SAFETY, HEALTH REGULATIONS AND BUILDING CODES FOR CONSTRUCTION IN THE STATE OF NEW YORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR GUARDING AND PROTECTING ALL OPEN EXCAVATIONS IN ACCORDANCE WITH THE PROVISION OF SECTION 107-05 (SAFETY AND HEALTH REQUIREMENTS) OF THE NYSDOT STANDARD SPECIFICATIONS. IF THE CONTRACTOR PERFORMS ANY HAZARDOUS CONSTRUCTION PRACTICES, ALL OPERATIONS IN THE AFFECTED AREA SHALL BE DISCONTINUED AND IMMEDIATE ACTION SHALL BE TAKEN TO CORRECT THE SITUATION TO THE SATISFACTION OF THE APPROVAL AUTHORITY HAVING JURISDICTION.
5. CONTRACTOR SHALL MAINTAIN ACCESS TO ALL PROPERTIES AFFECTED BY THE SCOPE OF WORK SHOWN HEREON AT ALL TIMES TO THE SATISFACTION OF THE OWNERS REPRESENTATIVE. RAMPING CONSTRUCTION TO PROVIDE ACCESS MAY BE CONSTRUCTED WITH SUBBASE MATERIAL EXCEPT THAT TEMPORARY ASPHALT CONCRETE SHALL BE PLACED AS DIRECTED BY THE ENGINEER. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING SAFE PEDESTRIAN ACCESS AT ALL TIMES.

SUBSURFACE UTILITY LOCATIONS ARE BASED ON A COMPILATION OF FIELD EVIDENCE, AVAILABLE RECORD PLANS AND/OR UTILITY MARK-OUTS. THE LOCATION OR COMPLETENESS OF UNDERGROUND INFORMATION CANNOT BE GUARANTEED. VERIFY THE ACTUAL LOCATION OF ALL UTILITIES PRIOR TO EXCAVATION OR CONSTRUCTION.

811 Know what's below. Call before you dig.

No.	Revision	Date	By
2.	REVISED PER CITY COMMENTS	02/24/2020	AH
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6.	REVISED PER CITY COMMENTS	05/31/2022	BMS
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8.	REVISED PER CITY COMMENTS	08/30/2022	SMN
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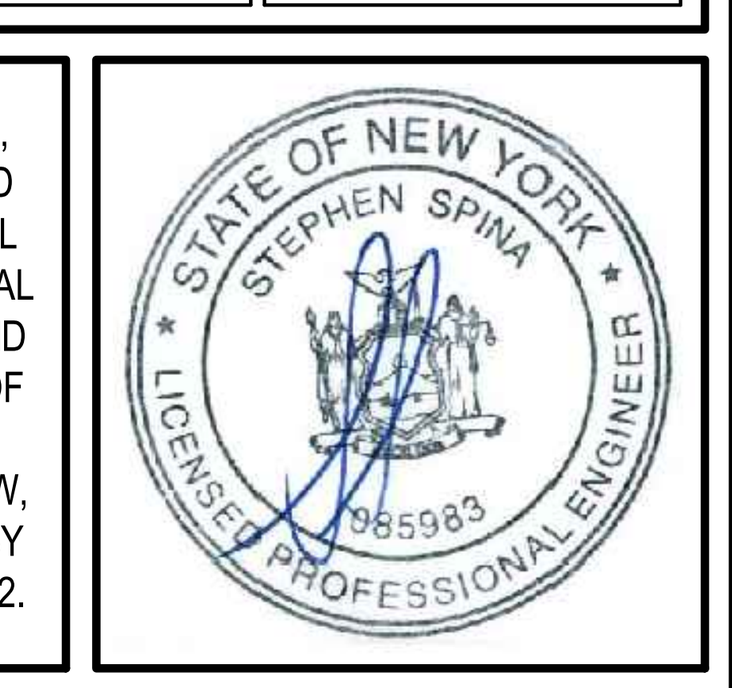

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Drawn: BMS	Approved: SS
Scale:	AS SHOWN
Date:	10/29/2019
Project No:	18119
18119-COVER	COVER / COVER.scr
Drawing No:	C-000 (Sheet 1 of 28)

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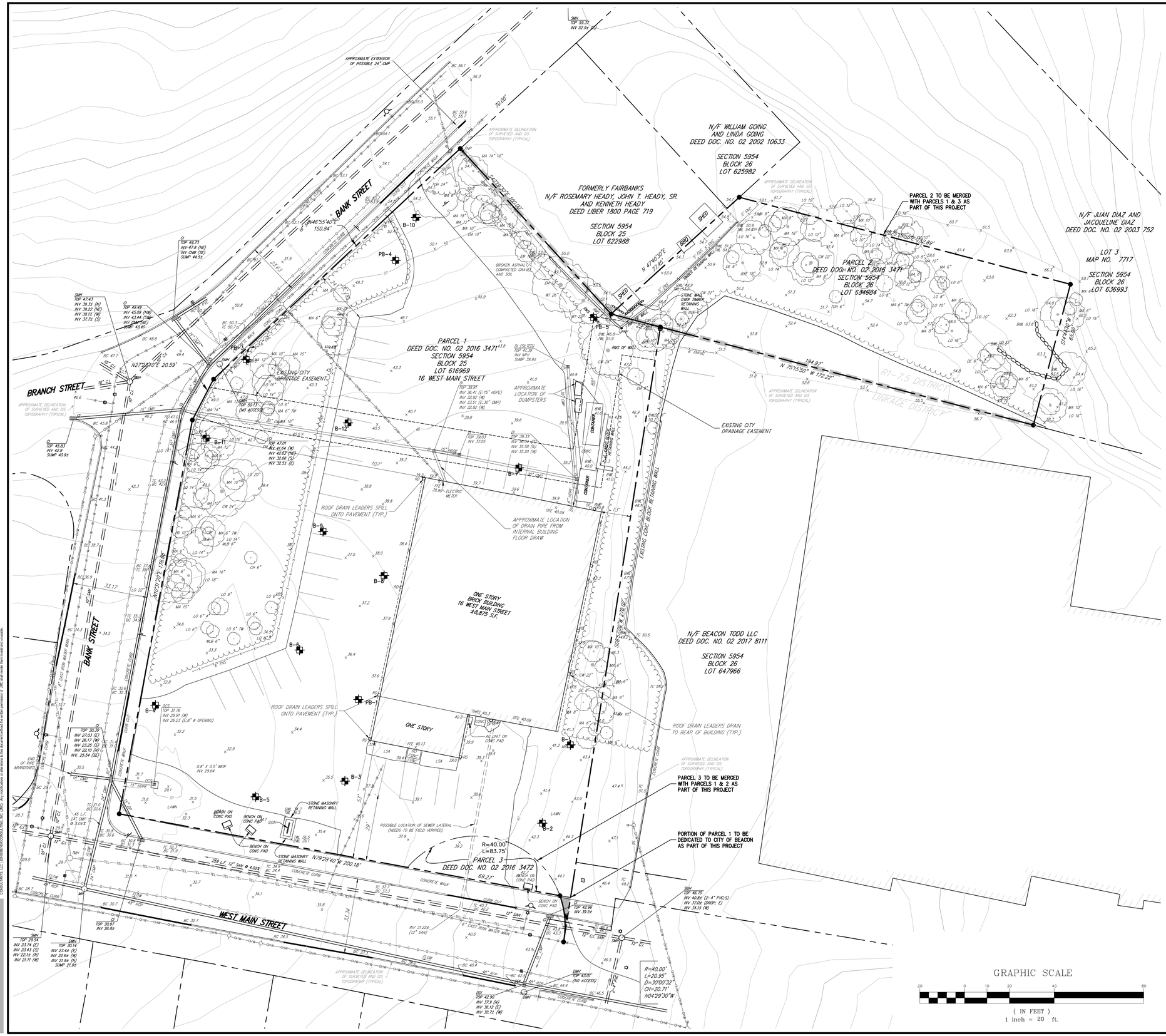

LEGEND

- EXISTING PROPERTY LINE
- ADJACENT PROPERTY LINE
- EXISTING EASEMENT LINE
- EXISTING BUILDING LINE
- EXISTING PAVEMENT EDGE
- EXISTING CURB LINE
- EXISTING INDEX CONTOUR
- EXISTING CONTOUR
- EXISTING SPOT GRADE
- EXISTING STONE WALL
- EXISTING RETAINING WALL
- EXISTING FENCE
- EXISTING TREE AND DESIGNATION
- EXISTING TREE LINE
- EXISTING PARKING
- 36" RCP — EXISTING STORM DRAIN LINE AND SIZE
- 8" SAN — EXISTING SANITARY LINE AND SIZE
- EXISTING WATER LINE
- EXISTING GAS LINE
- EXISTING OVERHEAD WIRES
- EXISTING DRAIN INLET
- EXISTING MANHOLE
- EXISTING FIRE HYDRANT
- EXISTING GAS VALVE
- EXISTING WATER VALVE
- EXISTING UTILITY POLE
- EXISTING LIGHT POLE
- EXISTING SIGN
- B-1 — BORING LOCATION & DESIGNATION

NOTES:

1. EXISTING CONDITIONS DEPICTED ON THIS PLAN HAVE BEEN TAKEN FROM SURVEY TITLED, "TOPOGRAPHIC SURVEY," PREPARED BY JMC PLANNING ENGINEERING LANDSCAPE ARCHITECURE & LAND SURVEYING, PLLC, DATED 09/20/2018, LAST REVISED 03/02/2020.
2. THE TOPOGRAPHY SHOWN IS REFERENCED FROM NAVD88 VERTICAL DATUM AS SHOWN ON THE ABOVE TOPOGRAPHIC SURVEY.
3. SUPPLEMENTAL TOPOGRAPHY BEYOND THE LIMIT OF SURVEYED TOPOGRAPHY IS TAKEN FROM DUTCHESS COUNTY GIS.
4. THE PROJECT SITE IS LOCATED IN ZONE X, "AREA OF MINIMAL FLOOD HAZARD," ACCORDING TO FEMA MAP NO. 36027C0463E, EFFECTIVE 05/02/2012.
5. THE EXISTING SANITARY SEWER SERVICE LATERAL WAS NOT LOCATED AND IS PROPOSED TO BE REMOVED. IT IS ASSUMED TO BE LOCATED FROM THE SOUTH SIDE OF THE BUILDING TO THE MAIN WITHIN WEST MAIN STREET. THE CONTRACTOR SHALL VERIFY AND REMOVE IN ACCORDANCE WITH DUTCHESS COUNTY HEALTH DEPARTMENT AND CITY OF BEACON STANDARDS.
6. SOIL BORING DATA SHOWN ON THIS PLAN WAS TAKEN FROM THE "REPORT ON SUBSURFACE SOIL AND FOUNDATION INVESTIGATION," DATED 09/28/2020, LAST REVISED 03/02/2022, PREPARED BY CARLIN SIMPSON & ASSOCIATES.

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EXISTING CONDITIONS PLAN

BEACON COMMONS
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BEACON, NY 12508

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STATE OF NEW YORK · STEPHEN SPINA · LICENSED PROFESSIONAL ENGINEER · 085983

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Drawn:	BMS	Approved:	SS
Scale:	1" = 20'		
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Project No:	18119		
18119-EXISTING	EXIST	EXIST.scr	
Drawing No:	C–010 (Sheet 2 of 28)		

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EXISTING UTILITY POLE AND GUY WIRE TO BE REMOVED AND REPLACED. TO BE COORDINATED WITH CHG&E. REFER TO UTILITIES PLAN FOR PROPOSED LOCATION.

EXISTING STRUCTURES TO REMAIN AND BE PROTECTED OR BE REBUILT IN KIND

EXISTING UTILITY POLE TO BE REMOVED AND REPLACED. REFER TO UTILITIES PLAN FOR PROPOSED LOCATION

EXISTING PAVEMENT TO BE REMOVED

EXISTING WALL AND FENCE TO BE REMOVED

EXISTING STORM PIPE TO BE REMOVED. STRUCTURE TO REMAIN AND BE PLUGGED.

EXISTING STRUCTURES/CONTAINERS AND WALLS TO BE REMOVED

EXISTING CURB AND SIDEWALK TO BE REMOVED (TYPICAL)

EXTENT OF PROPOSED BUILDING. ALL EXISTING UTILITIES WITHIN PROPOSED BUILDING FOOTPRINT TO BE REMOVED.

EXISTING STORM PIPES AND STRUCTURES TO BE REMOVED. CONTRACTOR TO INSTALL PROPOSED STORM SYSTEM PRIOR TO DEMO OF EXISTING SYSTEM (SEE SHEET C-300).

EXISTING UTILITY POLE TO BE REMOVED AND REPLACED. REFER TO UTILITIES PLAN FOR PROPOSED LOCATION

EXISTING BUILDING TO BE REMOVED

EXISTING TREES TO BE REMOVED AS PART OF TEMPORARY CONSTRUCTION GRADING EASEMENT

EXISTING STORM PIPE AND STRUCTURE TO BE REMOVED

EXISTING STORM PIPE AND CONNECTED STRUCTURES TO REMAIN AND BE PROTECTED

EXISTING WATER SERVICE TO BE REMOVED IN ACCORDANCE WITH THE CITY OF BEACON REQUIREMENTS

EXISTING CURB AND SIDEWALK TO BE REMOVED (TYPICAL)

EXISTING SANITARY SERVICE TO BE REMOVED IN ACCORDANCE WITH THE CITY OF BEACON REQUIREMENTS

EXISTING HYDRANT TO REMAIN AND BE PROTECTED

BANK STREET

BRANCH STREET

WEST MAIN STREET

EXISTING CITY DRAINAGE EASEMENT

ONE STORY BRICK BUILDING 16 WEST MAIN STREET

ONE STORY

R=40.00'
L=83.75'
PARCEL 3
DEED DOC. NO. 02 2016 3472

LEGEND

- EXISTING PROPERTY LINE
- ADJACENT PROPERTY LINE
- EXISTING EASEMENT LINE
- EXISTING BUILDING LINE
- EXISTING PAVEMENT EDGE
- EXISTING CURB LINE
- EXISTING RETAINING WALL
- EXISTING FENCE
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- EXISTING GAS LINE
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- EXISTING DRAIN INLET
- EXISTING MANHOLE
- EXISTING FIRE HYDRANT
- EXISTING GAS VALVE
- EXISTING WATER VALVE
- EXISTING UTILITY POLE
- EXISTING LIGHT POLE
- EXISTING SIGN
- EXISTING FEATURE TO BE REMOVED
- PAVEMENT REMOVAL
- CONCRETE REMOVAL
- PROPOSED BUILDING FOOTPRINT

NOTES:

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2. THE CONTRACTOR SHALL VERIFY THE LOCATION OF EXISTING UTILITIES TO BE DEMOLISHED AND EXISTING UTILITIES TO BE PROTECTED. IF ANY DISCREPANCIES ARE FOUND, THE CONTRACTOR SHALL NOTIFY THE GENERAL CONTRACTOR AND JMC PRIOR TO THE START OF CONSTRUCTION.
3. PRIOR TO THE START OF ANY DEMOLITION THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS AND/OR APPROVALS FROM THE CITY OF BEACON AND ALL OTHER AUTHORITIES HAVING JURISDICTION. CONTRACTOR SHALL PAY ALL OUTSTANDING FEES, CHARGES, AND DEPOSITS TO ACQUIRE SAID PERMITS. NO DEMOLITION SHALL COMMENCE UNTIL A PERMIT HAS BEEN OBTAINED FROM CITY OF BEACON.
4. THE CONTRACTOR SHALL COORDINATE THE DISCONNECTION OF ALL UTILITIES WITH THE UTILITY COMPANY HAVING JURISDICTION PRIOR TO THE START OF DEMOLITION. CONFIRMATION OF DISCONNECTED UTILITIES SHALL BE PROVIDED TO THE CITY OF BEACON BUILDING DEPARTMENT IN ACCORDANCE WITH THEIR REQUIREMENTS. LETTERS FROM THE APPROPRIATE UTILITIES STATING THAT GAS AND ELECTRIC HAVE BEEN CUT OFF SHALL BE PROVIDED TO THE CITY OF BEACON.
5. THE CONTRACTOR SHALL OBTAIN, AND PROVIDE A COPY TO THE CITY OF BEACON, A SEWER PLUG PERMIT INDICATING THAT A LICENSED PLUMBER HAS PLUGGED ALL EXISTING SEWER LINES TO THE EXISTING BUILDING. THE CONTRACTOR SHALL OBTAIN, AND PROVIDE A COPY TO THE CITY OF BEACON, A WATER USE PERMIT INDICATING THAT A LICENSED PLUMBER HAS CUT AND SEALED ALL EXISTING WATER SERVICE TO THE EXISTING BUILDING.
6. ANY UNSUITABLE MATERIAL FOUND ON-SITE DURING DEMOLITION/CONSTRUCTION, AS DETERMINED BY THE PROJECT'S GEOTECHNICAL ENGINEER, SHALL BE PROPERLY DISPOSED OF OFF-SITE IN A MANNER APPROVED BY ALL AUTHORITIES HAVING JURISDICTION AND REPLACED WITH SUITABLE MATERIAL AS REQUIRED.
7. ANY UNSUITABLE MATERIAL FOUND ON-SITE DURING CONSTRUCTION SHALL BE DISPOSED OF OFF-SITE IN A MANNER APPROVED BY ALL AUTHORITIES HAVING JURISDICTION AND REPLACED WITH SUITABLE MATERIAL AS REQUIRED. ALL REMOVAL AND REPLACEMENT OF UNSUITABLE MATERIAL SHALL BE COMPLETED UNDER THE DIRECT SUPERVISION OF A GEOTECHNICAL ENGINEER.
8. ALL DEMOLITION AND/OR CONSTRUCTION WITHIN THE RIGHT-OF-WAY, INCLUDING STREETS AND SIDEWALKS, SHALL BE PERFORMED IN ACCORDANCE WITH CITY OF BEACON.
9. ALL CONSTRUCTION/DEMOLITION DEBRIS NOT PROPOSED TO BE RECYCLED SHALL BE REMOVED AND LEGALLY DISPOSED OF OFF-SITE IN ACCORDANCE WITH THE REGULATIONS OF ALL LOCAL, STATE AND FEDERAL AGENCIES HAVING JURISDICTION.
10. PRIOR TO THE START OF SITE DEMOLITION, EROSION AND SEDIMENT CONTROL DEVICES SHALL BE INSTALLED IN ACCORDANCE WITH CITY OF BEACON, AS REQUIRED AND/OR DIRECTED BY THE CITY OF BEACON OR JMC.
11. EXISTING DRAINAGE PATTERNS ON SITE SHALL BE MAINTAINED TO THE MAXIMUM EXTENT PRACTICABLE.
12. ALL EXISTING UTILITY CASTINGS WHICH ARE TO REMAIN SHALL BE REMOVED AND RESET TO THE NEW PROPOSED GRADES IN ACCORDANCE WITH THE DIRECTIONS OF THE OWNER'S FIELD REPRESENTATIVE. EXISTING CASTINGS WHICH ARE DAMAGED OR UNFIT FOR INSTALLATION IN THE NEW CONSTRUCTION, AS DETERMINED BY THE OWNER'S FIELD REPRESENTATIVE, SHALL BE REPLACED.
13. ALL EXISTING SIDEWALKS, CURBS, PAVEMENT, ETC. TO REMAIN, WHICH ARE DISTURBED OR DAMAGED DUE TO THE NEW CONSTRUCTION, ARE TO BE REPLACED WITH MATERIALS CONSISTENT WITH EXISTING CONDITIONS.
14. THESE PLANS ARE TO BE PROVIDED TO BOTH THE DEMOLITION CONTRACTOR AND THE SITE CONTRACTOR FOR THEIR USE, INFORMATION AND COORDINATION. ANY QUESTIONS OF CONTRACTOR RESPONSIBILITY AND/OR SEPARATION OF WORK SHALL BE DIRECTED TO THE GENERAL CONTRACTOR IN WRITING PRIOR TO ISSUANCE OF BID.
15. THE OWNER SHALL RETAIN A LICENSED AND QUALIFIED PROFESSIONAL, CERTIFIED BY THE CITY OF BEACON, TO INSPECT FOR THE PRESENCE OF ASBESTOS AND/OR OTHER HAZARDOUS MATERIALS WITHIN DEMOLITION AREAS PRIOR TO THE COMMENCEMENT OF DEMOLITION. IF REMEDIATION IS REQUIRED, THE OWNER SHALL DO SO IN ACCORDANCE WITH THE NYS ASBESTOS RULES AND REGULATIONS AND/OR ANY AUTHORITIES HAVING JURISDICTION. THE CONTRACTOR SHALL PROVIDE ALL REQUIRED DOCUMENTATION TO THE NYS PRIOR TO OBTAINING A DEMOLITION PERMIT.
16. THE CONTRACTOR SHALL EXTERMINATE RODENTS AS REQUIRED BY THE DUTCHESS COUNTY DEPARTMENT OF HEALTH AND MENTAL HYGIENE. A LETTER FROM THE HEALTH DEPARTMENT CERTIFYING THAT A LICENSED EXTERMINATOR HAS TREATED THE EXISTING BUILDING SHALL BE PROVIDED TO THE CITY OF BEACON DEPARTMENT OF BUILDINGS.
17. PRIOR TO COMMENCEMENT OF DEMOLITION, THE CONTRACTOR MUST PROVIDE 24-HOUR NOTIFICATION TO THE CITY OF BEACON.
18. THE CONTRACTOR SHALL PROVIDE VERIFICATION TO THE CITY OF BEACON THAT FIVE (5) DAYS' PRIOR NOTIFICATION WAS GIVEN TO ALL ADJOINING OWNERS AND THAT NOTIFICATION WAS GIVEN TO THE APPROPRIATE COMMUNITY BOARD PRIOR TO THE COMMENCEMENT OF DEMOLITION.
19. REFER TO "REPORT ON SUBSURFACE SOIL AND FOUNDATION INVESTIGATION," DATED 09/28/2020, LAST REVISED 03/02/2022 FOR GEOTECHNICAL INFORMATION.
20. TREE REMOVAL SHOULD BE CONDUCTED DURING THE WINTER TIME FRAME OF NOVEMBER 1ST TO MARCH 31ST TO AVOID ADVERSE IMPACTS TO THE BATS. IF TREE REMOVAL IS PLANNED OUTSIDE OF THIS TIME FRAME, A SITE ASSESSMENT BY A BAT BIOLOGIST OR A QUALIFIED BAT SURVEYOR SHOULD BE PERFORMED.

GRAPHIC SCALE
20 0 10 20 40 80
(IN FEET)
1 inch = 20 ft.

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JMC

DEMOLITION PLAN

BEACON COMMONS
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BEACON, NY 12508

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STATE OF NEW YORK · STEPHEN SPINA · 085983 · LICENSED PROFESSIONAL ENGINEER

Drawn: BMS Approved: SS
Scale: 1" = 20'
Date: 10/29/2019
Project No: 18119
18119-EXISTING | DEMO | DEMO.scr
Drawing No:
C-020
(Sheet 3 of 28)

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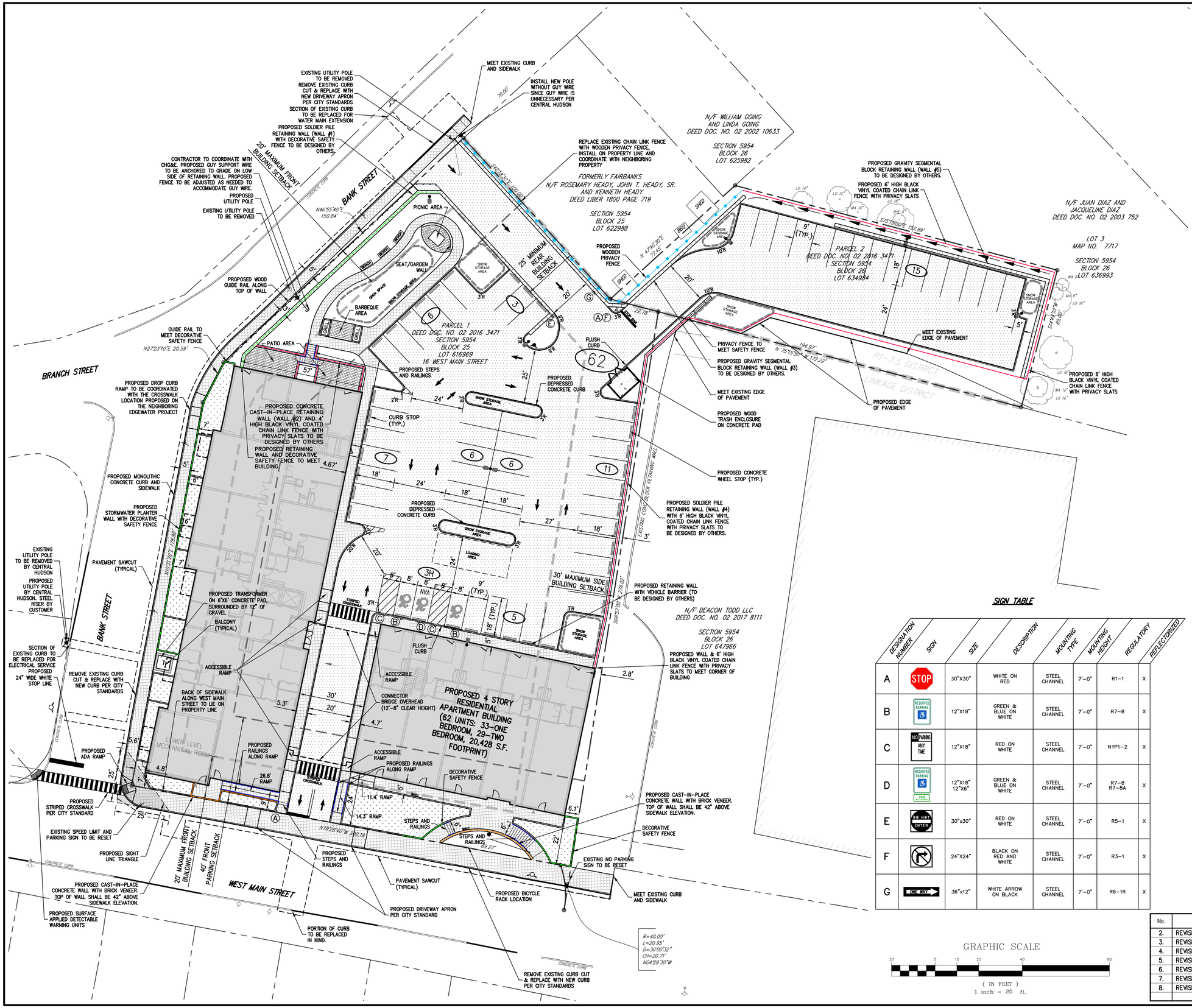

LEGEND

- EXISTING PROPERTY LINE
- ADJACENT PROPERTY LINE
- EXISTING BUILDING SETBACK LINE
- EXISTING PARKING SETBACK LINE
- EXISTING BUILDING LINE
- EXISTING PAVEMENT EDGE
- EXISTING CURB LINE
- EXISTING STONE WALL
- EXISTING RETAINING WALL
- EXISTING FENCE
- EXISTING TREE AND DESIGNATION
- EXISTING PARKING
- EXISTING UTILITY POLE
- EXISTING LIGHT POLE
- EXISTING SIGN
- PROPOSED BUILDING LINE
- PROPOSED CONCRETE CURB
- PROPOSED CONCRETE FLUSH CURB
- PROPOSED SAWCUT LINE
- PROPOSED ACCESSIBLE PARKING SPACES WITH NUMBER OF SPACES INDICATED (REFER TO STRIPING DETAILS)
- PROPOSED PARKING SPACES WITH NUMBER OF SPACES INDICATED (REFER TO STRIPING DETAILS)
- PROPOSED CONCRETE SIDEWALK
- PROPOSED ASPHALT PAVEMENT
- PROPOSED CONCRETE PAVERS
- PROPOSED CONCRETE PAD
- PROPOSED RETAINING WALL (DESIGN BY OTHERS)
- PROPOSED CONCRETE WALL WITH BRICK VENEER (42" ABOVE SIDEWALK)
- PROPOSED BLACK VINYL COATED CHAIN LINK FENCE WITH PRIVACY SLATS
- PROPOSED DECORATIVE SAFETY FENCE
- PROPOSED PRIVACY FENCE
- PROPOSED HANDRAILS
- PROPOSED WOOD GUIDE RAIL
- PROPOSED 12" WIDE WHITE STOP LINE
- PROPOSED ARROW MARKING ON PAVEMENT
- TRAFFIC SIGN LOCATION & DESIGNATION
- PEDESTRIAN CROSSING
- PROPOSED DOUBLE ARM LIGHTING STANDARD (DESIGN BY OTHERS)
- PROPOSED SINGLE ARM LIGHTING STANDARD (DESIGN BY OTHERS)
- PROPOSED BOLLARD LIGHTING STANDARD

SIGN TABLE

DESIGNATION NUMBER	SIGN	SIZE	DESCRIPTION	MOUNTING TYPE	MOUNTING HEIGHT	REGULATORY	REFLECTORIZED
A	STOP	30"X30"	WHITE ON RED	STEEL CHANNEL	7'-0"	R1-1	X
B	RESERVED PARKING	12"X18"	GREEN & BLUE ON WHITE	STEEL CHANNEL	7'-0"	R7-8	X
C	NO PARKING ANY TIME	12"X18"	RED ON WHITE	STEEL CHANNEL	7'-0"	NYP1-2	X
D	RESERVED PARKING VAN ACCESSIBLE	12"X18" 12"X6"	GREEN & BLUE ON WHITE	STEEL CHANNEL	7'-0"	R7-8 R7-8A	X
E	ONE WAY ENTER	30"x30"	RED ON WHITE	STEEL CHANNEL	7'-0"	R5-1	X
F		24"X24"	BLACK ON RED AND WHITE	STEEL CHANNEL	7'-0"	R3-1	X
G	ONE WAY	36"x12"	WHITE ARROW ON BLACK	STEEL CHANNEL	7'-0"	R6-1R	X

NOTES:

1. EXISTING CONDITIONS DEPICTED ON THIS PLAN HAVE BEEN TAKEN FROM SURVEY TITLED, "TOPOGRAPHIC SURVEY," PREPARED BY JMC PLANNING ENGINEERING LANDSCAPE ARCHITECURE & LAND SURVEYING, PLLC, DATED 09/20/2018, LAST REVISED 03/02/2020.
2. SNOW REMOVAL SHALL BE STORED IN THE DESIGNATED AREAS ON THIS PLAN. THE PROPERTY MANAGER SHALL MAINTAIN ALL AVAILABLE PARKING AS PART OF THEIR RESPONSIBILITY TO THE PROPERTY OWNER AND TENANTS. SNOW SHALL BE CLEARED AND STORED ON-SITE AND/OR REMOVED IN A TIMELY MANNER AND DISPOSED OFF-SITE.

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

No.	Revision	Date	By
2.	REVISED PER CITY COMMENTS	02/24/2020	AH
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SITE PLAN

BEACON COMMONS
16 WEST MAIN STREET
BEACON, NY 12508

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Scale: 1" = 20'
Date: 11/26/2019
Project No: 18119
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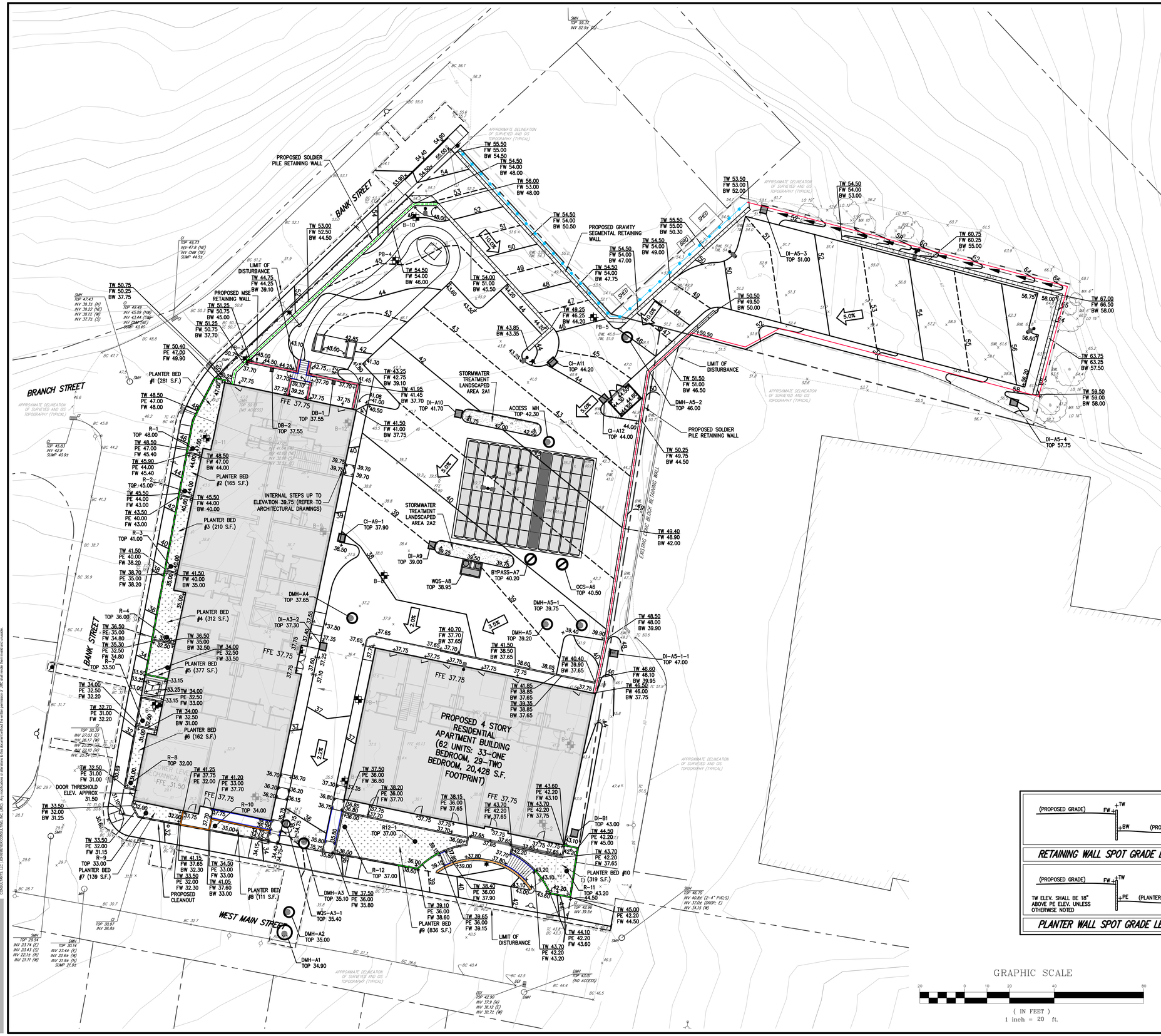

LEGEND

- EXISTING PROPERTY LINE
- ADJACENT PROPERTY LINE
- EXISTING BUILDING LINE
- EXISTING CURB LINE
- EXISTING INDEX CONTOUR
- EXISTING CONTOUR
- EXISTING SPOT GRADE
- EXISTING RETAINING WALL
- EXISTING FENCE
- EXISTING TREE AND DESIGNATION
- EXISTING DRAIN INLET
- EXISTING MANHOLE
- EXISTING UTILITY POLE
- EXISTING LIGHT POLE
- EXISTING SIGN
- EXISTING BORING LOCATION & DESIGNATION
- PROPOSED BORING LOCATION & DESIGNATION
- PROPOSED BUILDING LINE
- PROPOSED CONCRETE CURB
- PROPOSED CONCRETE SIDEWALK
- PROPOSED FINISHED GRADE
- PROPOSED SPOT GRADE
- PROPOSED STORM DRAIN MANHOLE
- PROPOSED TYPE CI DRAIN INLET
- PROPOSED TYPE DI DRAIN INLET
- PROPOSED TYPE DB DRAIN BASIN
- PROPOSED WATER QUALITY STRUCTURE
- PROPOSED SUBSURFACE DRAINAGE OUTLET CONTROL STRUCTURE
- PROPOSED CLEANOUT
- PROPOSED WOOD GUIDE RAIL
- PROPOSED RETAINING WALL AND SAFETY FENCE (DESIGN BY OTHERS)
- PROPOSED PRIVACY RAIL
- PROPOSED LIMIT OF DISTURBANCE
- PROPOSED LIGHTING STANDARD (DESIGN BY OTHERS)

NOTES:

1. EXISTING CONDITIONS DEPICTED ON THIS PLAN HAVE BEEN TAKEN FROM SURVEY TITLED, "TOPOGRAPHIC SURVEY," PREPARED BY JMC PLANNING ENGINEERING LANDSCAPE ARCHITECURE & LAND SURVEYING, PLLC, DATED 09/20/2018, LAST REVISED 03/02/2020.
2. SOIL BORING DATA SHOWN ON THIS PLAN WAS TAKEN FROM THE "REPORT ON SUBSURFACE SOIL AND FOUNDATION INVESTIGATION," DATED 09/28/2020, LAST REVISED 03/02/2022, PREPARED BY CARLIN SIMPSON & ASSOCIATES.
3. FILL MATERIAL, TO BE PLACED IN ADVANCE OF CONSTRUCTION, IS TO BE COORDINATED WITH LATEST GEOTECHNICAL REPORT BY CARLIN SIMPSON & ASSOCIATES AND MONITORED BY CARLIN SIMPSON & ASSOCIATES.
4. ALL STORMWATER MANAGEMENT PRACTICES SHALL REMAIN UNDISTURBED AND BE PROTECTED FROM HEAVY MACHINERY TRAFFIC DURING CONSTRUCTION. HOWEVER DURING CONSTRUCTION OF THE PRACTICE THE CONTRACTOR SHALL MINIMIZE AND AVOID HEAVY MACHINERY TRAFFIC TO THE MAXIMUM EXTENT PRACTICABLE. THERE SHALL BE NO STORAGE OF MATERIALS WITHIN AREAS TO BE USED FOR STORMWATER MANAGEMENT PRACTICES. THE CONTRACTOR SHALL INSTALL CONSTRUCTION FENCE AROUND THE PRACTICE TO DISCOURAGE VEHICLE TRAFFIC.
5. ALL FILLS SHALL BE COMPACTED TO PROVIDE STABILITY OF MATERIAL AND TO PREVENT SETTLEMENT.
6. EXCAVATIONS AND FILLS SHALL NOT ENDANGER ADJOINING PROPERTIES, NOR DIVERT WATER ONTO THE PROPERTY OF OTHERS AT ANY TIME DURING THE COURSE OF CONSTRUCTION.
7. CONTRACTOR SHALL REFER TO EROSION AND SEDIMENT CONTROL PLAN FOR FURTHER DIRECTION REGARDING SITE STABILIZATION THROUGHOUT THE COURSE OF CONSTRUCTION.
8. FILL MATERIAL SHALL BE PLACED 2 TO 3 MONTHS PRIOR TO CONSTRUCTION OF BUILDING AND ALL INSTALLATION SHALL BE WITNESSED BY CARLIN SIMPSON & ASSOCIATES.
9. REFER TO LATEST REVISION OF REPORT ON SUBSURFACE SOIL AND FOUNDATION INVESTIGATION, BY CARLIN SIMPSON & ASSOCIATES. ALL PILES FOR THE PROPOSED BUILDING ARE TO BE DRILLED.
10. AS INDICATED ON THE LATEST CARLIN SIMPSON & ASSOCIATES GEOTECHNICAL REPORT, ALL PILE OPERATIONS SHALL BE DRILLED.

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)

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Date:	10/29/2019
Project No:	18119
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Drawing No:	C–200 (Sheet 5 of 28)

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GRADING PLAN

BEACON COMMONS
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NOTES:

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2. ALL STORMWATER MANAGEMENT PRACTICES SHALL REMAIN UNDISTURBED AND BE PROTECTED FROM HEAVY MACHINERY TRAFFIC DURING CONSTRUCTION. HOWEVER DURING CONSTRUCTION OF THE PRACTICE THE CONTRACTOR SHALL MINIMIZE AND AVOID HEAVY MACHINERY TRAFFIC TO THE MAXIMUM EXTENT PRACTICABLE. THERE SHALL BE NO STORAGE OF MATERIALS WITHIN AREAS TO BE USED FOR STORMWATER MANAGEMENT PRACTICES. THE CONTRACTOR SHALL INSTALL CONSTRUCTION FENCE AROUND THE PRACTICE TO DISCOURAGE VEHICLE TRAFFIC.
3. UNLESS OTHERWISE SPECIFIED, PIPE FOR STORM DRAINS SHALL BE HIGH DENSITY POLYETHYLENE PIPE (HDPE) WITH A SMOOTH INTERIOR AND ANNULAR EXTERIOR CORRUGATIONS IN ACCORDANCE WITH ASTM F-2648. JOINTS SHALL BE WATERTIGHT IN ACCORDANCE WITH ASTM D-3212.
4. UNLESS OTHERWISE SPECIFIED, PIPE FOR SANITARY SEWER GRAVITY LINES SHALL BE POLYVINYL CHLORIDE PIPE (PVCP), SDR-35, WITH PUSH-ON JOINTS IN ACCORDANCE WITH ASTM D-3034 AND D-3212.
5. UNLESS OTHERWISE SPECIFIED, PIPE FOR WATER LINES SHALL BE DOUBLE CEMENT-LINED DUCTILE IRON PIPE (DIP), CLASS 54, WITH PUSH-ON JOINTS IN ACCORDANCE WITH AWWA C-150, C-151, C-104 AND C-111.
6. ELECTRIC, TELEPHONE, FIRE ALARM AND CABLE TELEVISION LINES SHALL BE INSTALLED UNDERGROUND IN CONDUIT IN ACCORDANCE WITH THE REQUIREMENTS OF THE UTILITY COMPANY HAVING JURISDICTION.
7. THE CONTRACTOR SHALL VERIFY THE LOCATION OF EXISTING UTILITIES TO BE CONNECTED TO AND EXISTING UTILITIES TO REMAIN AND BE PROTECTED. IF ANY DISCREPANCIES ARE FOUND, THE CONTRACTOR SHALL NOTIFY THE GENERAL CONTRACTOR AND JMC PRIOR TO THE START OF CONSTRUCTION. EXISTING 12" SANITARY MAIN INVERT AT CROSSING OF NEW 30" STORM PIPE IS 26.37. EXISTING WATER MAIN, GAS MAIN, AND TELEPHONE/DATA LINE MAY NEED TO BE ADJUSTED TO AVOID CONFLICT WITH PROPOSED STORM. THE DEPTH OF THE EXISTING WATER MAIN AND SEWER MAIN SHALL BE VERIFIED WITH TEST PITS TO CONFIRM THERE IS ADEQUATE SPACE FOR THE PROPOSED TAPPING SLEEVE AND GATE VALVE CONNECTIONS.
8. ALL STORMWATER FACILITIES TO BE CONSTRUCTED AS PART OF THIS PROJECT SHALL BE INSPECTED BY A LICENSED ENGINEER ON A YEARLY BASIS, WITH A COPY OF THE REPORT BEING PROVIDED TO THE CITY BUILDING DEPARTMENT. THE REPORT SHALL INCLUDE ALL FINDINGS AND RECOMMENDATIONS.
9. UPON COMPLETION OF CONSTRUCTION, A TOPOGRAPHIC AS-BUILT DRAWING SHALL BE PREPARED FOR THE PROJECT AND SUBMITTED TO THE CITY OF BEACON.

LEGEND

- EXISTING PROPERTY LINE
- ADJACENT PROPERTY LINE
- EXISTING EASEMENT LINE
- EXISTING BUILDING LINE
- EXISTING PAVEMENT EDGE
- EXISTING CURB LINE
- EXISTING STONE WALL
- EXISTING RETAINING WALL
- EXISTING FENCE
- EXISTING TREE AND DESIGNATION
- EXISTING STORM DRAIN LINE AND SIZE
- EXISTING SANITARY LINE AND SIZE
- EXISTING WATER LINE
- EXISTING GAS LINE
- EXISTING OVERHEAD WIRES
- EXISTING DRAIN INLET
- EXISTING MANHOLE
- EXISTING FIRE HYDRANT
- EXISTING GAS VALVE
- EXISTING WATER VALVE
- EXISTING UTILITY POLE
- EXISTING LIGHT POLE
- EXISTING SIGN
- PROPOSED BUILDING LINE
- PROPOSED CONCRETE CURB
- PROPOSED EASEMENT LINE
- PROPOSED CONCRETE SIDEWALK
- PROPOSED DROP CURB AND RAMP
- PROPOSED STORM DRAIN MANHOLE
- PROPOSED TYPE CI DRAIN INLET
- PROPOSED TYPE DI DRAIN INLET
- PROPOSED TYPE DB DRAIN BASIN
- WQS PROPOSED WATER QUALITY STRUCTURE
- OCS PROPOSED SUBSURFACE DRAINAGE OUTLET CONTROL STRUCTURE
- CO PROPOSED CLEANOUT
- 15" HDPE PROPOSED STORM DRAIN LINE & SIZE
- 6" PVC PROPOSED SANITARY SEWER LINE & SIZE
- 6" WATER PROPOSED WATER LINE & SIZE
- PROPOSED TELEPHONE LINE
- PROPOSED OVERHEAD WIRES
- PROPOSED WATER VALVE
- PROPOSED GAS VALVE
- PROPOSED WOOD GUIDE RAIL
- PROPOSED RETAINING WALL AND SAFETY FENCE (DESIGN BY OTHERS)
- PROPOSED PRIVACY FENCE
- PROPOSED UTILITY POLE
- PROPOSED THRUST BLOCK
- PROPOSED EASEMENT

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UTILITIES PLAN

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Scale: 1" = 20'
Date: 10/29/2019
Project No: 18119
18119-SITE | UTIL | UTIL.scr
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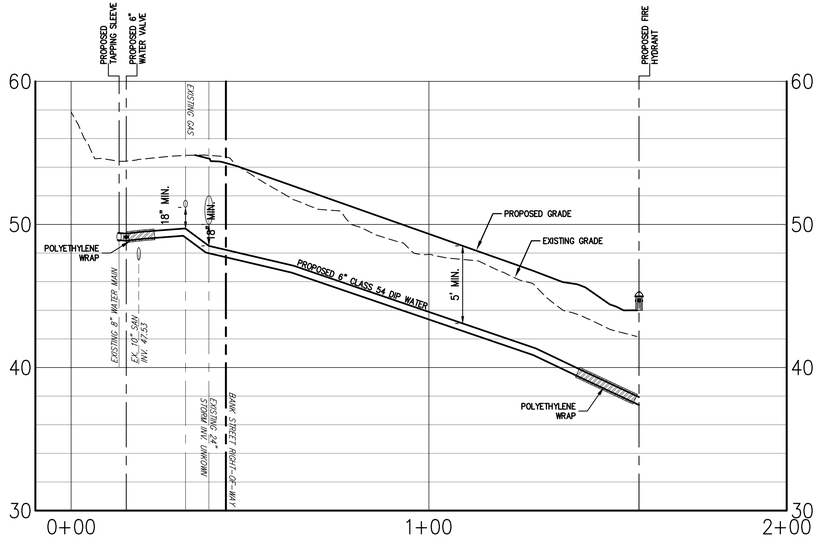
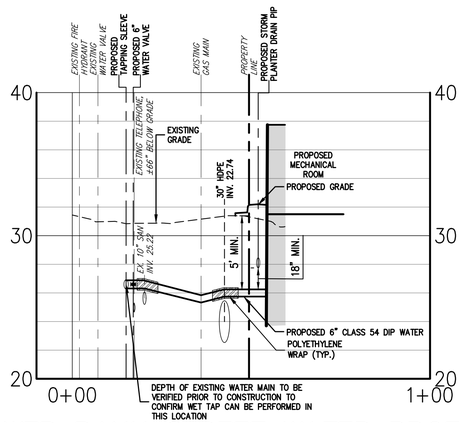
GRAPHIC SCALE
20 0 10 20 40 80
(IN FEET)
1 inch = 20 ft.

WEST MAIN STREET AND BANK STREET BLOWUP
SCALE: 1" = 10'



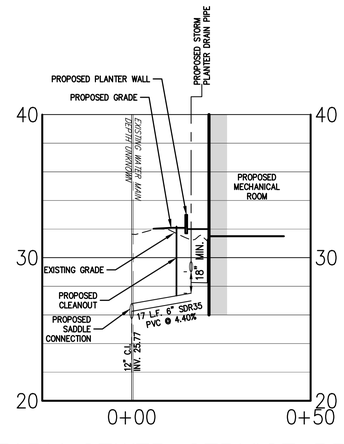
UPPER BANK STREET WATER PROFILE

SCALE
HORIZONTAL: 1" = 20'
VERTICAL: 1" = 5'



LOWER BANK STREET WATER PROFILE

SCALE
HORIZONTAL: 1" = 20'
VERTICAL: 1" = 5'



SANITARY SEWER SERVICE PROFILE

SCALE
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VERTICAL: 1" = 5'

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UTILITY PROFILES

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Project No: 18119
18119-SITE | UTILITY PROFILE | UTIL.scr
Drawing No:
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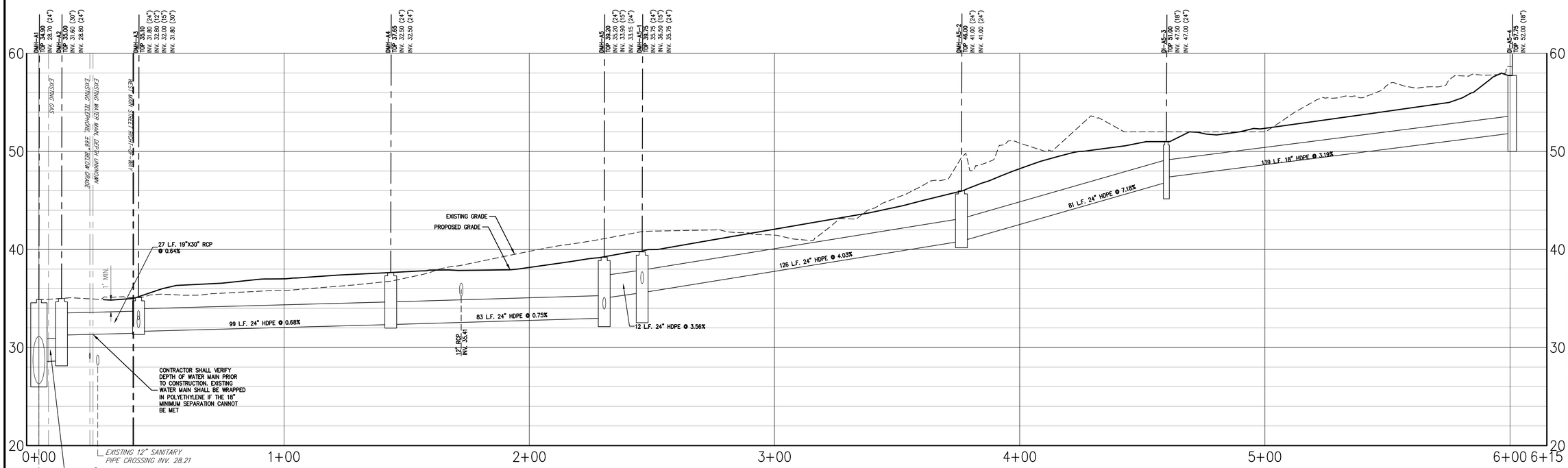
(Sheet 7 of 28)



DMH-A1 to DI-A5-4 STORMWATER PROFILE

SCALE
HORIZONTAL: 1" = 20'
VERTICAL: 1" = 5'

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STORM PROFILES

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Project No:	18119		
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C-320
(Sheet 8 of 28)

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PROPOSED CONSTRUCTION ACCESS

PROPOSED TEMPORARY CONSTRUCTION FENCE (TYPICAL)

PROPOSED TEMPORARY SOIL STOCKPILE AREA SURROUNDED BY SILT FENCE

PROPOSED SILT SACK (TYPICAL)

BRANCH STREET

BANK STREET

PROPOSED TEMPORARY CONSTRUCTION FENCE (TYPICAL)

PROPOSED TEMPORARY TREE PROTECTION FENCE

PROPOSED STONE CHECK DAM (TYPICAL)

PROPOSED DIVERSION SWALE FOR OFFSITE FLOW

EXISTING CITY DRAINAGE EASEMENT

PROPOSED TEMPORARY CONSTRUCTION FENCE (TYPICAL)

PROPOSED EXCAVATED DROP INLET PROTECTION (TYPICAL)

PROPOSED CONCRETE TRUCK WASHOUT AREA

ROOF DRAIN LEADERS DRAIN TO REAR OF BUILDING (TYP.)

PROPOSED 4 STORY RESIDENTIAL APARTMENT BUILDING (62 UNITS: 33–ONE BEDROOM, 29–TWO BEDROOM, 20,428 S.F. FOOTPRINT)

PROPOSED EXCAVATED DROP INLET PROTECTION (TYPICAL)

PROPOSED SILT SACK (TYPICAL)

PROPOSED SILT FENCE AND TEMPORARY CONSTRUCTION FENCE

PROPOSED EXCAVATED DROP INLET PROTECTION

PROPOSED SILT SACK (TYPICAL)

WEST MAIN STREET

ONE STORY BRICK BUILDING 16 WEST MAIN STREET

LOWER LEVEL MECHANICAL ROOM

LEGEND

- PROPOSED EXCAVATED DROP INLET PROTECTION
- PROPOSED SILT SACK
- PROPOSED CONSTRUCTION FENCE
- PROPOSED TEMP. TREE PROTECTION FENCE
- PROPOSED SILT FENCE
- PROPOSED LIMIT OF DISTURBANCE
- PROPOSED STABILIZED CONSTRUCTION ENTRANCE
- PROPOSED STOCKPILE AREA
- EXISTING TREE AND DESIGNATION

NOTES:

1. EXISTING CONDITIONS DEPICTED ON THIS PLAN HAVE BEEN TAKEN FROM SURVEY TITLED, "TOPOGRAPHIC SURVEY," PREPARED BY JMC PLANNING ENGINEERING LANDSCAPE ARCHITECURE & LAND SURVEYING, PLLC, DATED 09/20/2018, LAST REVISED 03/02/2020.
2. THIS PLAN IS FOR TEMPORARY EROSION AND SEDIMENT CONTROL INFORMATION ONLY.
3. PRIOR TO BEGINNING ANY CLEARING, GRUBBING OR EXCAVATION, ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED IN ACCORDANCE WITH ALL THE PLANS AND SPECIFICATIONS. EROSION AND SEDIMENT CONTROL MEASURES SHALL BE MAINTAINED UNTIL THE SITE IS STABILIZED. FINAL STABILIZATION OF LANDSCAPED AREAS SHALL BE IN ACCORDANCE WITH THE LANDSCAPE PLAN.
4. THE CONTRACTOR SHALL INSPECT AND MAINTAIN ON–SITE EROSION AND SEDIMENT CONTROL MEASURES ON A DAILY BASIS. ALL COLLECTED SEDIMENT WITHIN SEDIMENT BARRIERS SHALL BE REMOVED PERIODICALLY AS REQUIRED TO MAINTAIN THE FUNCTION OF THE SEDIMENT BARRIERS. ALL SEDIMENT COLLECTED SHALL BE RESPREAD ON–SITE WITHIN STABILIZED AREAS AS DIRECTED BY THE OWNERS REPRESENTATIVE.
5. THE CONTRACTOR SHALL INSPECT DOWNSTREAM CONDITIONS FOR EVIDENCE OF SEDIMENTATION ON A WEEKLY BASIS, AFTER EACH RAINSTORM, AND AS MAY BE REQUIRED OR DIRECTED BY ALL APPLICABLE APPROVALS AND PERMITS. THE CONTRACTOR SHALL IMMEDIATELY PROVIDE A WRITTEN REPORT ON FINDINGS OF SEDIMENT IN DOWNSTREAM AREAS TO ALL AUTHORITIES HAVING JURISDICTION AND MAKE REPAIRS AS REQUIRED OR DIRECTED.
6. ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED BY THE CONTRACTOR AS REQUIRED/WARRANTED BY FIELD CONDITIONS AND AS DIRECTED BY THE OWNERS REPRESENTATIVE, JMC, AND/OR ANY AUTHORITY HAVING JURISDICTION.
7. STOCKPILING OF CONSTRUCTION MATERIAL SHALL BE PLACED ON–SITE IN THE AREA DESIGNATED ON THIS PLAN OR AS APPROVED BY THE OWNERS REPRESENTATIVE. STOCKPILED EXCAVATED MATERIAL SHALL HAVE TWO ROWS OF SILT FENCE LOCATED AROUND ITS PERIMETER. ALL STOCKPILED MATERIAL SHALL BE MAINTAINED IN AN ORDERLY MANNER SO AS NOT TO IMPEDE ON PEDESTRIAN AND/OR VEHICULAR TRAFFIC CIRCULATION ROUTES.
8. DUST SHALL BE CONTROLLED BY SPRINKLING OR OTHER APPROVED METHODS AS NECESSARY, OR AS DIRECTED BY THE OWNERS REPRESENTATIVE.
9. ALL STORMWATER MANAGEMENT PRACTICES SHALL REMAIN UNDISTURBED AND BE PROTECTED FROM HEAVY MACHINERY TRAFFIC DURING CONSTRUCTION. HOWEVER DURING CONSTRUCTION OF THE PRACTICE THE CONTRACTOR SHALL MINIMIZE AND AVOID HEAVY MACHINERY TRAFFIC TO THE MAXIMUM EXTENT PRACTICABLE. THERE SHALL BE NO STORAGE OF MATERIALS WITHIN AREAS TO BE USED FOR STORMWATER MANAGEMENT PRACTICES. THE CONTRACTOR SHALL INSTALL CONSTRUCTION FENCE AROUND THE PRACTICE TO DISCOURAGE VEHICLE TRAFFIC.
10. ALL EXPOSED SLOPES AND GRADED/DISTURBED AREAS, THAT WILL NOT BE FURTHER DISTURBED WITHIN 14 CALENDAR DAYS (7 DAYS FOR CONSTRUCTION SITES THAT EITHER DIRECTLY DISCHARGE TO ONE OF THE 303(d) SEGMENTS LISTED IN APPENDIX E OF THE GENERAL PERMIT OR ARE LOCATED WITHIN ONE OF THE WATERSHEDS LISTED IN APPENDIX C OF THE GENERAL PERMIT), SHALL BE TEMPORARILY SEEDED WITHIN 24 HOURS OF DISTURBANCE, IN ACCORDANCE WITH THE NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION (NYSDEC) "EROSION AND SEDIMENT CONTROL GUIDELINES" AND THE ANSI A300 "BEST MANAGEMENT PRACTICES FOR TREE AND SHRUB PLANTING, TRANSPLANTING, MAINTENANCE AND CARE," PREPARED BY THE INTERNATIONAL SOCIETY OF ARBORICULTURE (ISA), LATEST EDITIONS, AS FOLLOWS:
    A. SEED MIXTURE AND RATE OF APPLICATION:
        A.1. IN SPRING, SUMMER OR EARLY FALL, SEED THE AREA WITH RYEGRASS (ANNUAL OR PERENNIAL) AT 30 POUNDS PER ACRES (APPROXIMATELY 0.7 POUNDS/1000 SQUARE FEET OR USE 1 POUND/1000 SQUARE FEET).
        A.2. IN LATE FALL OR EARLY WINTER, SEED THE AREA WITH CERTIFIED "AROOSTOOK" WINTER RYE (CEREAL RYE) AT 100 POUNDS PER ACRE (2.5 POUNDS/1000 SQUARE FEET).
    B. APPLICATION SHALL BE UNIFORM BY MECHANICAL OR HYDROSEED METHODS.
    C. MULCH ALL SEEDED AREAS WITH STRAW AT A RATE OF 2 TONS PER ACRE (90 POUNDS PER 1,000 SQUARE FEET) SUCH THAT THE MULCH FORMS A CONTINUOUS BLANKET.
11. ALL SEEDED AREAS SHALL BE FERTILIZED, RESEEDED, AND MULCHED AS NECESSARY TO MAINTAIN VIGOROUS, DENSE VEGETATIVE COVER.
12. TEMPORARY SEED MIXTURES SHALL NOT BE PLACED ON AREAS WHERE FINAL GRADE HAS BEEN ESTABLISHED AND TOPSOIL HAS BEEN PLACED UNLESS OTHERWISE DIRECTED BY THE PROJECT LANDSCAPE ARCHITECT.
13. SUMPS SHALL BE INSTALLED FOR DEWATERING OF GROUNDWATER DURING CONSTRUCTION. PUMPED GROUNDWATER WILL BE DISCHARGED INTO SEDIMENT SETTLING TANKS AND THEN DISCHARGE LINE SHALL HAVE A FILTER SOCK ON THE END OF THE LINE. THE FILTERED GROUNDWATER SHALL THEN BE DISCHARGED OFF–SITE WITHIN ADJACENT DRAINAGE STRUCTURES.
14. ACCORDING TO THE U.S. FISH AND WILDLIFE SERVICE (USFWS), TREE REMOVAL SHOULD BE CONDUCTED DURING THE WINTER TIME FRAME OF NOVEMBER 1ST TO MARCH 31ST TO AVOID ADVERSE IMPACTS TO THE BATS. IF TREE REMOVAL IS PLANNED OUTSIDE OF THIS TIME FRAME, A SITE ASSESSMENT BY A BAT BIOLOGIST OR A QUALIFIED BAT SURVEYOR SHOULD BE PERFORMED. SUCH A SURVEY WILL IDENTIFY POTENTIAL CONCERNS AND ALLOW FOR IMPLEMENTATION OF SITE ACTIVITY PROTECTIONS.

SEQUENCE OF CONSTRUCTION

CONSTRUCTION SHALL BE SEQUENCED IN SUCH A MANNER THAT ANY AREA WHICH IS DISTURBED SHALL FIRST BE PROTECTED WITH SEDIMENT EROSION CONTROLS AS INDICATED ON THIS PLAN. PARTICULAR REQUIREMENTS ARE GIVEN AS FOLLOWS:

1. INSTALLATION OF SEDIMENT AND EROSION CONTROL MEASURES AS INDICATED ON THIS PLAN.
2. PRE–CONSTRUCTION MEETING WITH SITE CONTRACTOR, CITY OF BEACON PERSONNEL, AND SITE ENGINEER.
3. DEMOLITION OF EXISTING BUILDING AS REQUIRED..
4. CLEAR UNDEVELOPED PORTION OF PROPERTY WHICH IS TO BE DEVELOPED.
5. STRIP AND STOCK PILE TOPSOIL.
6. INSTALL PROPOSED OFFSITE STORMWATER SYSTEM PRIOR TO DEMOLITION OF EXISTING STORM SYSTEM.
7. BEGIN ROUGH GRADING, RETAINING WALLS CONSTRUCTION, BUILDING CONSTRUCTION, AND PARKING LOT CONSTRUCTION..
8. INSTALL STORM DRAIN SYSTEM COMPLETE (IMMEDIATELY INSTALL INLET PROTECTION ON ALL INLETS).
9. INSTALL PUBLIC UTILITIES (GAS, ELECTRIC AND TELEPHONE) AS REQUIRED.
10. INSTALL CONCRETE AND ASPHALT CONCRETE PAVEMENT COMPLETE.
11. FINISH GRADING, REDISTRIBUTE TOPSOIL AND ESTABLISH VEGETATION AND/OR LANDSCAPING.
12. CLEAN PAVEMENTS AND STORM DRAIN SYSTEM OF ALL ACCUMULATED SEDIMENT IN CONJUNCTION WITH THE REMOVAL OF ALL TEMPORARY SEDIMENT AND EROSION CONTROL DEVICES.
13. COMPLETE SITE AND BUILDING CONSTRUCTION.

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)

1 inch = 20 ft.

No.	Revision	Date	By
2.	REVISED PER CITY COMMENTS	02/24/2020	AH
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JMC

SEDIMENT AND EROSION CONTROL PLAN

BEACON COMMONS
16 WEST MAIN STREET
BEACON, NY 12508

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STATE OF NEW YORK · STEPHEN SPINA · 085983 · LICENSED PROFESSIONAL ENGINEER

Drawn:	BMS	Approved:	SS
Scale:	1" = 20'		
Date:	10/29/2019		
Project No:	18119		
18119-SITE	SAE	SAE.scr	

Drawing No:
C–400
(Sheet 9 of 28)

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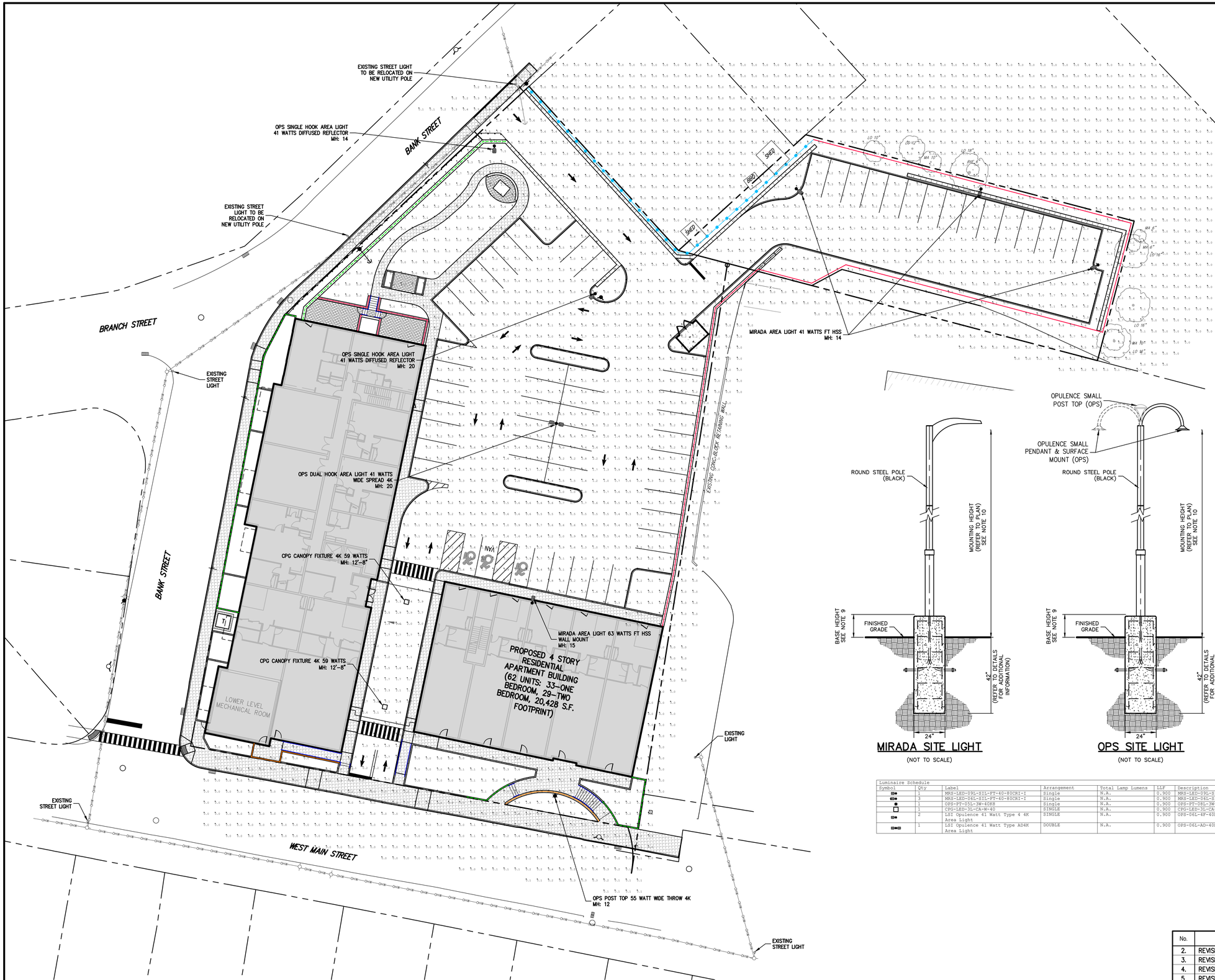

LEGEND

- EXISTING PROPERTY LINE
- ADJACENT PROPERTY LINE
- EXISTING BUILDING LINE
- EXISTING CURB LINE
- EXISTING STONE WALL
- EXISTING RETAINING WALL
- EXISTING FENCE
- EXISTING UTILITY POLE
- EXISTING LIGHT POLE
- PROPOSED BUILDING LINE
- PROPOSED CONCRETE CURB
- PROPOSED CONCRETE SIDEWALK
- PROPOSED WOOD GUIDE RAIL
- PROPOSED CONCRETE WALL WITH BRICK VENEER (42" ABOVE SIDEWALK)
- PROPOSED BLACK VINYL COATED CHAIN LINK FENCE WITH PRIVACY SLATS
- PROPOSED DECORATIVE SAFETY FENCE
- PROPOSED PRIVACY FENCE
- PROPOSED HANDRAILS
- PROPOSED RETAINING WALL (DESIGN BY OTHERS)
- PROPOSED LIGHTING STANDARD
- PROPOSED UNDERPASS LIGHT
- PROPOSED ILLUMINANCE IN FOOT-CANDLES

MIRADA SITE LIGHT
(NOT TO SCALE)

OPS SITE LIGHT
(NOT TO SCALE)

NOTES:

1. ALL CABLES AND WIRING SHALL BE INSTALLED UNDERGROUND IN CONDUIT. CONDUIT SHALL BE SCHEDULE 40 PVC INSTALLED WITH TWO (2) FEET OF COVER. MINIMUM SIZE OF CONDUIT SHALL BE TWO (2) INCH DIAMETER.
2. CIRCUIT WIRING SHALL BE DESIGNED BY THE PROJECT ELECTRICAL ENGINEER.
3. LIGHTING LEVELS ARE MEASURED AT GROUND SURFACE ELEVATION.
4. THE PROPOSED SITE LIGHT FIXTURES SHALL;
   (1) HAVE A COLOR RENDERING INDEX (CRI) IN THE RANGE OF 80-100.
   (2) HAVE A TEMPERATURE OF 3,000 K.
   (3) BE FULL CUT-OFF THAT DO NOT LIGHT ABOVE HORIZONTAL PLANE.
   (4) BE DARK SKY COMPLIANT.
5. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO CHECK AND VERIFY ALL ANCHOR BOLT DIMENSIONS (SIZE, BOLT CIRCLE, ETC.) WITH THE POLE MANUFACTURER PRIOR TO INSTALLATION OF THE FOUNDATIONS.
6. CHAMFER EXPOSED EDGES OF ALL FOUNDATIONS.
7. PROVIDE INSULATED GROUNDING BUSHING ON EXPOSED ENDS (IN BASE OF POLE) OF ALL GALVANIZED STEEL BENDS.
8. COLOR OF LUMINAIRE SHALL MATCH COLOR OF POLE.
9. CONCRETE BASE IN PARKING AREAS: 2'-6" CONCRETE BASE IN LANDSCAPED AREAS: 2'
10. LIGHT POLE LENGTHS SHALL BE ADJUSTED DEPENDING ON MOUNTING APPLICATION SUCH AS LAWN AREAS, IN PARKING AREAS. AND MH: MOUNTING HEIGHT IS THE DISTANCE FROM THE GROUND BELOW THE LIGHT TO THE TOP OF THE LIGHT FIXTURE.
11. LIGHT FIXTURES ARE DARK SKY COMPLIANT WITH FULL CUT-OFF SHIELDS.
12. LUMINAIRES AND POLES ARE TO BE THE PRODUCT OF LSI OR APPROVED EQUAL.

Luminaire Schedule						
Symbol	Qty	Label	Arrangement	Total Lamp Lumens	LLF	Description
	1	MRS-LED-09L-SIL-FT-40-80CRI-I	Single	N.A.	0.900	MRS-LED-09L-SIL-FT-40-80CRI-IH
	3	MRS-LED-06L-SIL-FT-40-80CRI-I	Single	N.A.	0.900	MRS-LED-06L-SIL-FT-40-80CRI-IH
	1	OPS-FT-05L-3W-40K8	Single	N.A.	0.900	OPS-FT-09L-3W-40K8
	1	CPG-LED-3L-CA-W-40	SINGLE	N.A.	0.900	CPG-LED-3L-CA-W-40
	2	LSI Opulence 41 Watt Type 4 4K Area Light	SINGLE	N.A.	0.900	OPS-06L-4F-40K8_IES
	1	LSI Opulence 41 Watt Type AD4K Area Light	DOUBLE	N.A.	0.900	OPS-06L-AD-40K8_IES

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18119-LIGHTING | LIGHTING | LIGHT.scr
Drawing No: C-600 (Sheet 10 of 28)

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LIGHTING PLAN

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Catalog #: ______ Project: ______
Prepared By: ______ Date: ______ Type: ______

Mirada Small Area (MRS)

Outdoor LED Area Light

IP66 IK08



OVERVIEW	
Lumen Package	6,000 - 24,000
Wattage Range	41 - 196
Efficacy Range (LPW)	112 - 156
Fixture Weight lbs (kg)	20 (9.1)

QUICK LINKS

Ordering Guide | Performance | Photometrics | Dimensions

FEATURES & SPECIFICATIONS

Construction
- Rugged die-cast aluminum housing contains factory prewired driver and optical unit. Cast aluminum wiring access door located underneath.
- Fixtures are finished with LSI's DuraGrip® polyester powder coat finishing process. The DuraGrip finish withstands extreme weather changes without cracking or peeling. Other standard LSI finishes available. Consult factory.
- Shipping weight: 27 lbs in carton.

Optical System
- State-of-the-Art one piece silicone optic sheet delivers industry leading optical control with an integrated gasket to provide IP66 rated seal.
- Proprietary silicone refractor optics provide exceptional coverage and uniformity in distribution types 2, 3, 5W, and FT.
- Silicone optical material does not yellow or crack with age and provides a typical light transmittance of 93%.
- Zero uplight.
- Available in 5000K, 4000K, and 3000K color temperatures per ANSI C78.377
- Minimum CRI of 70. Shall be between 80-100.
- Integral louver (IL) and house-side shield (IH) options available for improved backlight control without sacrificing street side performance. ~~See page 3 for more details.~~ Full cut-off.

Electrical
- High-performance driver features over-voltage, under-voltage, short-circuit and over temperature protection.
- 0-10V dimming (10% - 100%) standard.
- Standard Universal Voltage (120-277 VAC) Input 50/60 Hz or optional High Voltage (347-480 VAC).
- L70 Calculated Life: >60k Hours
- Total harmonic distortion: <20%
- Operating temperature: -40°C to +50°C (-40°F to +122°F).
- Power factor: >.90
- Input power stays constant over life.
- Field replaceable 10kV surge protection device meets a minimum Category C Low operation (per ANSI/IEEE C62.41.2).
- High-efficacy LEDs mounted to metal-core circuit board to maximize heat dissipation
- Driver is fully encased in potting material for moisture resistance and complies with FCC standards. Driver and key electronic components can easily be accessed.

Controls
- Optional integral passive infrared Bluetooth™ motion and photocell sensor. Fixtures operate independently and can be commissioned via iOS or Android configuration app.
- LSI's AirLink™ wireless control system options reduce energy and maintenance costs while optimizing light quality 24/7.

Installation
- Designed to mount to square or round poles.
- A single fastener secures the hinged door, underneath the housing and provides quick & easy access to the electrical compartment.
- Included terminal block accepts up to 12 ga. wire.
- Utilizes LSI's traditional B3 drill pattern.

Warranty
- LSI luminaires carry a 5-year limited warranty. Refer to https://www.lsicorp.com/resources/terms-conditions-warranty/ for more information.

Listings
- Listed to UL 1598 and UL 8750.
- Meets Buy American Act requirements.
- IDA compliant; with 3000K color temperature selection.
- Title 24 Compliant; see local ordinance for qualification information.
- Suitable for wet locations.
- IP66 rated Luminaire per IEC 60598-1.
- 3G rated for ANSI C136.31 high vibration applications are qualified.
- IK08 rated luminiare per IEC 66262 mechanical impact code
- DesignLights Consortium® Listings in progress.

Specifications and dimensions subject to change without notice.

Catalog #: ______ Project: ______
Prepared By: ______ Date: ______ Type: ______

Opulence Small Pendant & Surface Mount (OPS)

Outdoor Pendant & Surface Mount Luminaire

IP66



OVERVIEW	
Lumen Output Range	3,000 -14,000
Wattage	22 - 103
Efficacy Range (LPW)	95 - 168
Fixture Weight lbs (kg)	16 (7.3)

QUICK LINKS

Ordering Guide | Performance | Photometrics | Dimensions

FEATURES & SPECIFICATIONS

Construction
- Rugged die-cast aluminum housing.
- Architecturally pleasing with no visible electronics, hardware, or seams from ground level.
- Fixtures are finished with LSI's DuraGrip® polyester powder coat finishing process. The DuraGrip finish withstands extreme weather changes without cracking or peeling. Other standard LSI finishes available. Consult factory.
- Optional spun aluminum shroud provides a streamlined transition from stem to luminaire while also deterring nesting (3/4" stem/pendant only).

Optical System
- High density LED optical system delivers industry leading optical performance and visual comfort.
- 7 distribution types 3W, 4F, 5Q, 5C, 5R, 5D & AD
- Diffused lens version provides maximum visual comfort with reduced brightness and LED pixelization.
- Zero uplight.
- Available in 5000K, 4000K, 3500K, 3000K and 2700K color temperatures per ANSI C78.377.
- Minimum CRI of 80

Electrical
- High-performance driver features overvoltage, under-voltage, short-circuit and over temperature protection (6kV surge standard).
- 0-10V dimming (10% - 100%) standard.
- Standard Universal Voltage (120-277 VAC) Input 50/60 Hz or optional High Voltage (347-480 VAC).
- Total harmonic distortion: <20%
- Operating temperature: -40°C to +40°C (-40°F to +104°F).
- Power factor: >.90
- Input power stays constant over life.
- Optional 10kV surge protection device meets a minimum Category C Low operation (per ANSI/IEEE C62.41.2).
- Driver is fully encased in potting material for moisture resistance and complies with FCC standards. Driver and key electronic components can easily be accessed.

Controls
- Integral passive infrared Bluetooth™ motion and photocell sensor options. Fixtures operate independently and can be commissioned via an iOS or Android configuration app.
- LSI's AirLink™ Blue lighting control system is a simple feature rich wireless Bluetooth mesh network. The integrated fixture sensor module provides wireless control of grouped fixtures based on motion sensors, daylight or a fully customizable schedule. Updates and modifications to the control strategy are easily implemented via an intuitive iOS app.

Installation
- Pendant mounting via rigid 3/4" stem (order stem seperately), 6' wire leads provided.
- Direct/surface mounts to a 4" (102mm) square or octagon box (box by others).
- Hinged 16ga galvanized mounting bracket provided for ease of installation and maintenance.
- Optional stainless steel crown for mounting to 2" tenon (order tenon seperately). Wire leads pass through compression seal fitting to prevent water entry. Once-piece silicone gasket provides water and dust tight seal.
- For wall mount arm please reference OPS wall mount spec sheet.

Warranty
- LSI luminaires carry a 5-year limited warranty. Refer to https://www.lsicorp.com/resources/terms-conditions-warranty/ for more information.

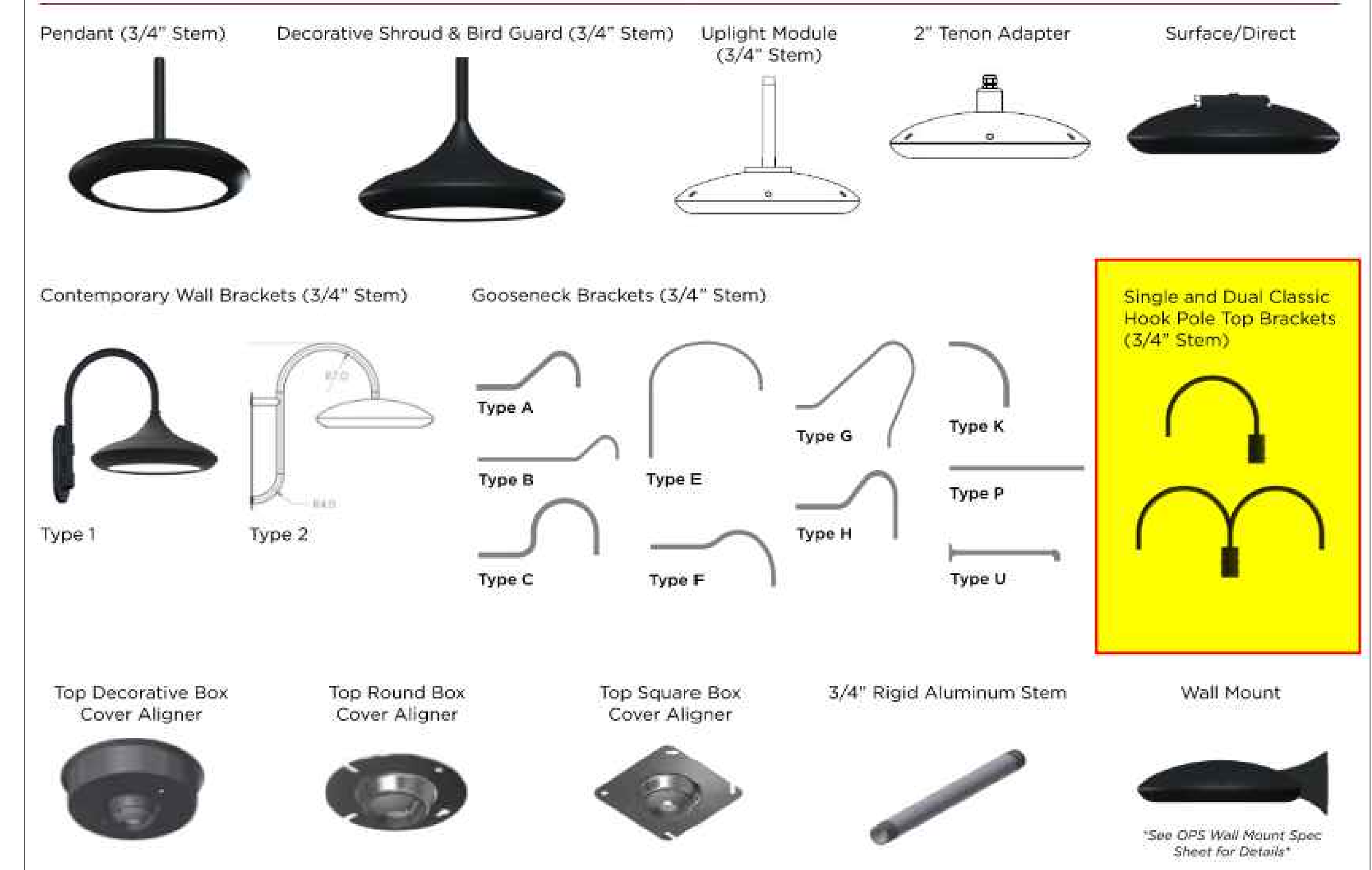
Listings
- Listed to UL 1598 and UL 8750.
- Meets Buy American Act requirements.
- IDA compliant; with 3000K and warmer color temperature selection.
- Title 24 Compliant; see local ordinance for qualification information.
- Suitable for wet locations.
- IP66 rated Luminaire per IEC 60598-1.
- DesignLights Consortium® (DLC) qualified product. Not all versions of this product may be DLC qualified. Please check the DLC Qualified Products List at www.designlights.org/QPL to confirm which versions are qualified.

Specifications and dimensions subject to change without notice.

Type: ______

Opulence Small Pendant & Surface Mount

MOUNTING OPTIONS



CONTROLS

Integral Bluetooth™ Motion and Photocell Sensor (IMSBT)

Slim low profile sensor provides multi-level control based on motion and/or daylight. Sensor controls 0-10 VDC LED drivers and is rated for cold and wet locations (-30° C to 70° C). Two unique PIR lenses are available and used based on fixture mounting height. All control parameters are adjustable via an iOS or Android App capable of storing and transmitting sensor profiles.

Click here to learn more about IMSBT.

AirLink Blue

Wireless Bluetooth Mesh Outdoor Lighting Control System that provides energy savings, code compliance and enhanced safety/security for parking lots and parking garages. Three key components; Bluetooth wireless radio/sensor controller, Time Keeper and an iOS App. Capable of grouping multiple fixtures and sensors as well as scheduling time-based events by zone. Radio/Sensor Controller is factory integrated into Area/Site, Wall Mounted, Parking Garage and Canopy luminaires.

Click here to learn more about AirLink Blue.

Catalog # :	Project :
Prepared By :	Date :

CPG Series
LED Compact Parking Garage



The LSI CPG LED Compact Parking Garage Series is designed to optimize LED life and light output. Housing is hinged for quick and easy mounting and entrance. Using high brightness, high LED count technology, more usable light output is produced while eliminating glare.

Features & Specifications

Optical System
- The optics have been engineered specifically for parking garage applications. The distribution pattern has been created to optimize fixture spacing and reduce fixture counts while delivering improved visual comfort and eliminating glare.
- Lens assembly is designed to provide high efficiency and to target the light where needed to satisfy parking garage requirements.
- Positioning of the LEDs result in the light being directed to desired locations eliminating glare.
- 3000K | 4000K | 5000K color temperatures.
- Minimum CRI of 80.
- L70 Calculated Life: >200k Hours

Electrical
- High-performance driver features over-voltage, under voltage, short-circuit and over temperature protection.
- 0-10 volt dimming (10% - 100%) standard.
- Standard Universal Voltage (120-277 Vac) Input 50/60 Hz
- Total harmonic distortion: <20%
- Power factor: >.85
- Driver Off-State Power is 0 watts.
- Components are fully encased in potting material for moisture resistance. Driver complies with FCC standards. Driver and key electronic components can be easily accessed.
- Minimum 4kV surge rating

Controls

Wireless Controls System

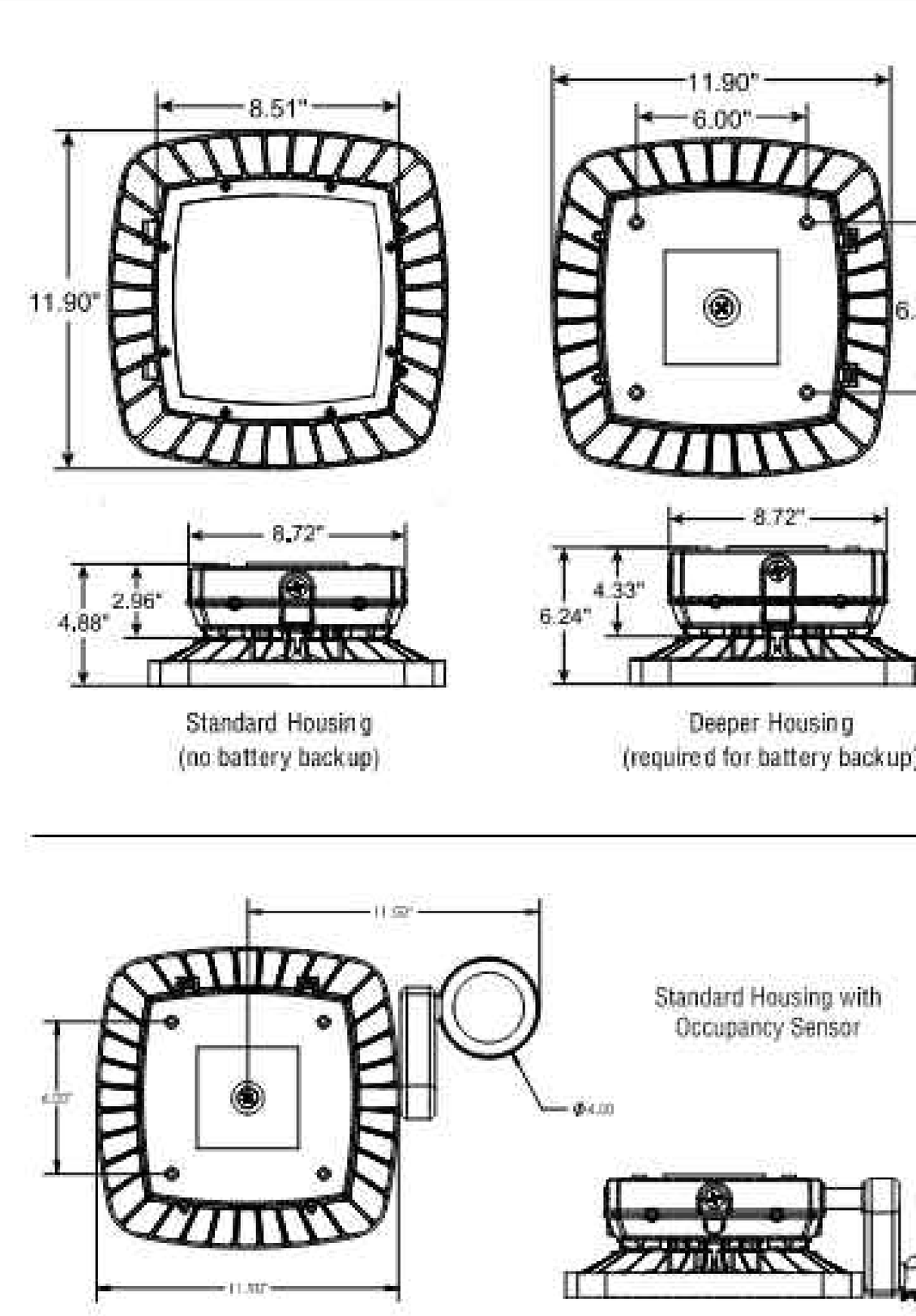
To make Airlink ready, order one of the following options:

a. The integrated Wireless Lighting Controller: ALSC (see ordering guide) as the controls option, or

b. Integrated Wireless Controller option (above) with integrated motion sensor: ALSCS (ordering guide for mounting heights)

For more information on our AirLink products, visit our website: www.lsi airlink.com/airlink-synapse/

Dimensions



Catalog #: ______ Project: ______
Prepared By: ______ Date: ______ Type: ______

Opulence Small Post Top (OPS)

Outdoor Decorative Post Top

IP66



OVERVIEW	
Lumen Output Range	3,000 - 14,000
Wattage	20 - 100
Efficacy Range (LPW)	114 - 148
Fixture Weight lbs (kg)	25.0 (11.3)

QUICK LINKS

Ordering Guide | Performance | Photometrics | Dimensions

FEATURES & SPECIFICATIONS

Construction
- Rugged die-cast aluminum housing.
- Fixtures are finished with LSI's DuraGrip® polyester powder coat finishing process. The DuraGrip finish withstands extreme weather changes without cracking or peeling. Other standard LSI finishes available. Consult factory.

Optical System
- High density LED optical system delivers industry leading optical performance and visual comfort.
- 7 distribution types 3W, 4F, 5Q, 5C, 5R, 5D & AD
- Diffused lens version provides maximum visual comfort with reduced brightness and LED pixelization
- Available in 5000K, 4000K, 3500K, 3000K and 2700K color temperatures per ANSI C78.377.
- Minimum CRI of 80

Electrical
- High-performance driver features overvoltage, under-voltage, short-circuit and over temperature protection (6kV surge standard).
- 0-10V dimming driver (optional extended leads).
- Standard Universal Voltage (120-277 VAC) Input 50/60 Hz or optional High Voltage (347-480 VAC).
- Total harmonic distortion: <20%
- Operating temperature: -40°C to +40°C (-40°F to +104°F).
- Power factor: >.90
- Input power stays constant over life.
- Field replaceable 10kV surge protection device meets a minimum Category C Low operation (per ANSI/IEEE C62.41.2).
- Driver is fully encased in potting material for moisture resistance and complies with FCC standards. Driver and key electronic components can easily be accessed.

Controls
- Integral passive infrared Bluetooth™ motion and photocell sensor options. Fixtures operate independently and can be commissioned via an iOS or Android configuration app.
- LSI's AirLink™ Blue lighting control system is a simple feature rich wireless Bluetooth mesh network. The integrated fixture sensor module provides wireless control of grouped fixtures based on motion sensors, daylight or a fully customizable schedule. Updates and modifications to the control strategy are easily implemented via an intuitive iOS app.

Installation
- Designed to mount directly to a 2 3/8" - 3" outer diameter tenon (4" tall).
- Optional flush mount accesory slips inside the top of a 4" round pole for a virtually seamless transition from pole to luminaire.

Warranty
- LSI luminaires carry a 5-year limited warranty. Refer to https://www.lsicorp.com/resources/terms-conditions-warranty/ for more information.

Listings
- Listed to UL 1598 and UL 8750.
- Meets Buy American Act requirements.
- IDA compliant; with 3000K and warmer color temperature selection.
- Title 24 Compliant; see local ordinance for qualification information.
- Suitable for wet locations.
- IP66 rated Luminaire per IEC 60598-1.
- 3G rated for ANSI C136.31 high vibration applications.
- DesignLights Consortium® (DLC) qualified product. Not all versions of this product may be DLC qualified. Please check the DLC Qualified Products List at www.designlights.org/QPL to confirm which versions are qualified.

Specifications and dimensions subject to change without notice.

IDA DARK SKY APPROVED by the International Dark-Sky Association darksky.org

APPLICANT/OWNER:
FARRELL COMMUNITIES BEACON LLC
PO BOX 14
BRIDGEHAMPTON, NY 11932

ARCHITECT:
ARYEH SIEGEL ARCHITECT
84 MASON CIRCLE
BEACON, NY 12508

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JMC Site Development Consultants, LLC
John Meyer Consulting, Inc.
120 BEDFORD ROAD • ARMONK, NY 10504
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www.jmcpllc.com

LIGHTING SPECIFICATIONS

BEACON COMMONS
16 WEST MAIN STREET
BEACON, NY 12508

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No.	Revision	Date	By
1.	REVISED PER CITY COMMENTS	08/30/2022	SMN
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Drawn: BMS	Approved: SS
Scale: NTS	
Date: 06/28/2022	
Project No: 18119	
18119-LIGHTING	LIGHT SPEC / LIGHT.scr
Drawing No: C-601 (Sheet 11 of 28)	

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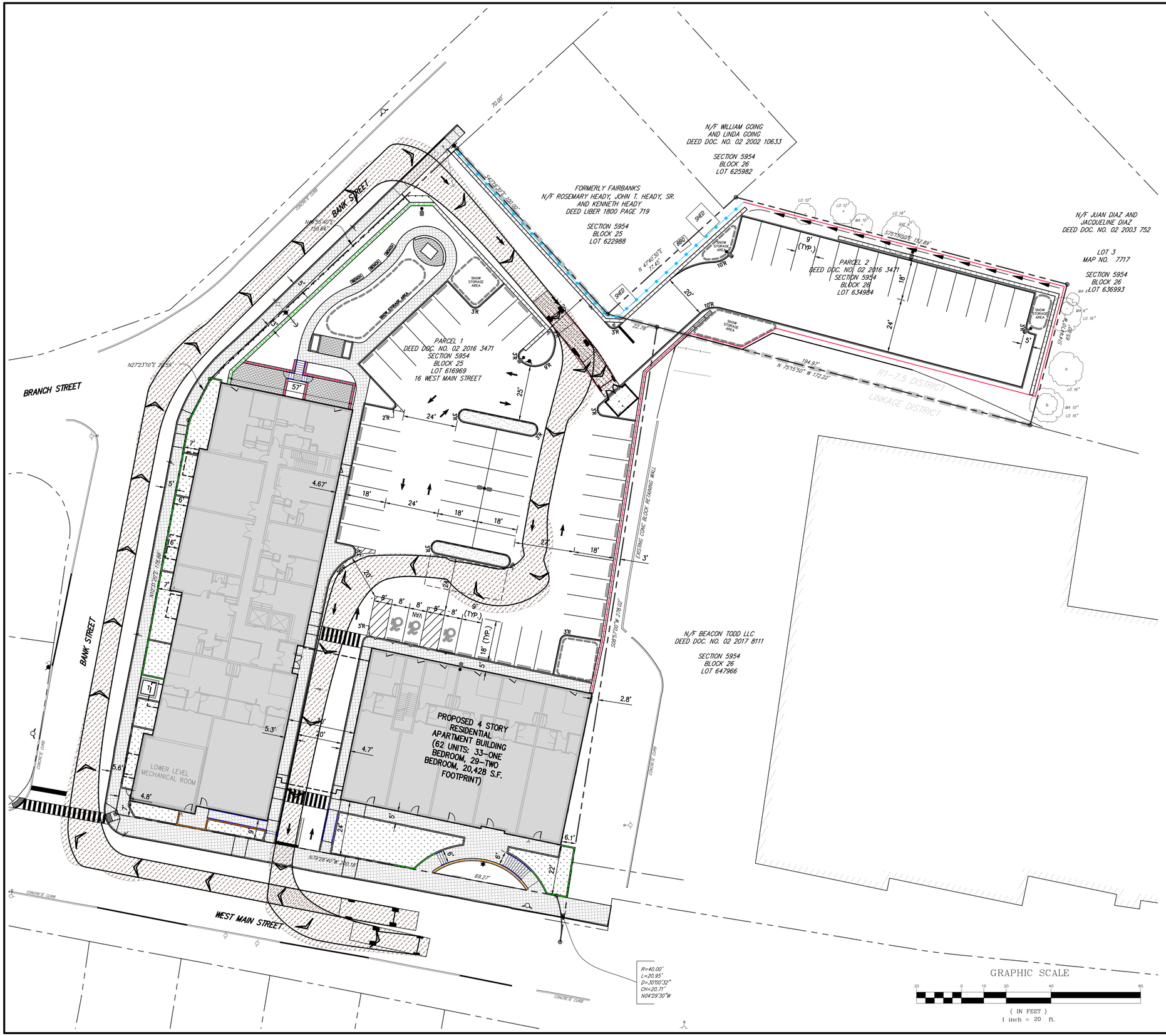

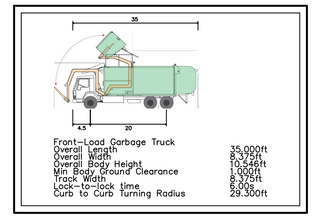

Front-Load Garbage Truck	
Overall Length	35.000ft
Overall Width	8.375ft
Overall Body Height	10.5416ft
Min Body Ground Clearance	1.000ft
Track Width	8.375ft
Lock-to-lock time	6.00s
Curb to Curb Turning Radius	29.300ft

PROFILE

SCALE: NTS

NOTES:

1. PICK-UP SHALL BE DURING OFF-PEAK HOURS.

APPLICANT/OWNER:
FARRELL COMMUNITIES BEACON LLC
PO BOX 14
BRIDGEHAMPTON, NY 11932

ARCHITECT:
ARYEH SIEGEL ARCHITECT
84 MASON CIRCLE
BEACON, NY 12508

JMC Planning, Engineering, Landscape Architecture & Land Surveying, PLLC
JMC Site Development Consultants, LLC
John Meyer Consulting, Inc.
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voice 914.273.5225 • fax 914.273.2102
www.jmcpllc.com

GARBAGE TRUCK TURNING PLAN (FRONT LOADING)

BEACON COMMONS
16 WEST MAIN STREET
BEACON, NY 12508

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STATE OF NEW YORK · STEPHEN SPINA · 085583 · LICENSED PROFESSIONAL ENGINEER

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7.	REVISED PER CITY COMMENTS	06/28/2022	BMS
8.	REVISED PER CITY COMMENTS	08/30/2022	SMN
	Previous Editions Obsolete		

Drawn:	BMS	Approved:	SS
Scale:	1" = 20'		
Date:	10/29/2019		
Project No:	18119		
18119-SITE	TRUCK-1	TRUCK.scr	
Drawing No:	C-700 (Sheet 12 of 28)		

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EXISTING FIRE HYDRANT

BANK STREET

BRANCH STREET

WEST MAIN STREET

N46°55'40"E 150.84'

N27°23'10"E 20.59'

N72°38'10"E 120.00'

N 47°40'30"E 77.42'

S75°39'50"E 152.89'

S72°41'10"W 65.80'

N 75°15'50" W 172.22'

S08°57'00"W 278.07'

N79°55'40"W 230.18'

70.00'

194.97'

22.78'

69.27'

FORMERLY FAIRBANKS
N/F ROSEMARY HEADY, JOHN T. HEADY, SR.
AND KENNETH HEADY
DEED LIBER 1800 PAGE 719

SECTION 5954
BLOCK 25
LOT 622988

N/F WILLIAM GOING
AND LINDA GOING
DEED DOC. NO. 02 2002 10633

SECTION 5954
BLOCK 26
LOT 625982

N/F JUAN DIAZ AND
JACQUELINE DIAZ
DEED DOC. NO. 02 2003 752

LOT 3
MAP NO. 7717

SECTION 5954
BLOCK 26
LOT 636993

PARCEL 1
DEED DOC. NO. 02 2016 3471
SECTION 5954
BLOCK 25
LOT 615009
16 WEST MAIN STREET

PARCEL 2
DEED DOC. NO. 02 2016 3471
SECTION 5954
BLOCK 26
LOT 634984

N/F BEACON TODD LLC
DEED DOC. NO. 02 2017 8111

SECTION 5954
BLOCK 26
LOT 647966

PROPOSED 4 STORY
RESIDENTIAL
APARTMENT BUILDING
(62 UNITS: 33-ONE
BEDROOM, 29-TWO
BEDROOM, 20,428 S.F.
FOOTPRINT)

LOWER LEVEL
MECHANICAL ROOM

PROPOSED
BUILDING OVER
DRIVEWAY MINIMUM
HEIGHT CLEARANCE
TO BE 12'-8"

PROPOSED FIRE HYDRANT

PROPOSED FIRE
DEPARTMENT
CONNECTION

PROPOSED FIRE
DEPARTMENT
CONNECTION

EXISTING FIRE
HYDRANT

EXISTING FIRE
HYDRANT

PROPOSED SIGHT
LINE TRIANGLE

SNOW STORAGE AREA

SHED

PARK STRIPE AREA

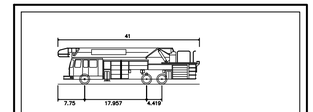
EXISTING CONC. BLOCK RETAINING WALL

CONCRETE CURB

R1-7.5 DISTRICT
LINKAGE DISTRICT

R=40.00'
L=20.95'
D=30°00'32"
CH=20.71'
N04°29'30"W

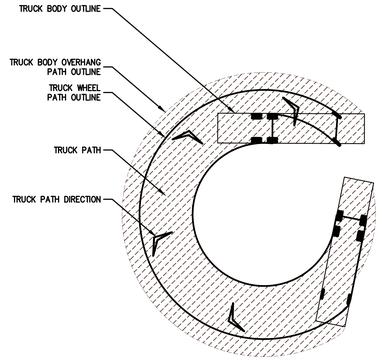
*MINIMUM HEIGHT CLEARANCE FOR THE DRIVEWAY UNDER THE BUILDING WILL BE 12'-8"



Beacon Fire Truck	
Overall Length	41.000ft
Overall Width	8.333ft
Overall Body Height	11.500ft
Min Body Ground Clearance	0.935ft
Track Width	8.417ft
Lock-to-lock time	4.083
Curb to Curb Turning Radius	34.833ft

PROFILE

SCALE: NTS



GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

APPLICANT/OWNER:
FARRELL COMMUNITIES BEACON LLC
PO BOX 14
BRIDGEHAMPTON, NY 11932

ARCHITECT:
ARYEH SIEGEL ARCHITECT
84 MASON CIRCLE
BEACON, NY 12508

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FIRE TRUCK TURNING PLAN (SCENARIO 1)

BEACON COMMONS
16 WEST MAIN STREET
BEACON, NY 12508

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Drawn:	BMS	Approved:	SS
Scale:	1" = 20'		
Date:	10/29/2019		
Project No:	18119		
18119-SITE	TRUCK-3	TRUCK.scr	

Drawing No:
C-702
(Sheet 13 of 28)

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EXISTING FIRE HYDRANT

70.00'

BANK STREET

N46°55'30"E 58.94'

N/F WILLIAM GOING AND LINDA GOING
DEED DOC. NO. 02 2002 10633

SECTION 5954
BLOCK 26
LOT 625982

S42°38'10"E 182.00'

FORMERLY FAIRBANKS
N/F ROSEMARY HEADY, JOHN T. HEADY, SR. AND KENNETH HEADY
DEED LIBER 1800 PAGE 719

SECTION 5954
BLOCK 25
LOT 622988

SHED

N 47°40'30"E 77.42'

SHED

SNOW STORAGE AREA

LO 10" LO 12" MA 10" LO 18" BIR 6"

S75°39'50"E 152.89'

9' (TYP.)

PARCEL 2
DEED DOC. NO. 02 2016 3471
SECTION 5954
BLOCK 26
LOT 634984

18'

24'

10'R

20'

N/F JUAN DIAZ AND JACQUELINE DIAZ
DEED DOC. NO. 02 2003 752

LOT 3
MAP NO. 7717

SECTION 5954
BLOCK 26
LOT 636993

MA 6" LO 16"

S74°41'10"W 65.80'

LO 16"

MA 10" LO 16"

5'

3'R

22.78'

194.97'

N 75°15'50" W 172.22'

R1-7.5 DISTRICT

LINKAGE DISTRICT

BRANCH STREET

N27°23'10"E 220.58'

PARCEL 1
DEED DOC. NO. 02 2016 3471
SECTION 5954
BLOCK 25
LOT 616969
16 WEST MAIN STREET

PROPOSED FIRE HYDRANT

9'R

57'

2'R

24'

25'

5'

7'

4.67'

18'

18'

18'

27'

18'

3'

EXISTING CONC. BLOCK RETAINING WALL

S08°57'00"W 278.07'

N/F BEACON TODD LLC
DEED DOC. NO. 02 2017 8111

SECTION 5954
BLOCK 26
LOT 647966

16'

7'

N11°33'20"E 72.88'

BANK STREET

1'

EXISTING FIRE HYDRANT

CONCRETE CURB

PROPOSED BUILDING OVER DRIVEWAY MINIMUM HEIGHT CLEARANCE TO BE 12'-8"

5.3'

30'

20'

4.7'

PROPOSED 4 STORY RESIDENTIAL APARTMENT BUILDING (62 UNITS: 33-ONE BEDROOM, 29-TWO BEDROOM, 20,428 S.F. FOOTPRINT)

2.8'

CONCRETE CURB

LOWER LEVEL MECHANICAL ROOM

5.6'

4.8'

25'

PROPOSED FIRE DEPARTMENT CONNECTION

24'

6.1'

N76°54'40"W 210.18'

69.27'

20'

PROPOSED FIRE DEPARTMENT CONNECTION

EXISTING FIRE HYDRANT

PROPOSED SIGHT LINE TRIANGLE

CONCRETE CURB

WEST MAIN STREET

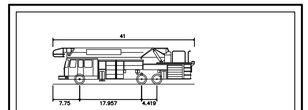
CONCRETE CURB

R=40.00'
L=20.95'
D=30°00'32"
CH=20.71'
N04°29'30"W

GRAPHIC SCALE

20 0 10 20 40 80

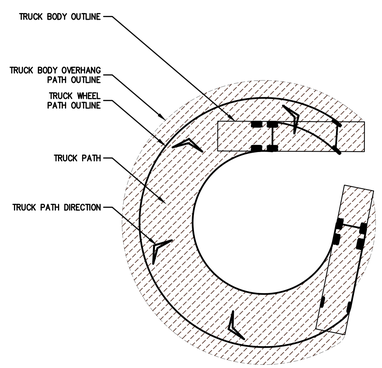
(IN FEET)
1 inch = 20 ft.



Beacon Fire Truck	
Overall Length	41.000ft
Overall Width	8.333ft
Overall Body Height	11.500ft
Min Body Ground Clearance	0.935ft
Track Width	8.417ft
Lock-to-lock time	4.083 s
Curb to Curb Turning Radius	34.833ft

PROFILE

SCALE: NTS



*MINIMUM HEIGHT CLEARANCE FOR THE DRIVEWAY UNDER THE BUILDING WILL BE 12'-8"

APPLICANT/OWNER:
FARRELL COMMUNITIES BEACON LLC
PO BOX 14
BRIDGEHAMPTON, NY 11932

ARCHITECT:
ARYEH SIEGEL ARCHITECT
84 MASON CIRCLE
BEACON, NY 12508

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voice 914.273.5225 • fax 914.273.2102
www.jmcpllc.com

FIRE TRUCK TURNING PLAN (SCENARIO 2)

BEACON COMMONS
16 WEST MAIN STREET
BEACON, NY 12508

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	Previous Editions Obsolete		

Drawn:	BMS	Approved:	SS
Scale:	1" = 20'		
Date:	10/29/2019		
Project No:	18119		
18119-SITE	TRUCK-4	TRUCK.scr	

Drawing No:
C-703
(Sheet 14 of 28)

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EXISTING FIRE HYDRANT

70.00'

GRAPHIC SCALE

BANK STREET

N49°55'40"E 150.94'

GRAVEL RAMP

N/F WILLIAM GOING AND LINDA GOING
DEED DOC. NO. 02 2002 10633

SECTION 5954
BLOCK 26
LOT 625982

S42°38'10"E 120.00'

FORMERLY FAIRBANKS
N/F ROSEMARY HEADY, JOHN T. HEADY, SR. AND KENNETH HEADY
DEED LIBER 1800 PAGE 719

SECTION 5954
BLOCK 25
LOT 622988

SHED

N 47°40'30"E 77.42'

BBQ

SNOW STORAGE AREA

10'R

20'

22.78'

3'R

PARCEL 1
DEED DOC. NO. 02 2016 3471
SECTION 5954
BLOCK 25
LOT 636969
16 WEST MAIN STREET

PROPOSED FIRE HYDRANT

PARCEL 2
DEED DOC. NO. 02 2016 3471
SECTION 5954
BLOCK 26
LOT 634984

S75°39'05"E 152.89'

9' (TYP.)

18'

24'

5'

S74°41'10"W 65.80'

194.97'
N 75°15'50" W 172.22'

LO 10"
LO 12"
MA 10"
LO 18"
BYE 6"
MA 6"
LO 16"

N/F JUAN DIAZ AND JACQUELINE DIAZ
DEED DOC. NO. 02 2003 752

LOT 3
MAP NO. 7717

SECTION 5954
BLOCK 26
LOT 636993

R1-7.5 DISTRICT
LINKAGE DISTRICT

BRANCH STREET

N27°23'10"E 21.59'

57'

2'R

24'

5'R

18'

20'R

N70°35'27"E 72.88'

7'

16'

4.67'

5'

1'

EXISTING CONC. BLOCK RETAINING WALL

S08°57'00"W 278.07'

8' 8' 8' 8' 8' (TYP.)

NVA

18' (TYP.)

3'R

2.8'

PROPOSED BUILDING OVER DRIVEWAY MINIMUM HEIGHT CLEARANCE TO BE 12'-8"

5.3'

30'

20'

4.7'

PROPOSED 4 STORY RESIDENTIAL APARTMENT BUILDING (62 UNITS: 33-ONE BEDROOM, 29-TWO BEDROOM, 20,428 S.F. FOOTPRINT)

LOWER LEVEL MECHANICAL ROOM

5.6'

4.8'

25'

9'

24'

6.1'

N79°28'40"W 240.18'

69.27'

PROPOSED FIRE DEPARTMENT CONNECTION

PROPOSED SIGHT LINE TRIANGLE

EXISTING FIRE HYDRANT

WEST MAIN STREET

CONCRETE CURB

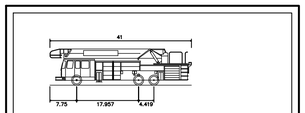
R=40.00'
L=20.95'
D=30°00'32"
CH=20.71'
N04°29'30"W

N/F BEACON TODD LLC
DEED DOC. NO. 02 2017 8111

SECTION 5954
BLOCK 26
LOT 647966

*MINIMUM HEIGHT CLEARANCE FOR THE DRIVEWAY UNDER THE BUILDING WILL BE 12'-8"

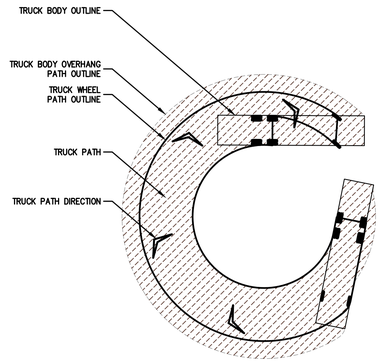
(IN FEET)
1 inch = 20 ft.



Beacon Fire Truck	
Overall Length	41.000ft
Overall Width	8.333ft
Overall Body Height	11.500ft
Min Body Ground Clearance	0.935ft
Track Width	8.417ft
Lock-to-lock time	4.083
Curb to Curb Turning Radius	34.833ft

PROFILE

SCALE: NTS



APPLICANT/OWNER:
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PO BOX 14
BRIDGEHAMPTON, NY 11932

ARCHITECT:
ARYEH SIEGEL ARCHITECT
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120 BEDFORD ROAD • ARMONK, NY 10504
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FIRE TRUCK TURNING PLAN (SCENARIO 3)

BEACON COMMONS
16 WEST MAIN STREET
BEACON, NY 12508

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STATE OF NEW YORK · STEPHEN SPINA · 085589 · LICENSED PROFESSIONAL ENGINEER

No.	Revision	Date	By
2.	REVISED PER CITY COMMENTS	02/24/2020	AH
3.	REVISED PER CITY COMMENTS	09/29/2020	AH
4.	REVISED PER CITY COMMENTS	07/27/2021	BMS
5.	REVISED PER CITY COMMENTS	03/25/2022	BMS
6.	REVISED PER CITY COMMENTS	05/31/2022	BMS
7.	REVISED PER CITY COMMENTS	06/28/2022	BMS
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Drawn:	BMS	Approved:	SS
Scale:	1" = 20'		
Date:	10/29/2019		
Project No:	18119		
18119-SITE	TRUCK-5	TRUCK.scr	
Drawing No:	C-704 (Sheet 15 of 28)		

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GRAPHIC SCALE
(IN FEET)
1 inch = 40 ft.

No.	Revision	Date	By
1.	REVISED PER CITY COMMENTS	02/24/2020	AH
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3.	REVISED PER CITY COMMENTS	07/27/2021	BMS
4.	REVISED PER CITY COMMENTS	03/25/2022	BMS
5.	REVISED PER CITY COMMENTS	05/31/2022	BMS
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Approved: SS
Scale: 1" = 40'
Date: 12/30/2019
Project No: 18119
Drawing No: 18119-SP
AERIAL
AERIAL-str

C-800
(Sheet 16 of 28)

LICENSED PROFESSIONAL ENGINEER
STEPHEN M. NEWMAN
STATE OF NEW YORK
No. 092441

AERIAL SITE PLAN

BEACON COMMONS
16 WEST MAIN STREET
BEACON, NY 12508

JMC
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ARCHITECT:
ARYEH SIEGEL ARCHITECT
84 MASON CIRCLE
BEACON, NY 12508

NOTES:

1. EXISTING CONDITIONS DEPICTED ON THIS PLAN HAVE BEEN TAKEN FROM SURVEY TITLED, "TOPOGRAPHIC SURVEY," PREPARED BY JMC PLANNING ENGINEERING LANDSCAPE ARCHITECTURE & LAND SURVEYING, PLLC, DATED 09/20/2018, REVISED 09/23/2019.

2. THE STOPPING SIGHT DISTANCE HAS BEEN CALCULATED FOLLOWING THE PROCEDURE OUTLINED IN "A POLICY ON GEOMETRIC DESIGN OF HIGHWAYS AND STREETS 2018, 7TH EDITION" PUBLISHED BY THE AMERICAN ASSOCIATION OF STATE HIGHWAY AND TRANSPORTATION OFFICIALS (AASHTO).

3. STOPPING SIGHT DISTANCE CALCULATIONS

   $SSD = 1.47\ V\ t + \frac{V^2}{30[(a/32.2)\pm G]}$

   V = DESIGN SPEED, 30 MPH
   t = BRAKE REACTION TIME, 2.5 S
   a = DECELERATION RATE, 11.2 FT/S^2
   G = MAJOR ROAD APPROACH GRADE, RISE/RUN, FT/FT

   ONTO WEST MAIN STREET:

   POSTED SPEED LIMIT = 25 MPH
   DESIGN SPEED = 30 MPH

   LEFT TURN (LOOKING RIGHT):

   G = +0.043 FT/FT (UPGRADE)

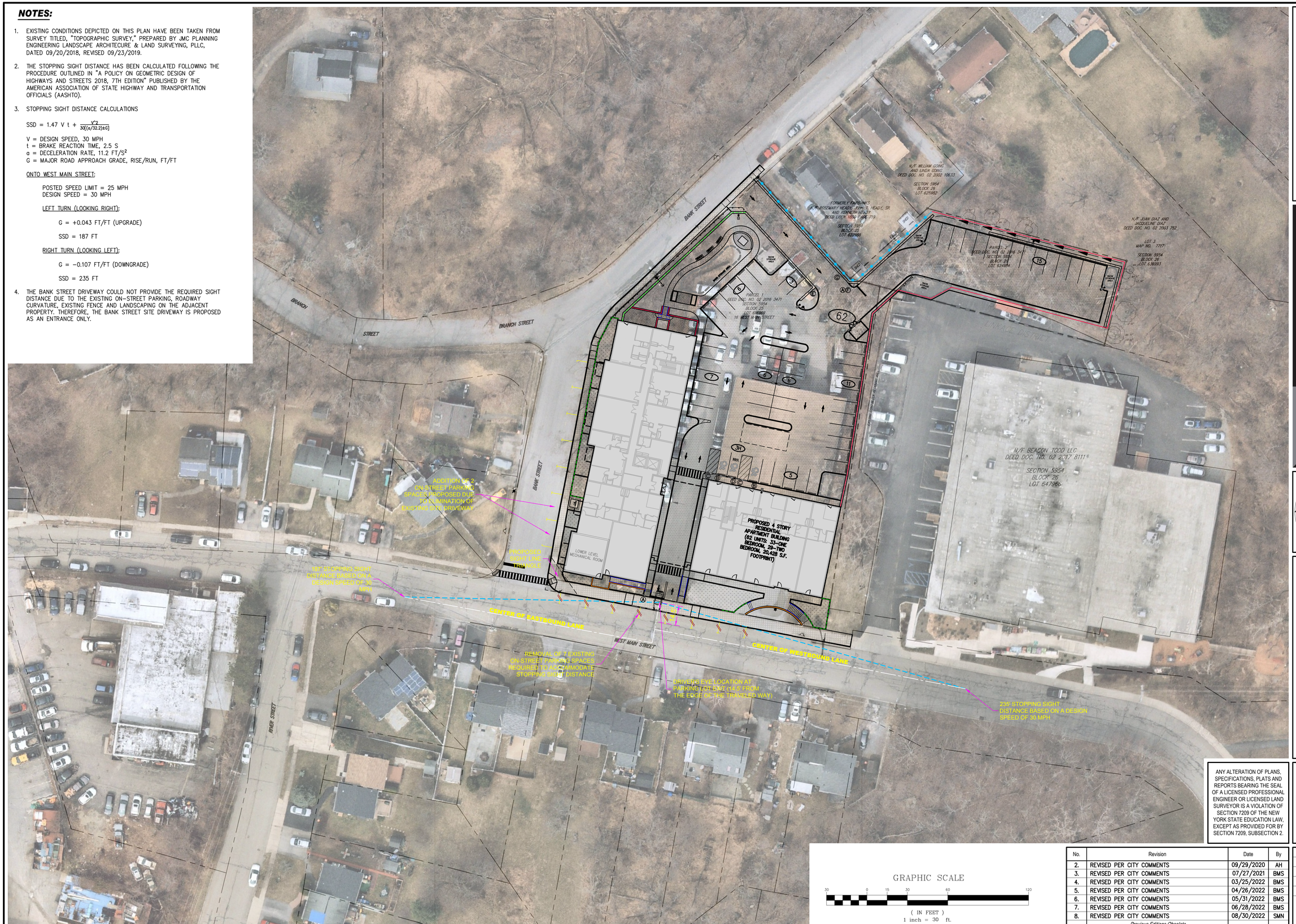
   SSD = 187 FT

   RIGHT TURN (LOOKING LEFT):

   G = −0.107 FT/FT (DOWNGRADE)

   SSD = 235 FT

4. THE BANK STREET DRIVEWAY COULD NOT PROVIDE THE REQUIRED SIGHT DISTANCE DUE TO THE EXISTING ON-STREET PARKING, ROADWAY CURVATURE, EXISTING FENCE AND LANDSCAPING ON THE ADJACENT PROPERTY. THEREFORE, THE BANK STREET SITE DRIVEWAY IS PROPOSED AS AN ENTRANCE ONLY.



GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

No.	Revision	Date	By
2.	REVISED PER CITY COMMENTS	09/29/2020	AH
3.	REVISED PER CITY COMMENTS	07/27/2021	BMS
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5.	REVISED PER CITY COMMENTS	04/26/2022	BMS
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SIGHT DISTANCE PLAN

BEACON COMMONS
16 WEST MAIN STREET
BEACON, NY 12508

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STATE OF NEW YORK · STEPHEN SRIMA · 085983 · LICENSED PROFESSIONAL ENGINEER

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Scale:	1" = 30'		
Date:	12/30/2019		
Project No:	18119		
18119-SITE	SIGHT	1_ISD.scr	

Drawing No:
C–801
(Sheet 17 of 28)

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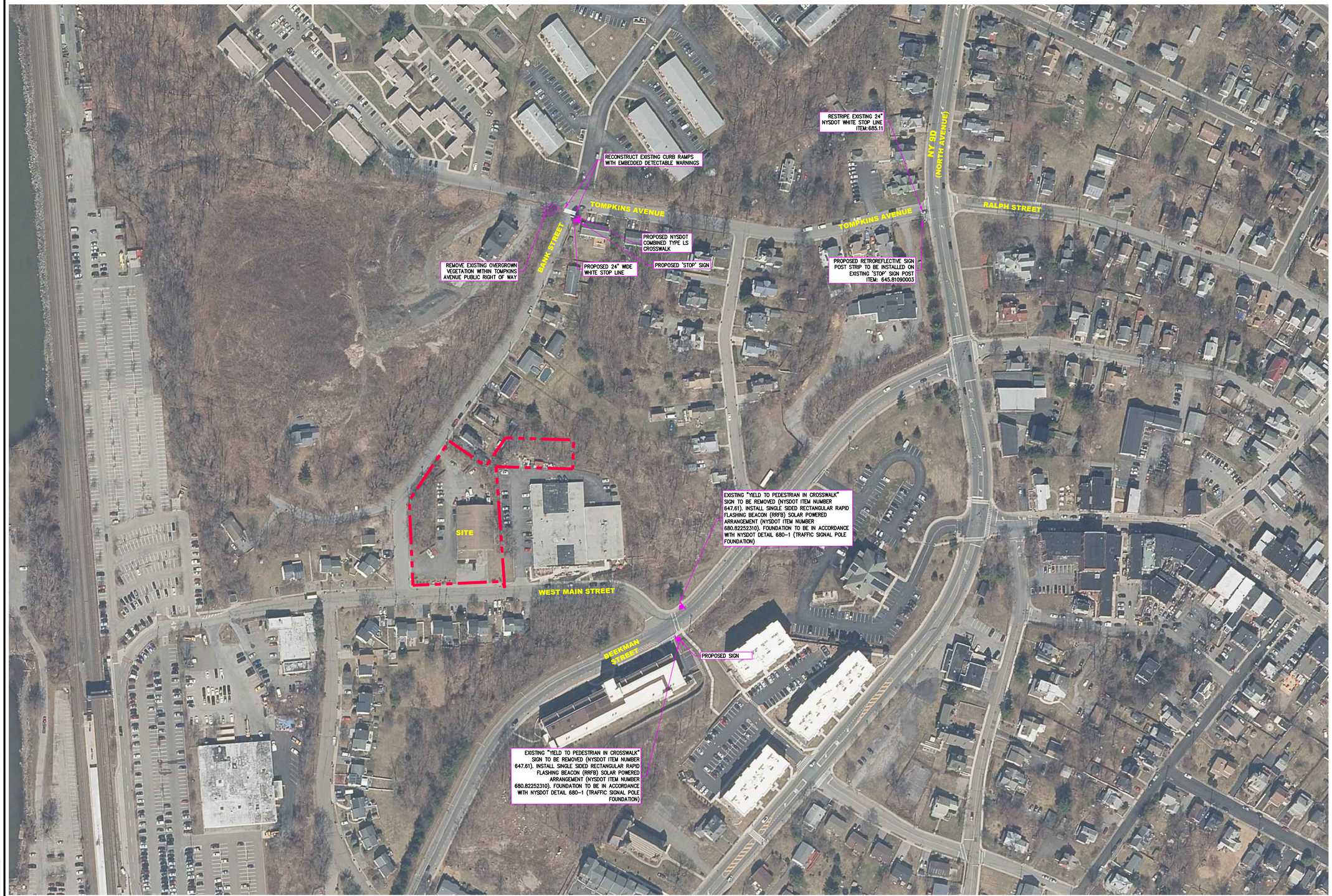

GRAPHIC SCALE

100 0 50 100 200 400

(IN FEET)

1 inch = 100 ft.

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CONCEPTUAL IMPROVEMENTS PLAN

BEACON COMMONS
16 WEST MAIN STREET
BEACON, NY 12508

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STATE OF NEW YORK
STEPHEN SPINA
085983
LICENSED PROFESSIONAL ENGINEER

Drawn:	BMS	Approved:	SS
Scale:	1" = 100'		
Date:	06/28/2022		
Project No:	18119		
18119-AERIAL	C-802		-
Drawing No:	C-802 (Sheet 18 of 28)		

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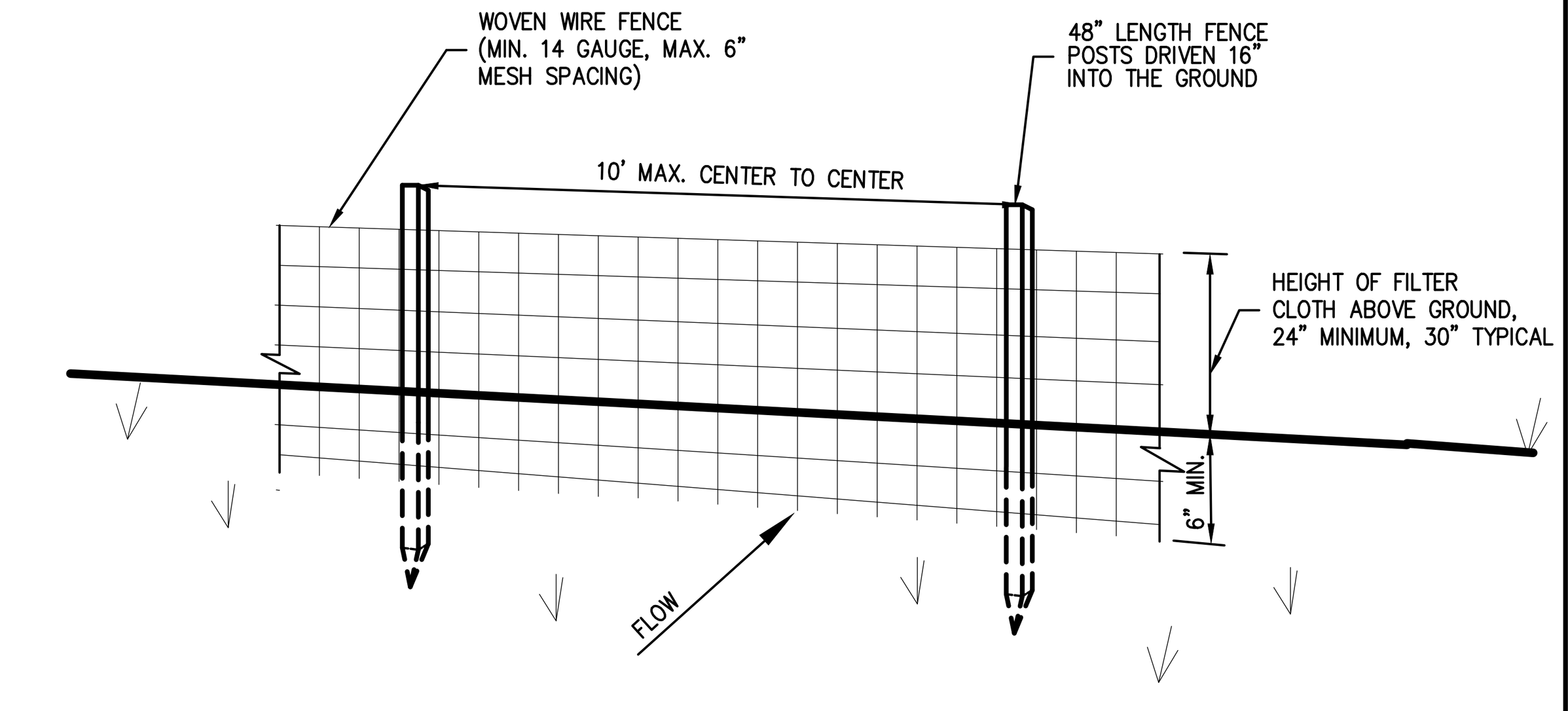
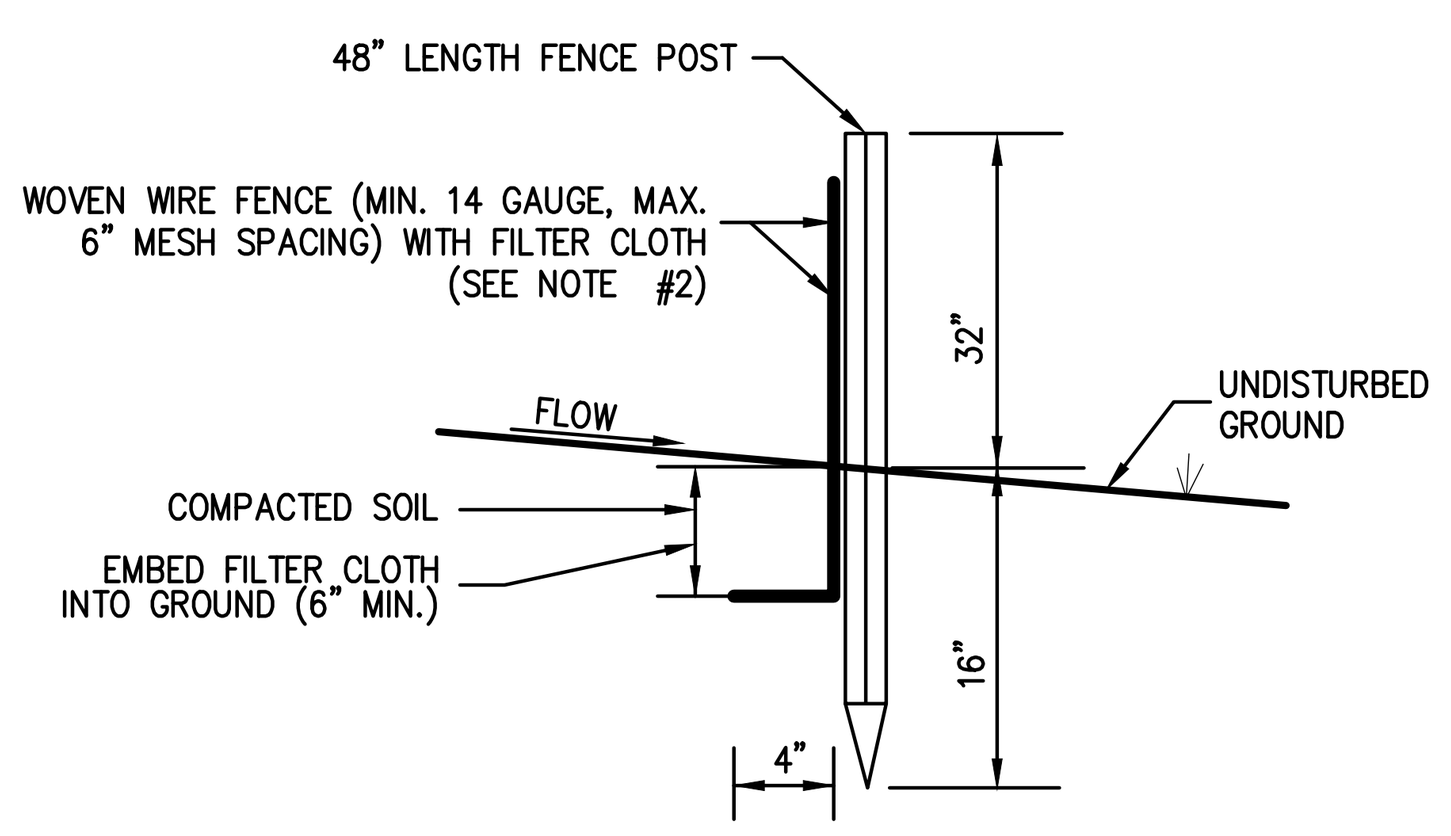


PERSPECTIVE VIEW



SECTION

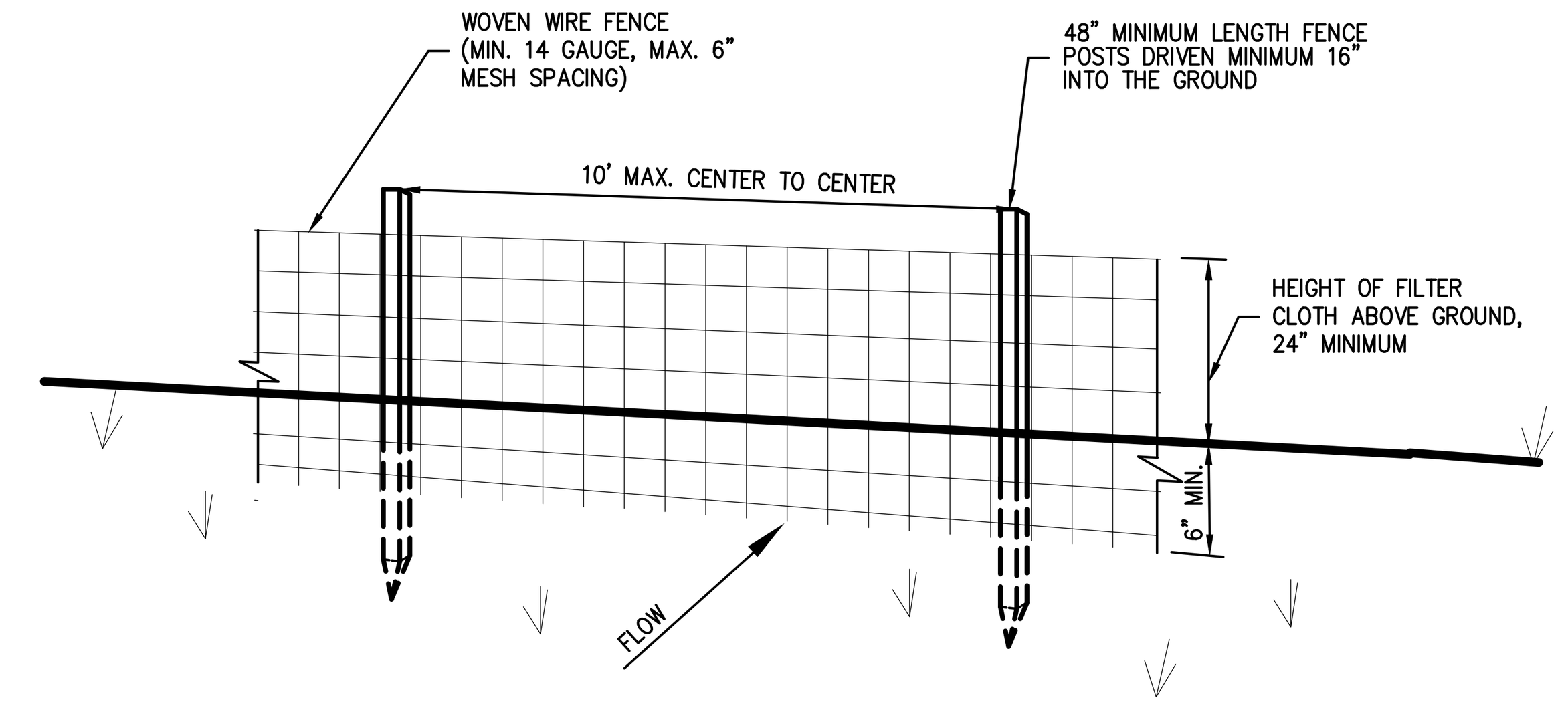
SLOPE	STEEPNESS	SLOPE LENGTH/FENCE LENGTH (FT.)
2–10%	50:1 TO 10:1	250/2000
10–20%	10:1 TO 5:1	150/1000
20–33%	5:1 TO 3:1	80/750
33–50%	3:1 TO 2:1	70/350
>50%	>2:1	30/175

*ALL SILT FENCES SHALL BE PLACED AS CLOSE TO THE DISTURBED AREA AS POSSIBLE, BUT AT LEAST 10 FEET FROM THE TOE OF A SLOPE STEEPER THAN 3H:1V, TO ALLOW FOR MAINTENANCE AND ROLL DOWN. THE AREA BEYOND THE FENCE MUST BE UNDISTURBED OR STABILIZED.

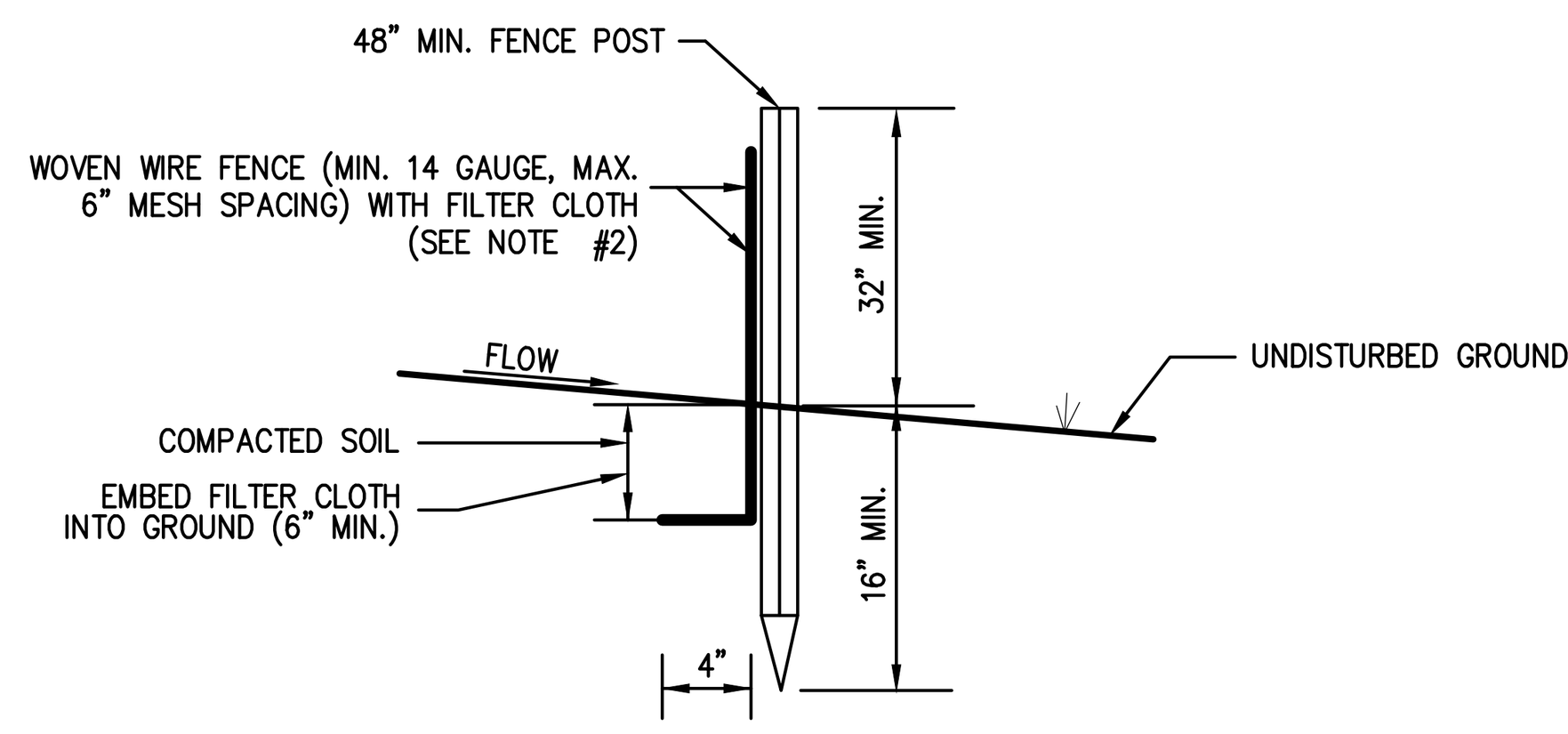
NOTES:

1. WOVEN WIRE FENCE SHALL 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 SHALL BE FASTENED SECURELY TO WOVEN WIRE FENCE WITH TIES SPACED EVERY 24" AT TOP AND MID SECTION. FENCE SHALL BE WOVEN WIRE, 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, STABLINKA T140N, OR APPROVED EQUAL.
4. PREFABRICATED UNITS SHALL BE GEOFAB, ENVIROFENCE, OR APPROVED EQUAL.
5. INSPECT WEEKLY AND AFTER EACH RAIN. MAINTENANCE SHALL BE PERFORMED AS NEEDED AND MATERIAL REMOVED AND REPLACED WHEN "BULGES" DEVELOP IN THE SILT FENCE.

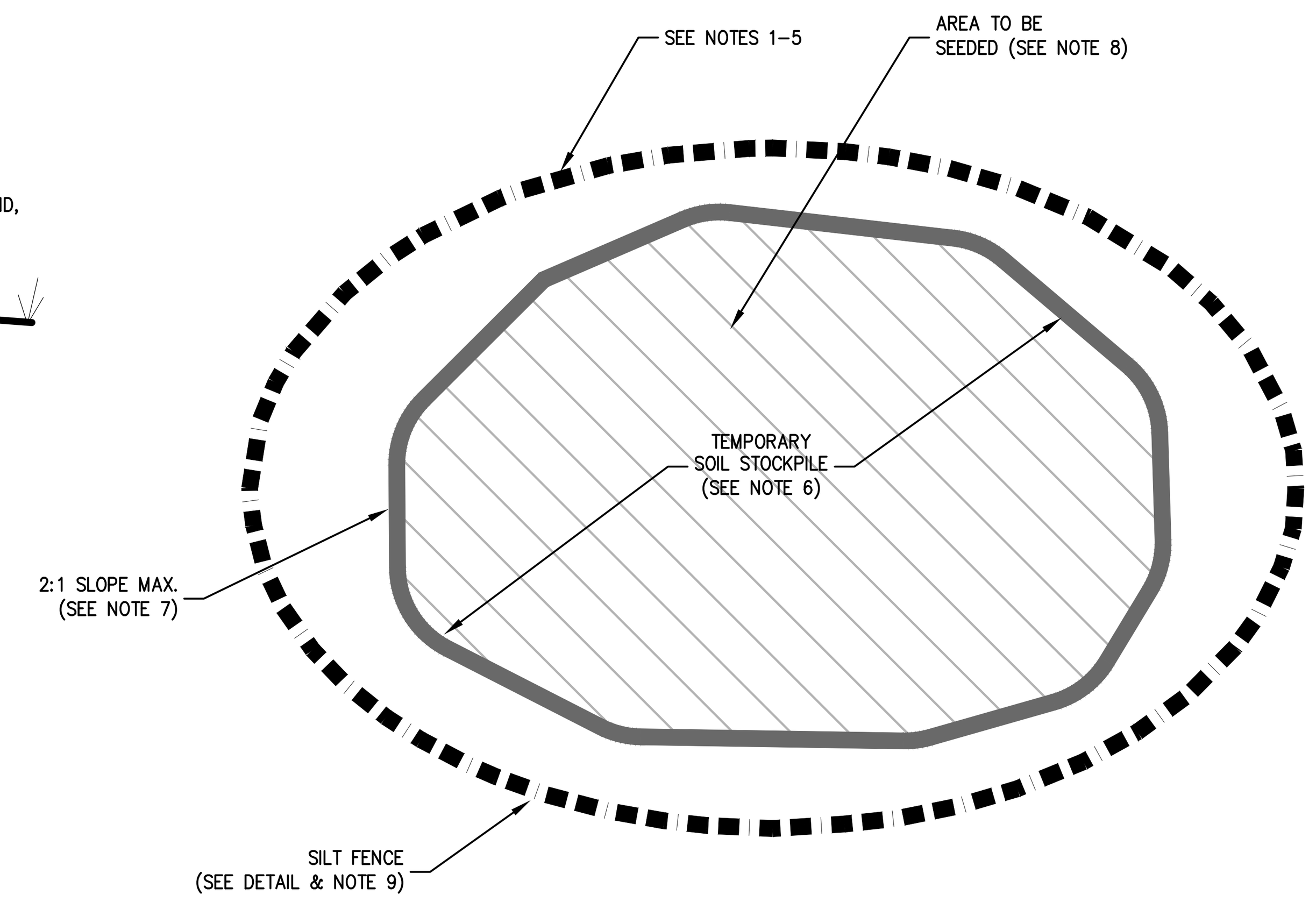
SILT FENCE 1



PERSPECTIVE VIEW



SECTION

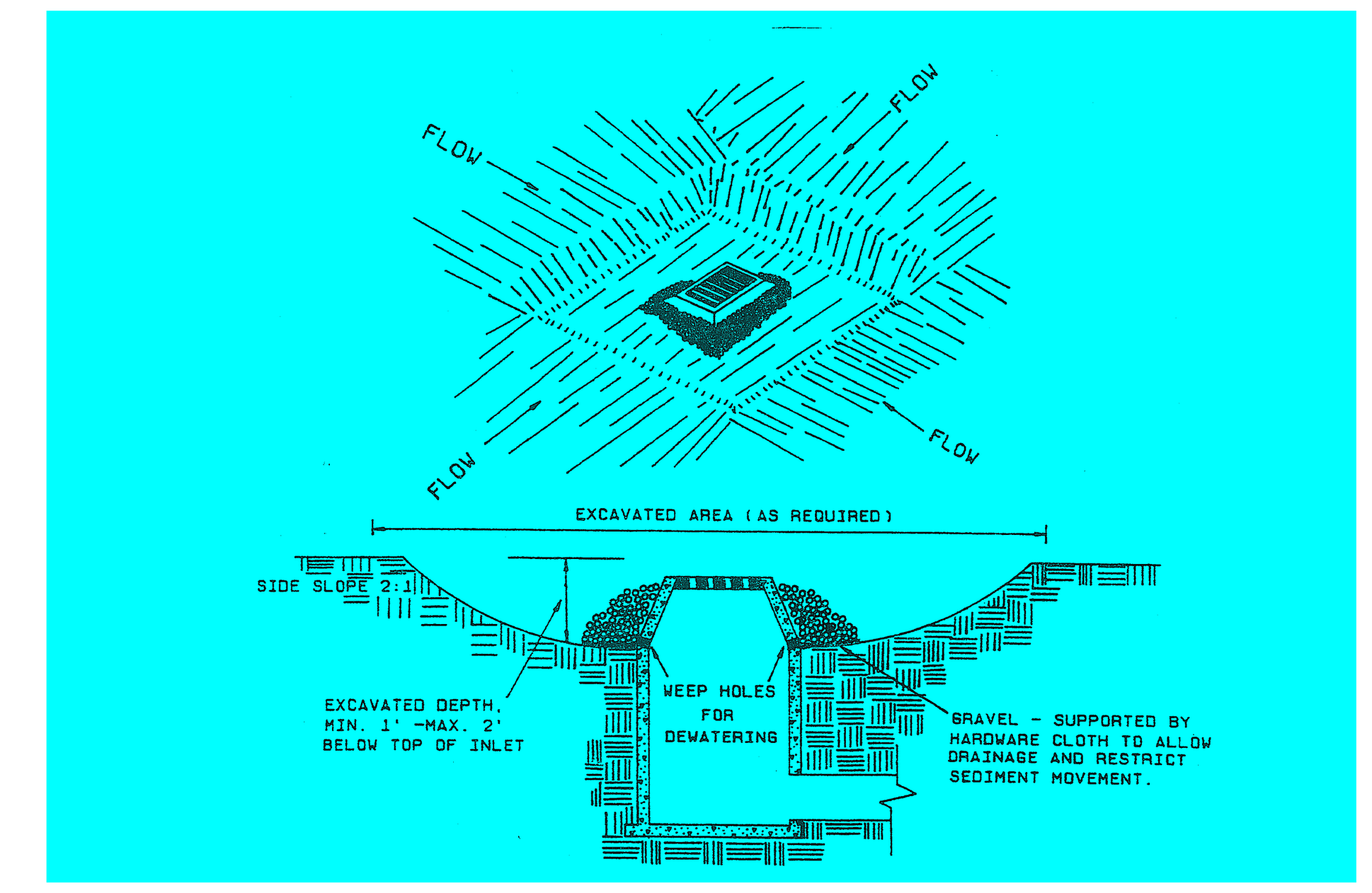


PLAN VIEW

NOTES:

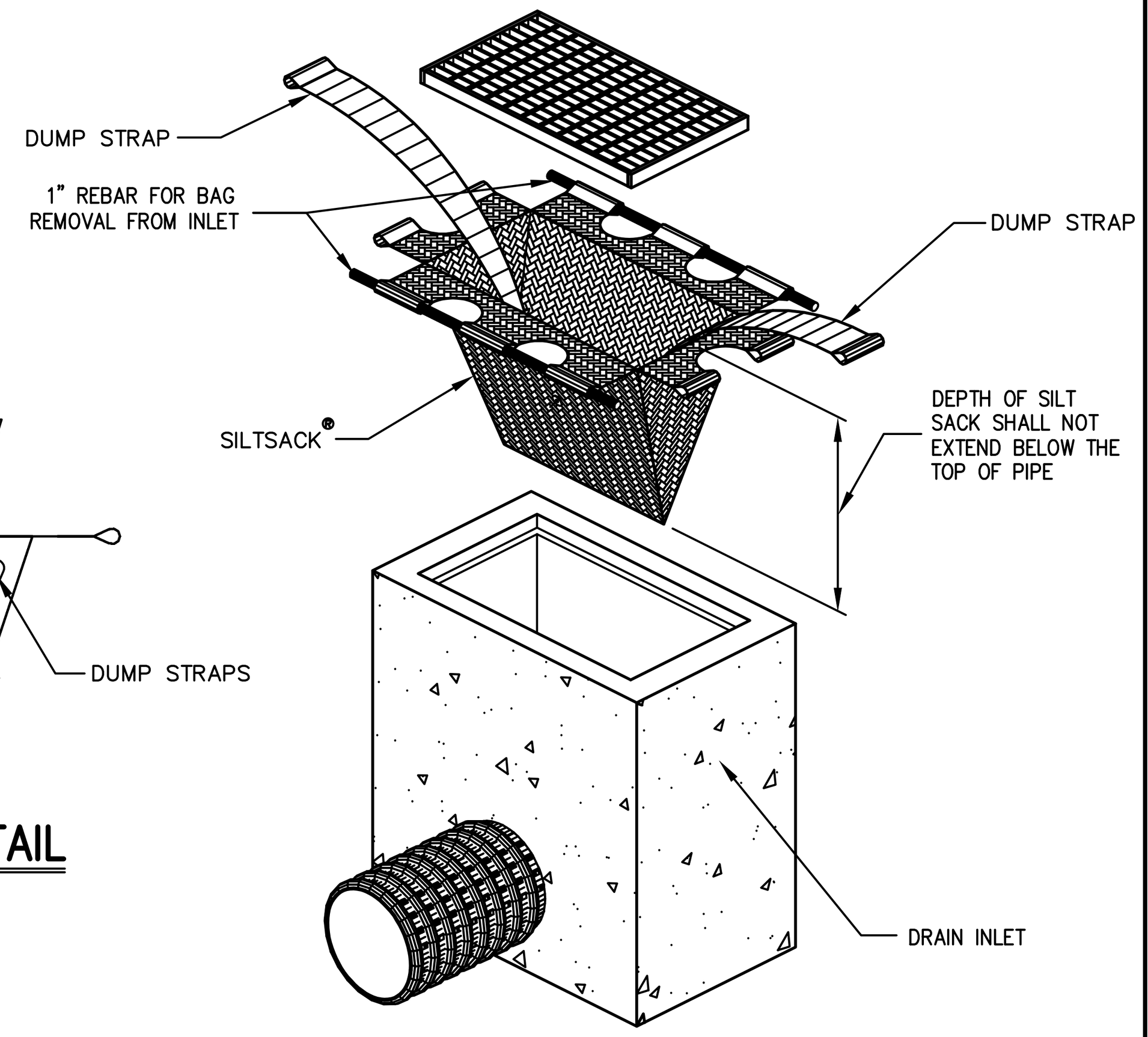
1. WOVEN WIRE FENCE SHALL BE FASTENED SECURELY TO FENCE POSTS WITH WIRE TIES OR STAPLES. POSTS SHALL BE STEEL, EITHER T OR U TYPE OR HARDWOOD.
2. FILTER CLOTH SHALL BE FASTENED SECURELY TO WOVEN WIRE FENCE WITH TIES SPACED EVERY 24" AT TOP AND MID SECTION. FENCE SHALL BE WOVEN WIRE, 6" MAXIMUM MESH OPENING.
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, STABLINKA T140N, OR APPROVED EQUAL.
4. PREFABRICATED UNITS SHALL BE GEOFAB, ENVIROFENCE, OR APPROVED EQUAL.
5. INSPECT WEEKLY AND AFTER EACH RAIN. MAINTENANCE SHALL BE PERFORMED AS NEEDED AND MATERIAL REMOVED AND REPLACED WHEN "BULGES" DEVELOP IN THE SILT FENCE.
6. THE AREA CHOSEN FOR ALL TEMPORARY SOIL STOCKPILES SHALL BE DRY AND STABLE.
7. ALL STOCKPILED SOIL SHALL NOT CONTAIN SLOPES GREATER THAN 2:1.
8. UPON COMPLETION OF SOIL STOCKPILING, EACH PILE SHALL BE SEEDED WITHIN 24 HOURS. PERENNIAL OR ANNUAL RYEGRASS SHALL BE PLANTED DURING SPRING, SUMMER OR EARLY FALL. WINTER RYE (CEREAL RYE) SHALL BE PLANTED DURING LATE FALL OR EARLY WINTER.
9. ALL STOCKPILES SHALL BE PROTECTED WITH SILT FENCING INSTALLED AROUND THE PERIMETER.

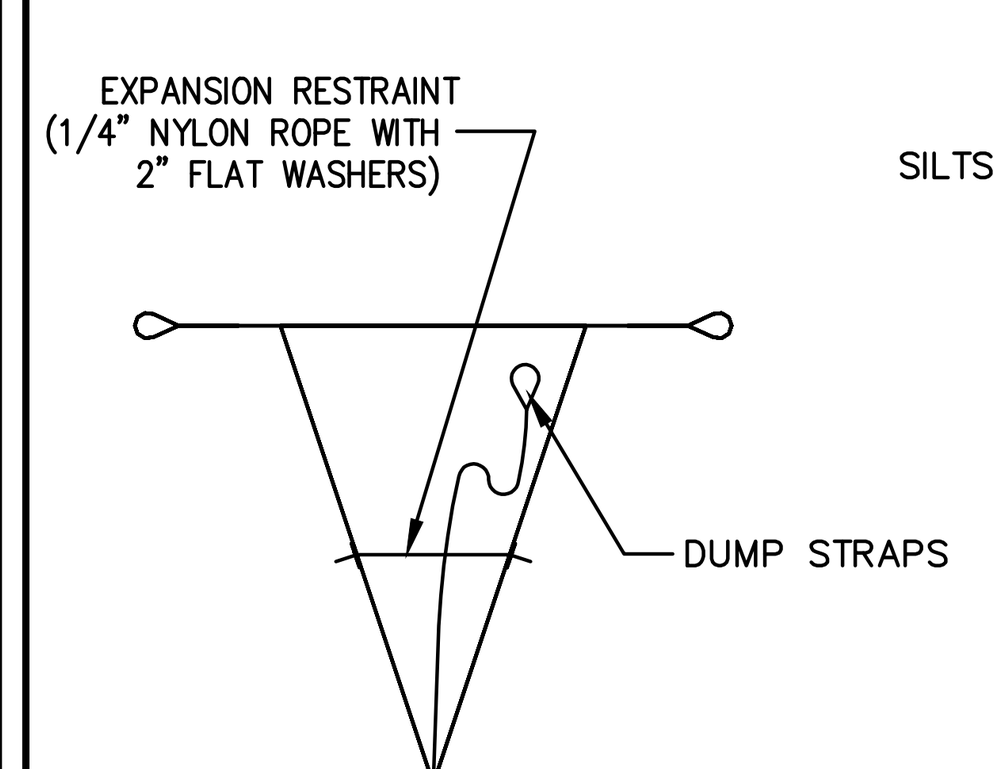
TEMPORARY SOIL STOCKPILE WITH SILT FENCE 2



1. CLEAR THE AREA OF ALL DEBRIS THAT WILL HINDER EXCAVATION.
2. GRADE APPROACH TO THE INLET UNIFORMLY AROUND THE BASIN.
3. WEEP HOLES SHALL BE PROCTECTED BY/STONE.
4. PROVIDE FREQUENT INSPECTION AND MAINTENANCE. REMOVE ACCUMULATED SEDIMENT AND REPAIR OR REPLACE INLET PROTECTION TO MAINTAIN EFFECTIVENESS OF THE INSTALLATION.
5. UPON STABILIZATION OF CONTRIBUTING DRAINAGE AREA. SEAL WEEP HOLES FILL BASIN WITH STABLE SOIL TO FINAL GRADE. COMPACT IT PROPERLY AND STABILIZE WITH PERMANET SEEDING.

EXCAVATED DROP INLET PROTECTION 3

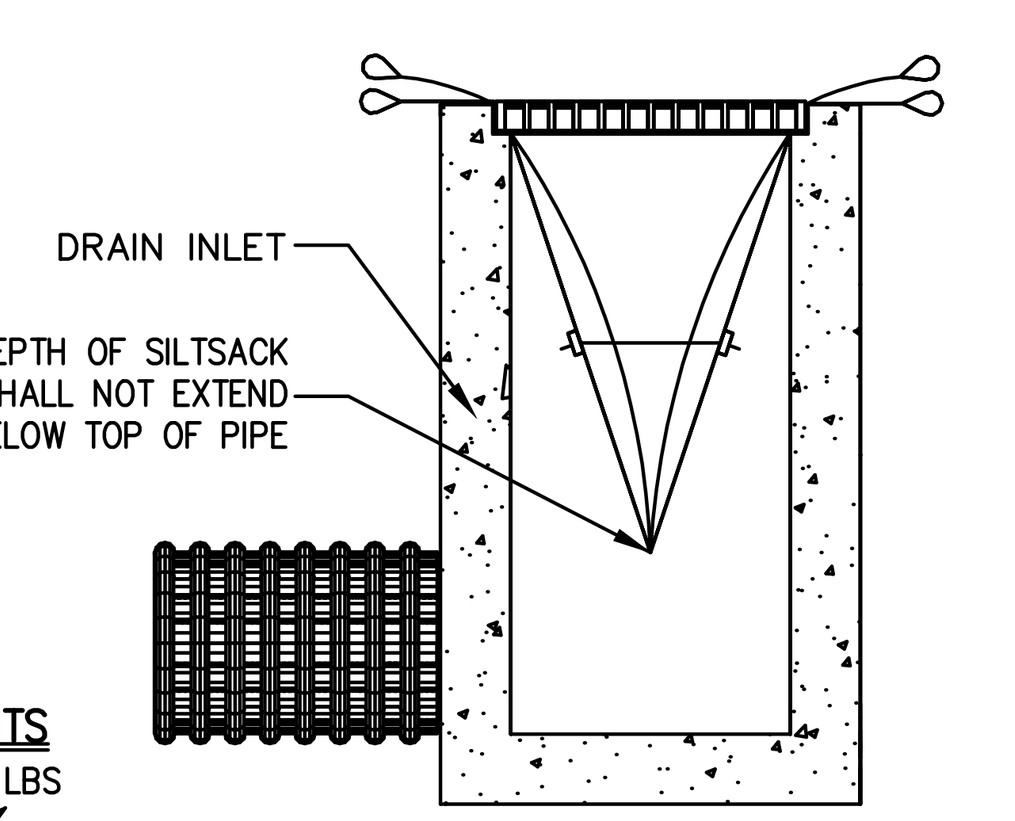




BAG DETAIL

NOTES:

1. CURB INLETS SHALL BE TYPE B WITH CURB DEFLECTOR.
2. INLET PROTECTION SHALL BE INSPECTED WEEKLY AND AFTER EACH RAIN. SEDIMENT SHALL BE REMOVED AS NECESSARY. FILTER FABRIC, CRUSHED STONE, AND ANY OTHER COMPONENTS SHALL BE REPLACED IF DAMAGED. ALL MATERIALS SHALL BE CHECKED FOR PROPER ANCHORAGE AND SECURED AS NECESSARY.



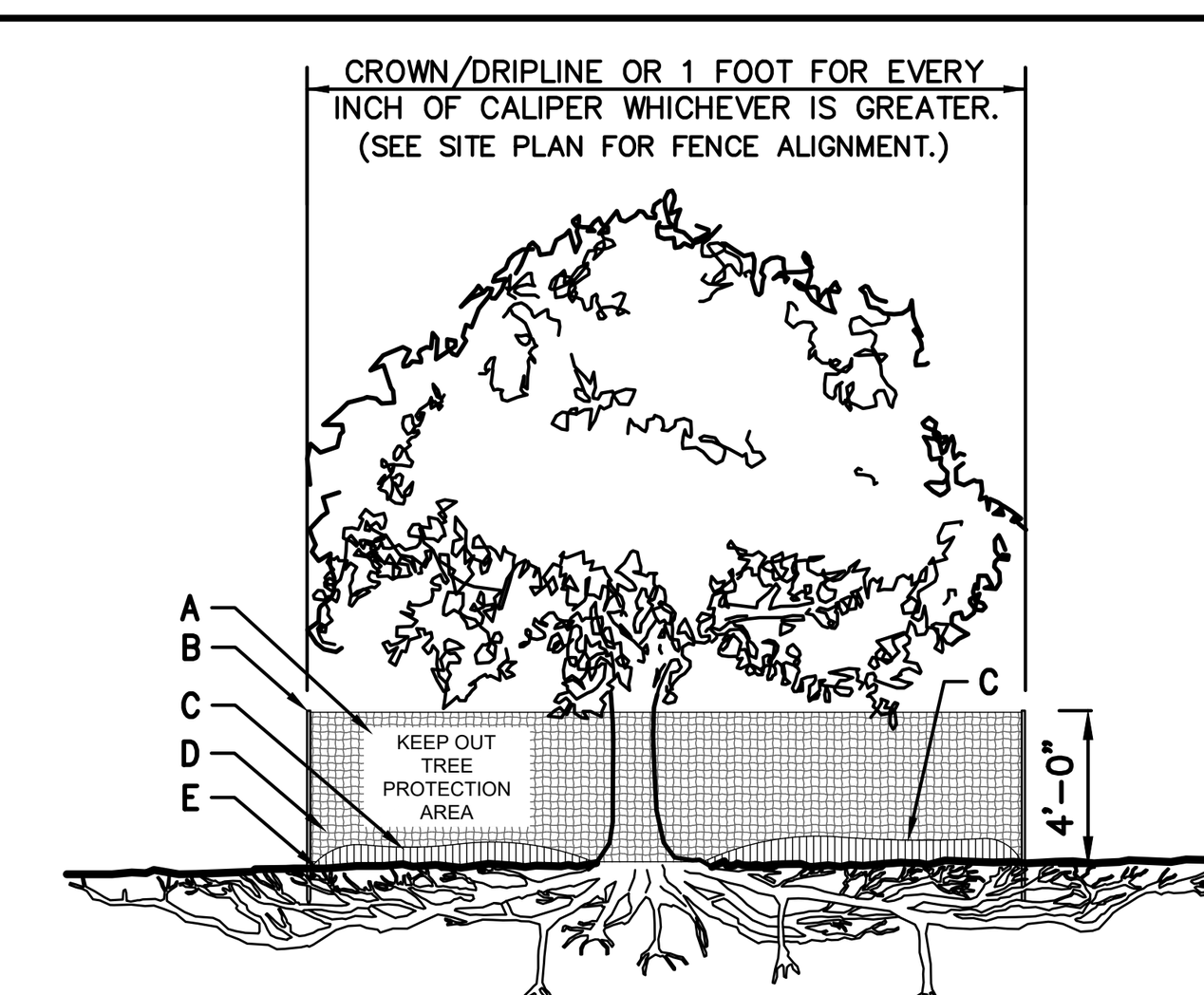
INSTALLATION DETAIL

HI-FLOW SILT SACK AS MANUFACTURED BY ACF ENVIRONMENTAL OR APPROVED EQUAL®

(FOR AREAS OF MODERATE TO HEAVY PRECIPITATION AND RUN-OFF)

PROPERTIES	TEST METHOD	UNITS
GRAB TENSILE STRENGTH	ASTM D-4632	265 LBS
GRAB TENSILE ELONGATION	ASTM D-4632	20 %
PUNCTURE	ASTM D-4833	135 LBS
MULLEN BURST	ASTM D-3786	420 PSI
TRAPEZOID TEAR	ASTM D-4533	45 LBS
UV RESISTANCE	ASTM D-4355	90 %
APPARENT OPENING SIZE	ASTM D-4751	20 US SIEVE
FLOW RATE	ASTM D-4491	200 GAL/MIN/SQ FT
PERMITTIVITY	ASTM D-4491	1.5 SEC -1

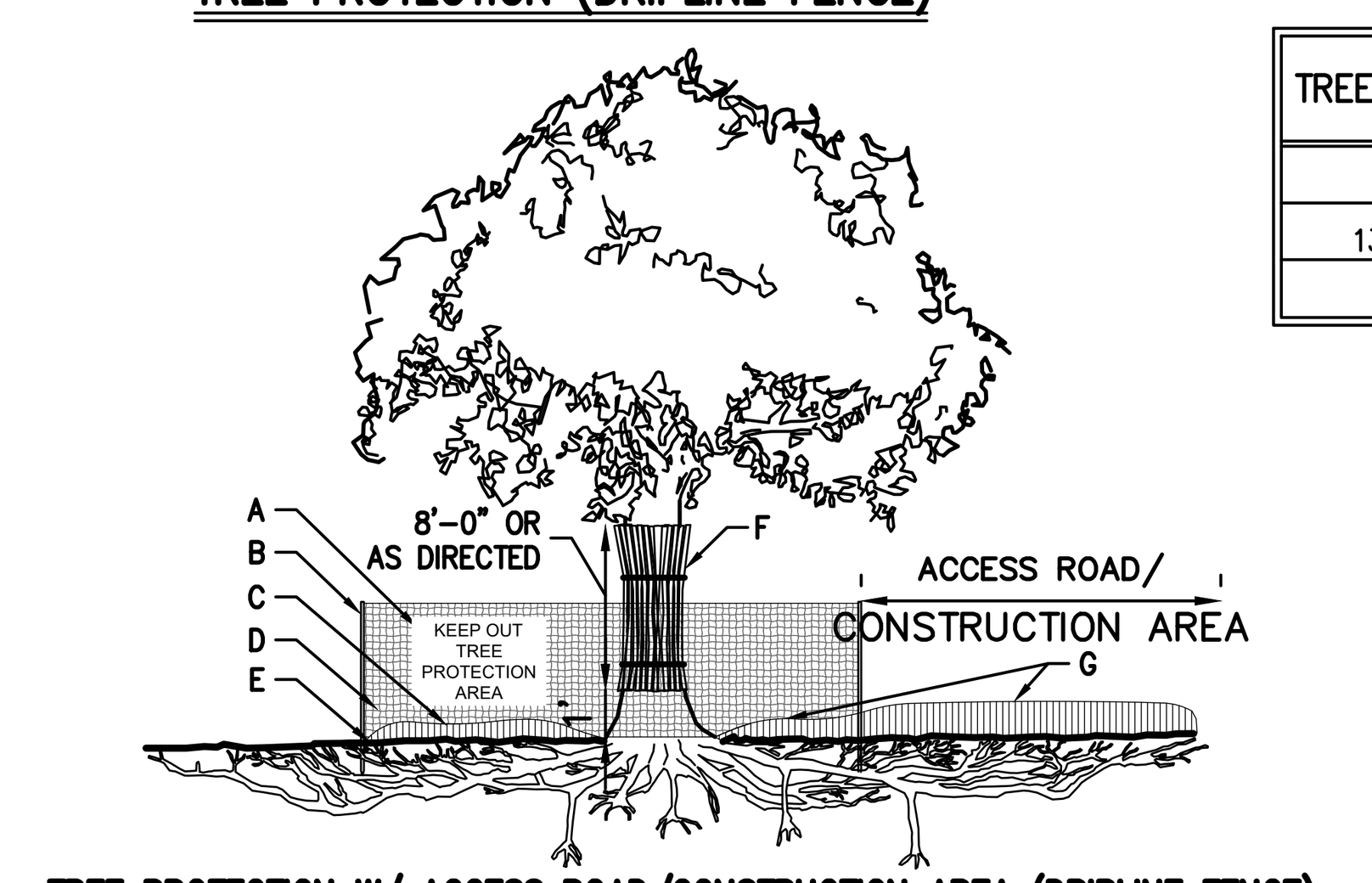
SILT SACK 4



TREE PROTECTION (DRIPLINE FENCE)

A	8.5"X11" SIGN LAMINATED IN PLASTIC SPACED EVERY 50' ALONG FENCE
B	2"X6' STEEL POSTS OR APPROVED EQUAL.
C	5" THICK LAYER OF MULCH.
D	TREE PROTECTION FENCE: HIGH DENSITY POLYETHYLENE FENCING WITH 3.5" X 1.5" OPENINGS; COLOR ORANGE. STEEL POSTS INSTALLED AT 8' O.C.
E	MAINTAIN EXISTING GRADE WITHIN THE TREE PROTECTION FENCE UNLESS OTHERWISE INDICATED ON THE PLANS.
F	INSTALL ROUGH SAWN WOOD WHERE AND AS DIRECTED BY PROJECT LANDSCAPE ARCHITECT OR PROFESSIONAL ARBORIST. SEE CHART FOR WOOD SIZE BOUND WITH 9 GAUGE WIRE.
G	8"-12" THICK LAYER OF MULCH ON MAINTENANCE ROAD. 5" THICK LAYER INSIDE TREE PROTECTION AREA.

TREE DIAMETER	ROUGH SAWN WOOD SIZE
<12"	2"X2"
13"-24"	2"X4"
>25"	2"X6"

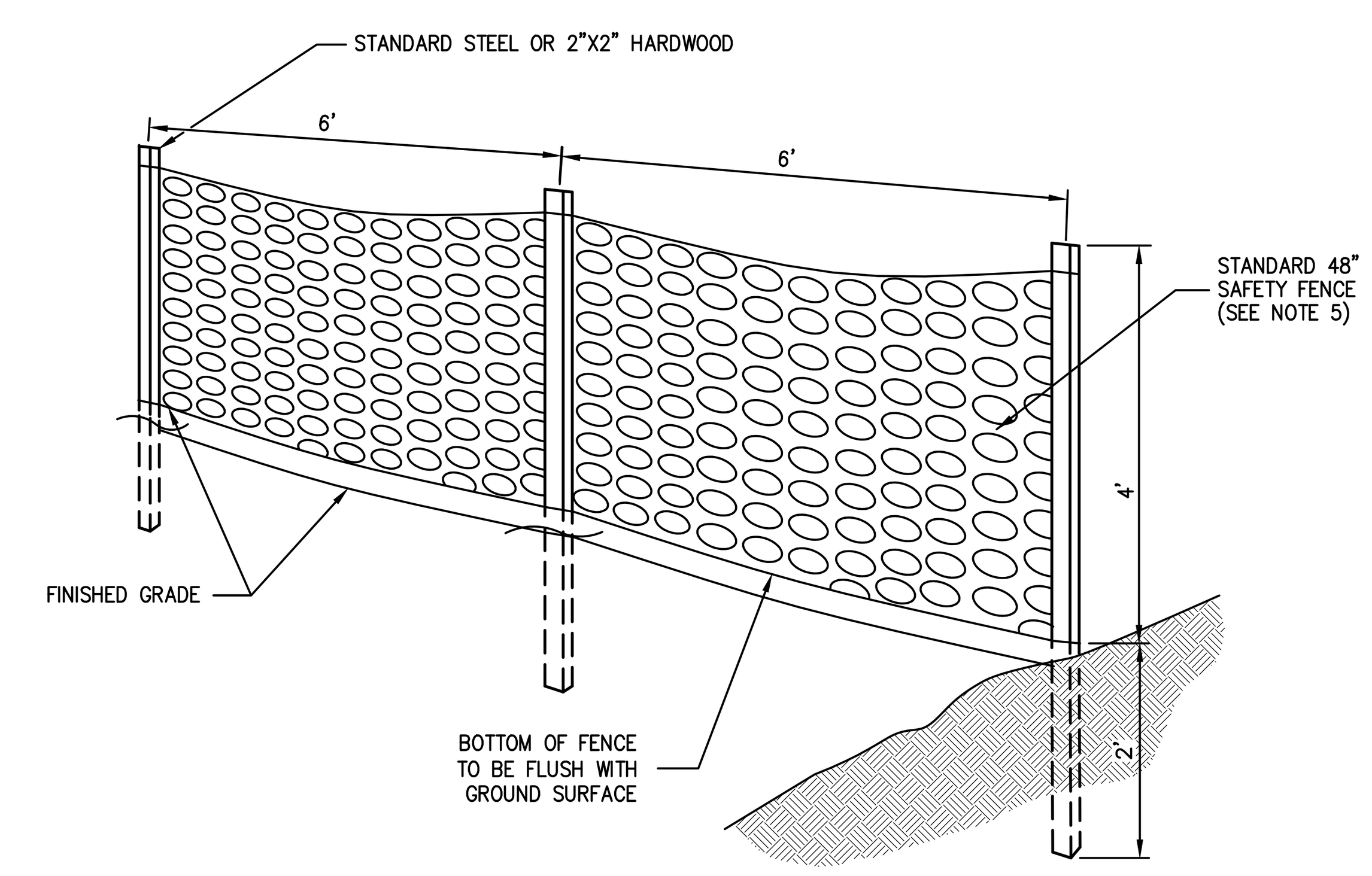


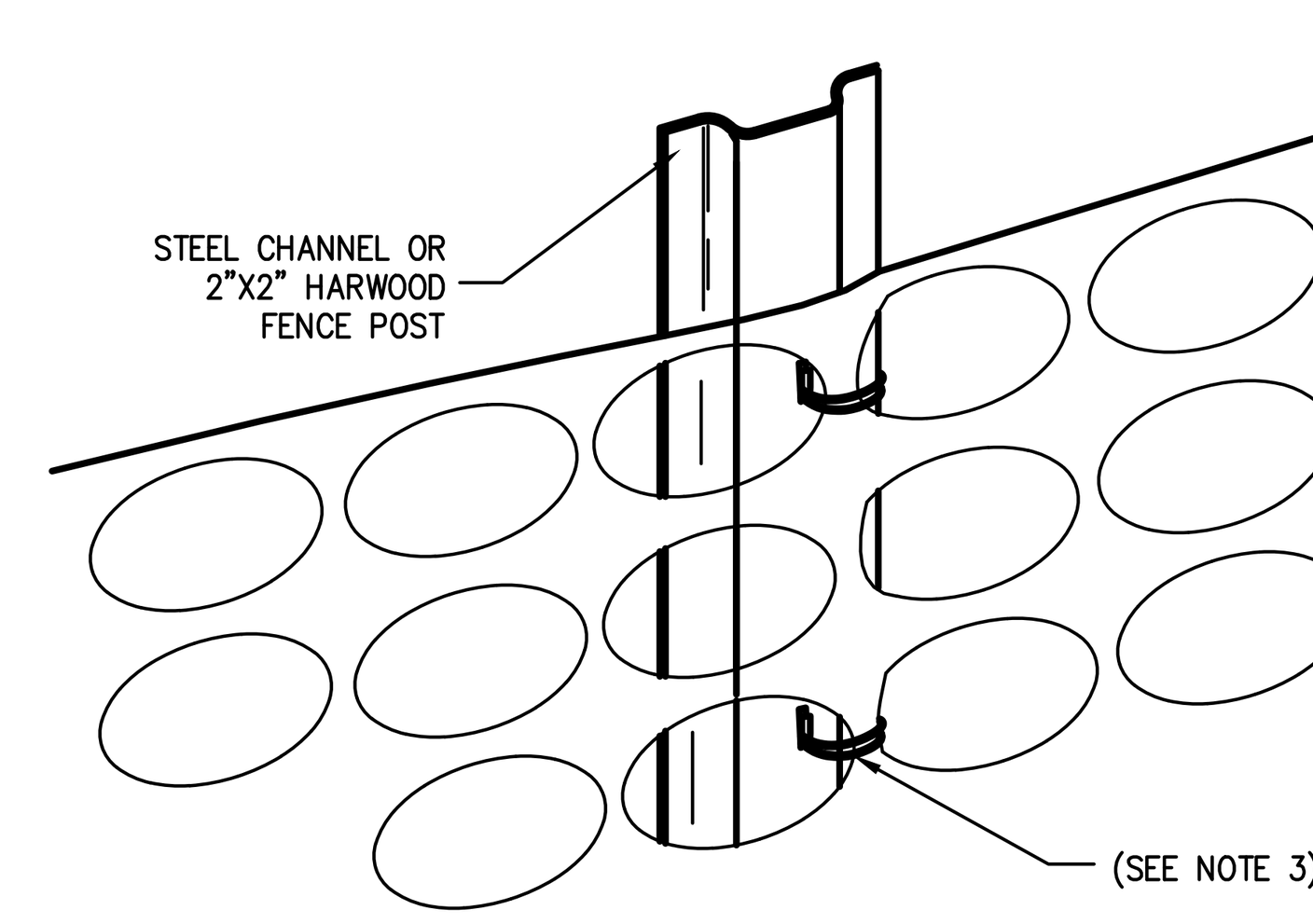
TREE PROTECTION W/ ACCESS ROAD/CONSTRUCTION AREA (DRIPLINE FENCE)

NOTES:

1. SEE SPECIFICATIONS FOR ADDITIONAL TREE PROTECTION REQUIREMENTS.
2. IF THERE IS NO EXISTING IRRIGATION, SEE SPECIFICATIONS FOR WATERING REQUIREMENTS.
3. NO PRUNING SHALL BE PERFORMED EXCEPT BY APPROVED ARBORIST.
4. NO EQUIPMENT SHALL OPERATE INSIDE THE PROTECTIVE FENCING INCLUDING DURING FENCE INSTALLATION AND REMOVAL.
5. SEE SITE PLANS FOR IDENTIFICATIONS/LOCATIONS OF INDIVIDUAL TREES TO BE PROTECTED.
6. ALL EXCAVATION WITHIN THE CROWN/DRIPLINE OF ANY TREE SHALL BE PERFORMED UNDER THE DIRECT SUPERVISION OF THE PROJECT LANDSCAPE ARCHITECT OR PROFESSIONAL ARBORIST. SPECIAL MEASURES, SUCH AS THE USE OF AN AIR SPADE MAY BE REQUIRED.
7. THE CONTRACTOR MAY PROPOSE THE USE OF ENGINEERED MATTING OR OTHER ENGINEERED PRODUCTS IN LIEU OF MULCH, WHICH SHALL BE SUBJECT TO THE REVIEW AND APPROVAL OF ALL AUTHORITIES HAVING JURISDICTION.

TREE PROTECTION 5

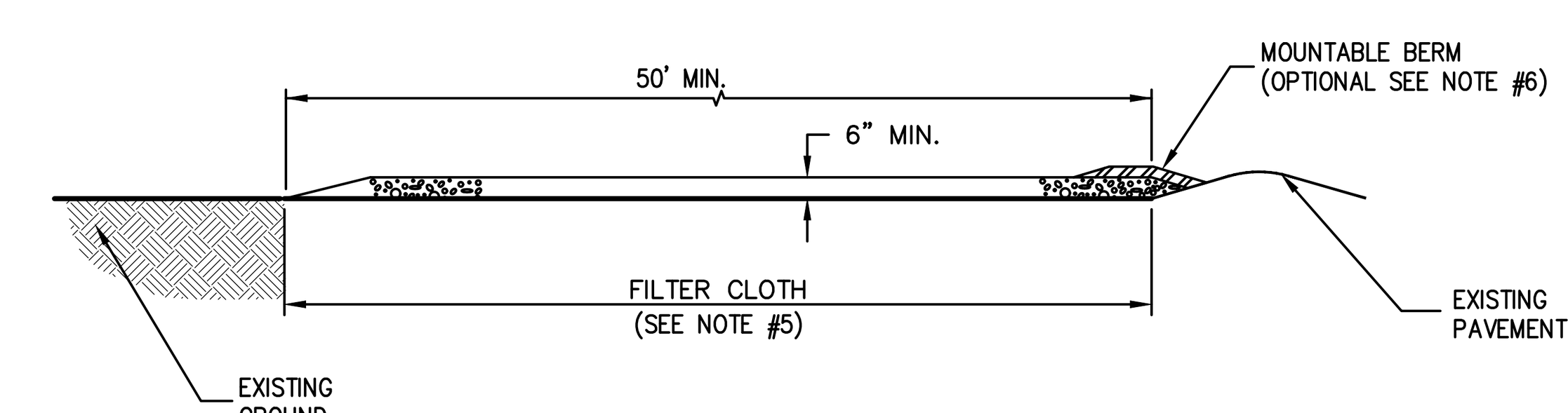




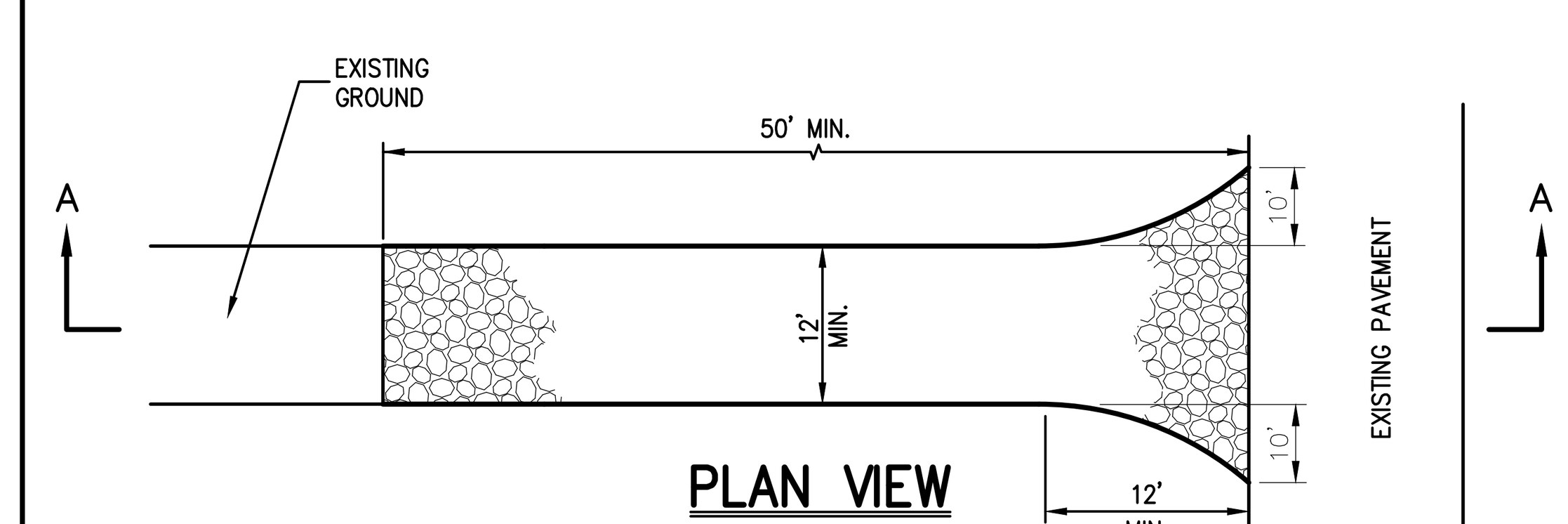
NOTES:

1. SPACE SUPPORT FENCE POSTS AT 6 FOOT INTERVALS.
2. DRIVE SUPPORT POSTS 2 FEET INTO GROUND.
3. FIRMLY FASTEN FENCE MATERIAL IN PLACE BY WIRING TO FENCE POST WHILE MAINTAINING TENSION ACROSS FULL HEIGHT OF FENCE. WIRING SHALL BE DONE IN A MANNER THAT WILL PREVENT SAGGING OF FENCE MATERIAL.
4. PROVIDE PERIODIC INSPECTION AND MAINTENANCE OF FENCE INCLUDING REPAIRS AS NECESSARY AND REQUIRED.
5. PLASTIC FENCE SHALL BE INTERNATIONAL ORANGE COLOR, AS MANUFACTURED BY ADPI ENTERPRISES, INC. OR APPROVED EQUAL.
6. REMOVE CONSTRUCTION FENCE AS DIRECTED BY THE OWNER'S FIELD REPRESENTATIVE.

CONSTRUCTION FENCE 6



SECTION A-A



PLAN VIEW

NOTES

1. STONE SIZE – USE 1" TO 4" STONE, OR RECLAIMED OR RECYCLED CONCRETE EQUIVALENT.
2. LENGTH – AS REQUIRED, BUT NOT LESS THAN 50 FEET.
3. THICKNESS – NOT LESS THAN SIX (6) INCHES.
4. WIDTH – 12 FOOT MINIMUM, BUT NOT LESS THAN THE FULL WIDTH AT POINTS WHERE INGRESS OR EGRESS OCCURS. 24 FOOT MINIMUM IF SINGLE ENTRANCE TO SITE.
5. FILTER CLOTH TO BE PLACED OVER THE ENTIRE WIDTH AND LENGTH OF AREA PRIOR TO PLACING OF STONE.
6. SURFACE WATER – ALL SURFACE WATER FLOWING OR DIVERTED TOWARD CONSTRUCTION ENTRANCES SHALL BE PIPED BENEATH 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. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND AND REPAIR AND/OR CLEANOUT OF ANY MEASURE USED TO TRAP SEDIMENT. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC RIGHTS-OF-WAY MUST BE REMOVED IMMEDIATELY.
8. WASHING – WHEELS SHALL BE CLEANED TO REMOVE SEDIMENT PRIOR TO ENTRANCE ONTO PUBLIC RIGHTS-OF-WAY. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH STONE AND WHICH DRAINS INTO AN APPROVED SEDIMENT TRAPPING DEVICE.
9. DAILY INSPECTION AND NEEDED MAINTENANCE SHALL BE PROVIDED AFTER EACH RAIN.

STABILIZED CONSTRUCTION ENTRANCE 7

No.	Revision	Date
2.	REVISED PER CITY COMMENTS	02/24/2020
3.	REVISED PER CITY COMMENTS	09/29/2020
4.	REVISED PER CITY COMMENTS	07/27/2021
5.	REVISED PER CITY COMMENTS	03/25/2022
6.	REVISED PER CITY COMMENTS	05/31/2022
7.	REVISED PER CITY COMMENTS	06/28/2022
8.	REVISED PER CITY COMMENTS	08/30/2022

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Drawn: BMS Approved: SS
Scale: NOT TO SCALE
Date: 10/29/2019
Project No: 18119
18119-DETAILS C-900 -
Drawing No: C-900
(Sheet 19 OF 28)

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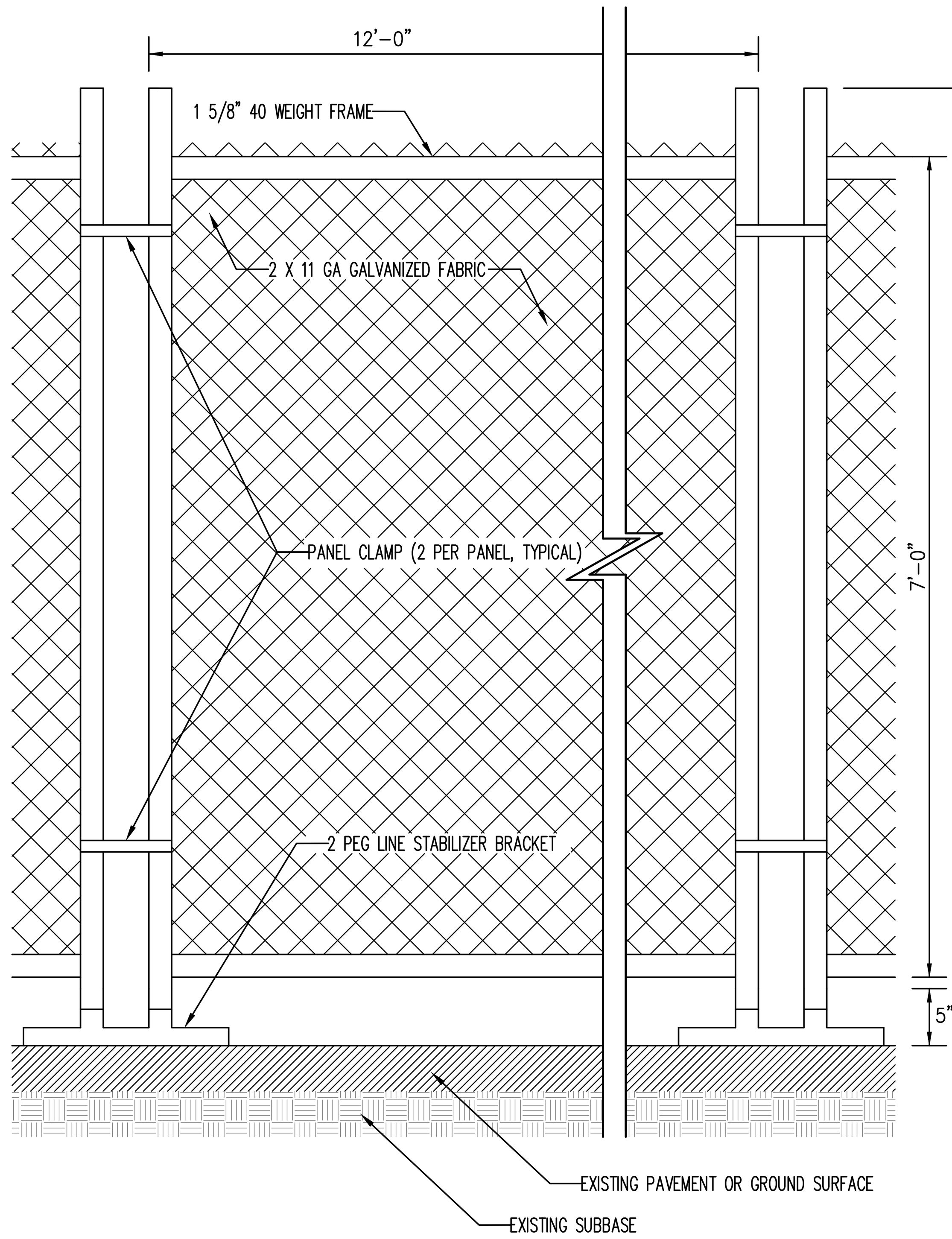
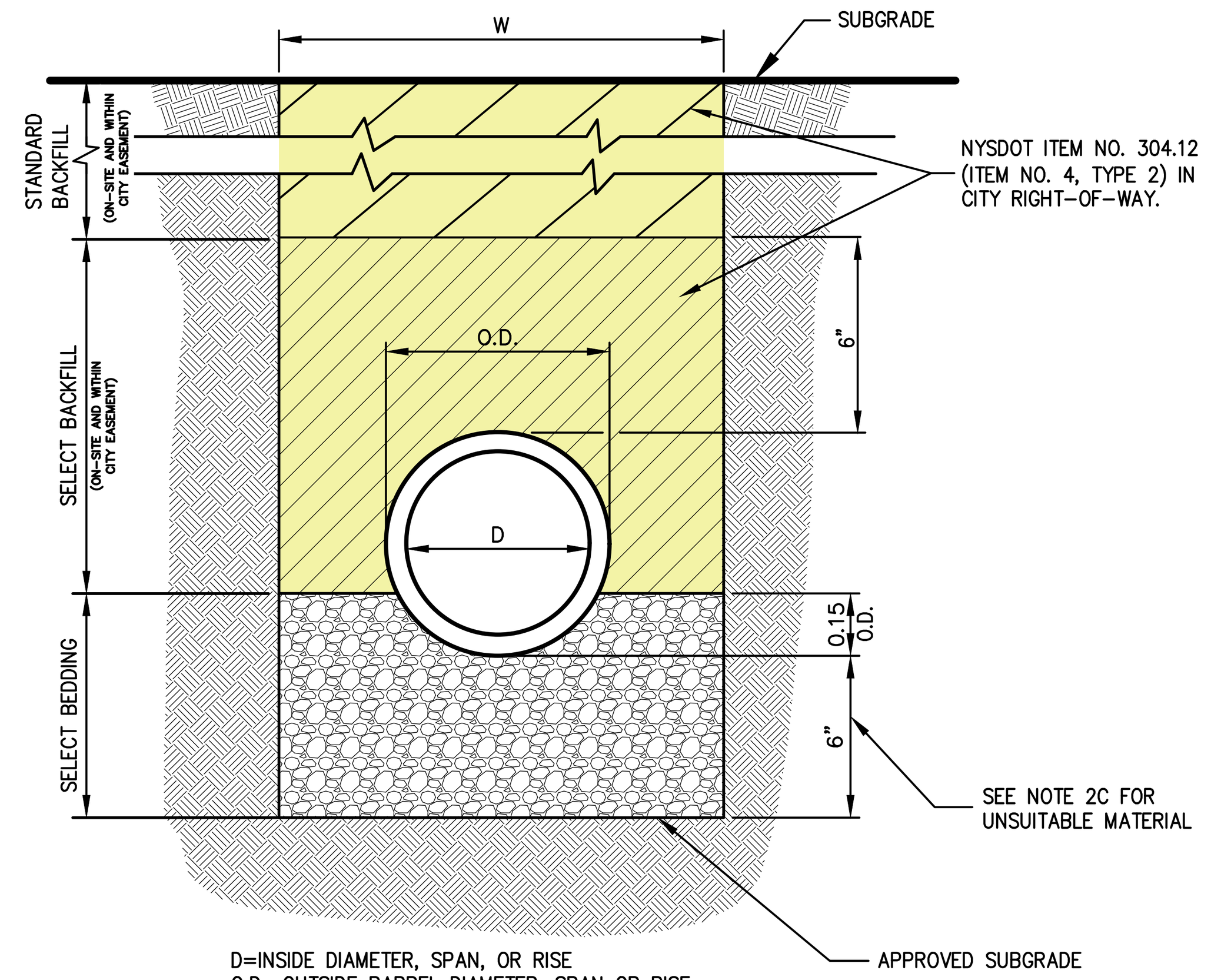


NOTE:
STABILIZED BRACKET TO BE HOT DIPPED GALVANIZED STEEL PIPE.

TEMPORARY CHAIN LINK CONSTRUCTION FENCE — 8

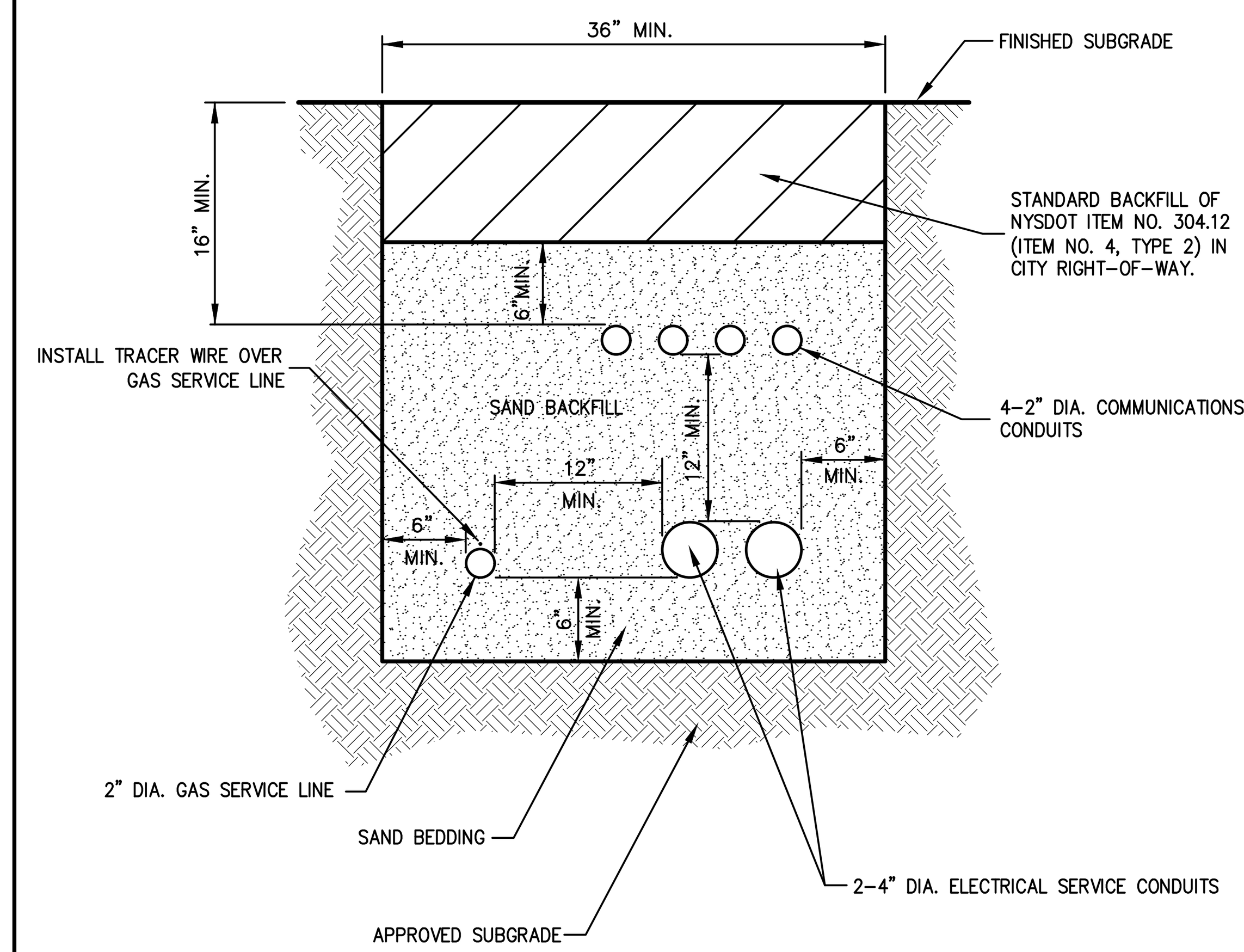


D=INSIDE DIAMETER, SPAN, OR RISE
O.D.=OUTSIDE BARREL DIAMETER, SPAN OR RISE
H.D.=OUTSIDE DIAMETER, SPAN, OR RISE @ BELL OR BAND
W=H.D. + 2.0' – FOR 48" OR SMALLER DIAMETER, SPAN, OR RISE
W=H.D. + 2.5' – FOR GREATER THAN 48" DIAMETER, SPAN, OR RISE

NOTES:

1. FOR TYPE II TRENCH, MATERIAL FOR SELECT BEDDING SHALL BE SAND. SELECT BACKFILL SHALL BE ITEM NO. 4, TYPE 2 IN CITY RIGHT–OF–WAY AND SAND ON–SITE.
2. TYPE II TRENCH SHALL BE USED IN ALL OF THE FOLLOWING CASES:
   A. FOR ALL CORRUGATED POLYETHYLENE DRAIN PIPE (HDPE), PVC PIPE, DUCTILE IRON PIPE, AND CONDUIT INSTALLATION.
   B. WHEN ROCK OR HARDPAN IS ENCOUNTERED IN BOTTOM OF TRENCH.
   C. WHEN UNSUITABLE MATERIAL IS ENCOUNTERED IN BOTTOM OF TRENCH. IN SUCH CASE DEPTH OF UNDERCUTTING SHALL BE AS DIRECTED BY THE ENGINEER WITH 6" MINIMUM.
3. FOR ALL TRENCH EXCAVATION IN FILL AREAS, ALL EMBANKMENTS SHALL BE CONSTRUCTED TO A MINIMUM OF 2 FEET ABOVE THE OUTSIDE TOP (AT THE BELL) OF THE PIPE PRIOR TO BEGINNING ANY TRENCH EXCAVATION.
4. BACKFILL FOR PIPE AND CONDUIT SHALL BE PLACED EVENLY AND CAREFULLY AROUND AND OVER THE PIPE OR CONDUIT IN SIX (6) INCH MAXIMUM LAYERS. EACH LAYER SHALL BE THOROUGHLY AND CAREFULLY COMPACTED UNTIL TWELVE (12) INCHES OF COVER EXISTS OVER THE PIPE OR CONDUIT. THE REMAINDER OF THE BACKFILL MAY THEN BE PLACED AND COMPACTED IN A MAXIMUM OF TWELVE (12) INCH LAYERS. EACH LAYER SHALL BE COMPACTED BY APPROVED MECHANICAL TAMPING MACHINES. UNLESS OTHERWISE SPECIFIED BACKFILL SHALL BE COMPACTED TO NOT LESS THAN 95% MAXIMUM MODIFIED DENSITY IN ACCORDANCE WITH ASTM DESIGNATION D–1557 IN THE MANNER HEREIN DESCRIBED. BACKFILL SHALL PROCEED UP TO THE LINES AND GRADES AS SHOWN ON THE DRAWINGS.

TYPE II TRENCH — 9



NOTES:

1. UTILITIES TO BE INSTALLED IN ACCORDANCE WITH THE REGULATIONS AND REQUIREMENTS OF THE UTILITY COMPANY HAVING JURISDICTION.
2. BACKFILL FOR PIPE AND CONDUIT SHALL BE PLACED EVENLY AND CAREFULLY AROUND AND OVER THE PIPE OR CONDUIT IN SIX (6) INCH MAXIMUM LAYERS. EACH LAYER SHALL BE THOROUGHLY AND CAREFULLY COMPACTED UNTIL TWELVE (12) INCHES OF COVER EXISTS OVER THE PIPE OR CONDUIT. THE REMAINDER OF THE BACKFILL MAY THEN BE PLACED AND COMPACTED IN A MAXIMUM OF TWELVE (12) INCH LAYERS. EACH LAYER SHALL BE COMPACTED BY APPROVED MECHANICAL TAMPING MACHINES. UNLESS OTHERWISE SPECIFIED BACKFILL SHALL BE COMPACTED TO NOT LESS THAN 95% MAXIMUM MODIFIED DENSITY IN ACCORDANCE WITH ASTM DESIGNATION D–1557 IN THE MANNER HEREIN DESCRIBED. BACKFILL SHALL PROCEED UP TO THE LINES AND GRADES AS SHOWN ON THE DRAWINGS.
3. CONTRACTOR SHALL STAKE THE PROPOSED SERVICE LINES AND CONDUITS PRIOR TO BACKFILLING TO ENSURE SERVICES DO NOT MOVE WITHIN TRENCH.

UTILITY TRENCH DETAIL — 10

NOTES PERTAINING TO DRAIN INLETS

A–1 STEPS WILL NOT BE REQUIRED IN INLETS LESS THAN FOUR (4) FEET IN DEPTH. STEPS WILL BE REQUIRED IN INLETS FOUR (4) FEET OR GREATER IN DEPTH. DEPTHS FOR DRAIN INLETS SHALL BE MEASURED FROM FINISHED GRADE TO INSIDE BOTTOM OF STRUCTURE (INCLUDING SUMP AS APPLICABLE).

A–2 WHEN STEPS ARE REQUIRED, STEPS SHALL COMPLY WITH THE SAME REQUIREMENTS OF ASTM STANDARD C–478, ARTICLE 13 ENTITLED "MANHOLE STEPS & LADDERS".

A–3 FOR MASONRY STRUCTURES, THE FIRST COURSE OF MASONRY SHALL BE SET IN THE CONCRETE FOUNDATION BEFORE THE CONCRETE HAS SET. CONCRETE FOUNDATION SHALL BE CLASS "A"(4000 psi) CONCRETE, TWELVE (12) INCHES THICK AND SHALL EXTEND SIX (6) INCHES BEYOND THE OUTSIDE FACE THE STRUCTURE.

A–4 IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO FURNISH AND CONSTRUCT THE PROPER SIZE STRUCTURE INCLUDING THE NECESSARY OPENINGS TO ACCOMMODATE THE WORK AS SHOWN ON THE PLANS OR ORDERED BY THE ENGINEER, AT NO ADDITIONAL COST TO THE OWNER.

A–5 ALL NECESSARY PATCHING FOR DRAIN STRUCTURES SHALL BE ACCOMPLISHED WITH NON–SHRINKING CEMENT MORTAR GROUT, APPROVED EQUAL TO SIKA–SET AS MANUFACTURED BY THE SIKA CHEMICAL CORP.

A–6 FOUNDATIONS FOR PRECAST CONCRETE STRUCTURES SHALL BE SET ON A COMPACTED LAYER OF APPROVED CRUSHED STONE HAVING A MINIMUM COMPACTED THICKNESS OF EIGHT (8) INCHES.

A–7 ALL PIPES SHALL BE CUT FLUSH WITH THE INSIDE WALL OF THE STRUCTURE.

A–8 PROVIDE REINFORCED CONCRETE TOP SLAB FOR OVERSIZED DRAIN INLETS WITH PROPER SIZE OPENING TO ACCOMMODATE INSTALLATION OF FRAME & GRATE.

A–9 FOR MASONRY STRUCTURES GREATER THAN TEN (10) FEET IN DEPTH, THICKNESS OF MASONRY WALLS SHALL BE INCREASED TO TWELVE (12) INCHES.

A–10 FOR ALL STRUCTURES GREATER THAN 10 FEET IN DEPTH, STRUCTURES SHALL PROVIDE MINIMUM INSIDE DIMENSIONS OF 4 FEET X 4 FEET.

NOTES PERTAINING TO MANHOLES

B–1 PRECAST CONCRETE MANHOLES SHALL COMPLY WITH ASTM STANDARD C–478. MANHOLE JOINTS SHALL COMPLY WITH ASTM STANDARD C–443.

B–2 FOR PRECAST CONCRETE MANHOLES FIVE (5) FEET OR LESS IN HEIGHT, TOP CONE SECTION SHALL BE REPLACED WITH PRECAST REINFORCED CONCRETE SLAB (6" MIN. THICKNESS) WITH OPENING OF SUFFICIENT SIZE TO ACCOMMODATE MANHOLE CASTING.

B–3 FOR MANHOLES 10 FEET OR MORE IN DEPTH, MANHOLE DIAMETER SHALL BE FIVE (5) FEET.

B–4 TERMINAL MANHOLE FLOORS SHALL BE SLOPED TOWARD OUTFALL PIPE.

B–5 INVERT CHANNELS FOR PRECAST CONCRETE MANHOLES SHALL BE CONSTRUCTED OF CONCRETE.

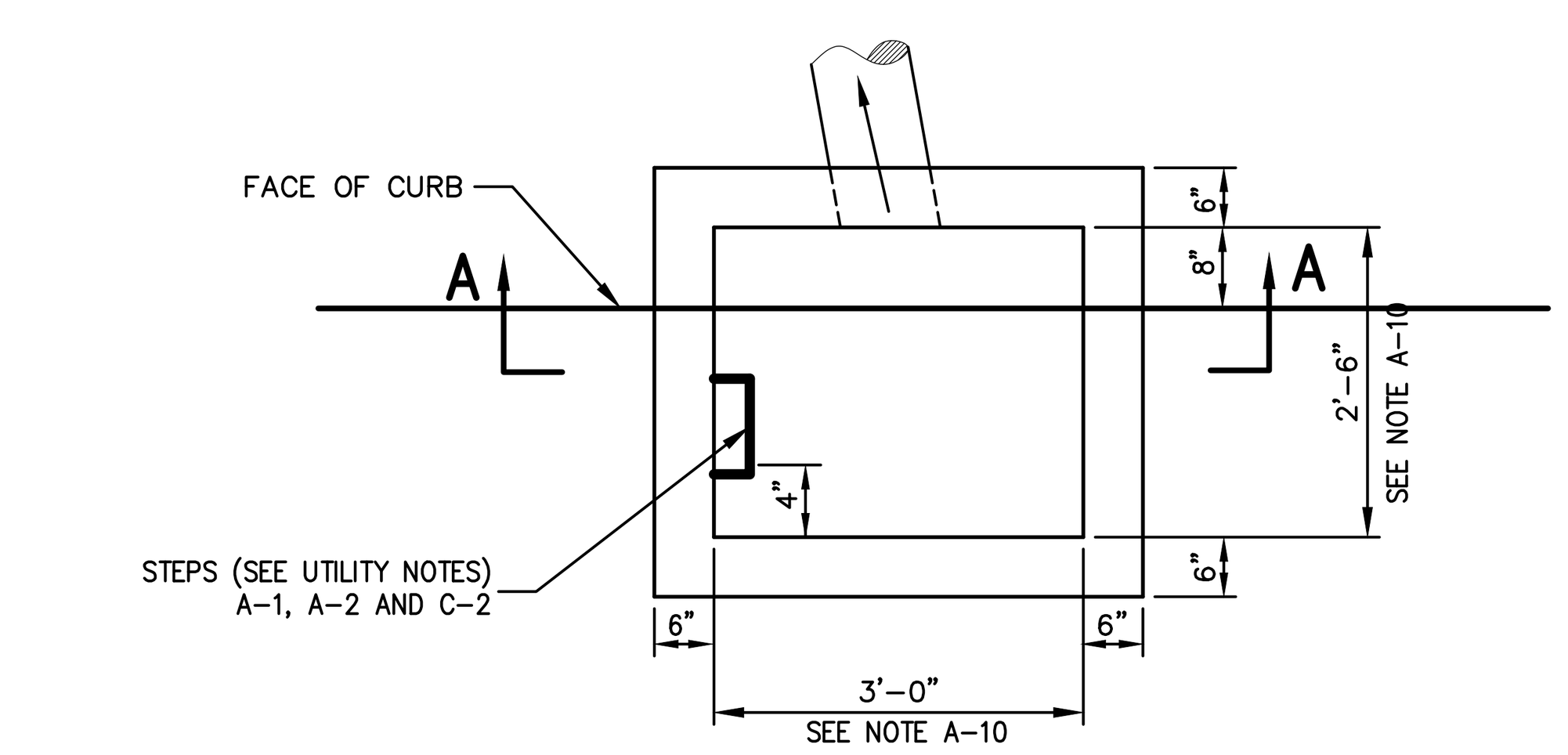
B–6 NOTES A–1, A–2, A–4, A–5, A–6 & A–7 UNDER "NOTES PERTAINING TO DRAIN INLETS" ABOVE SHALL APPLY TO MANHOLES.

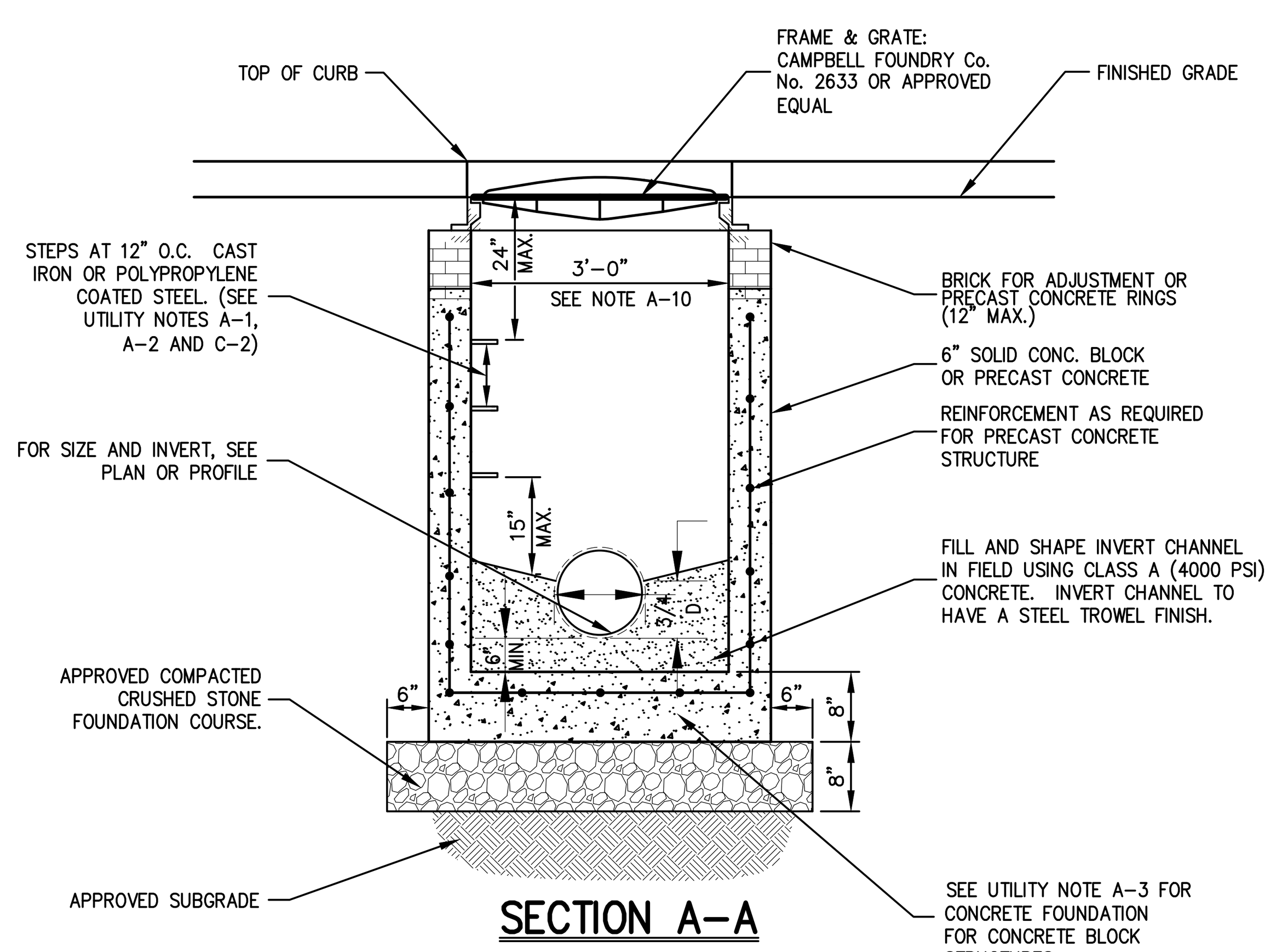
NOTES PERTAINING TO PRECAST CONCRETE STRUCTURES FOR STORM DRAINS, SANITARY SEWERS AND WATER LINES

C–1 ALL PRECAST CONCRETE STRUCTURES SHALL BE DESIGNED TO ACCOMMODATE AN H–20 DESIGN LOAD.

C–2 STEPS SHALL BE LOCATED WITHIN STRUCTURE TO AVOID PLACEMENT OVER PIPES WHEN PRACTICABLE.

UTILITY NOTES — 11





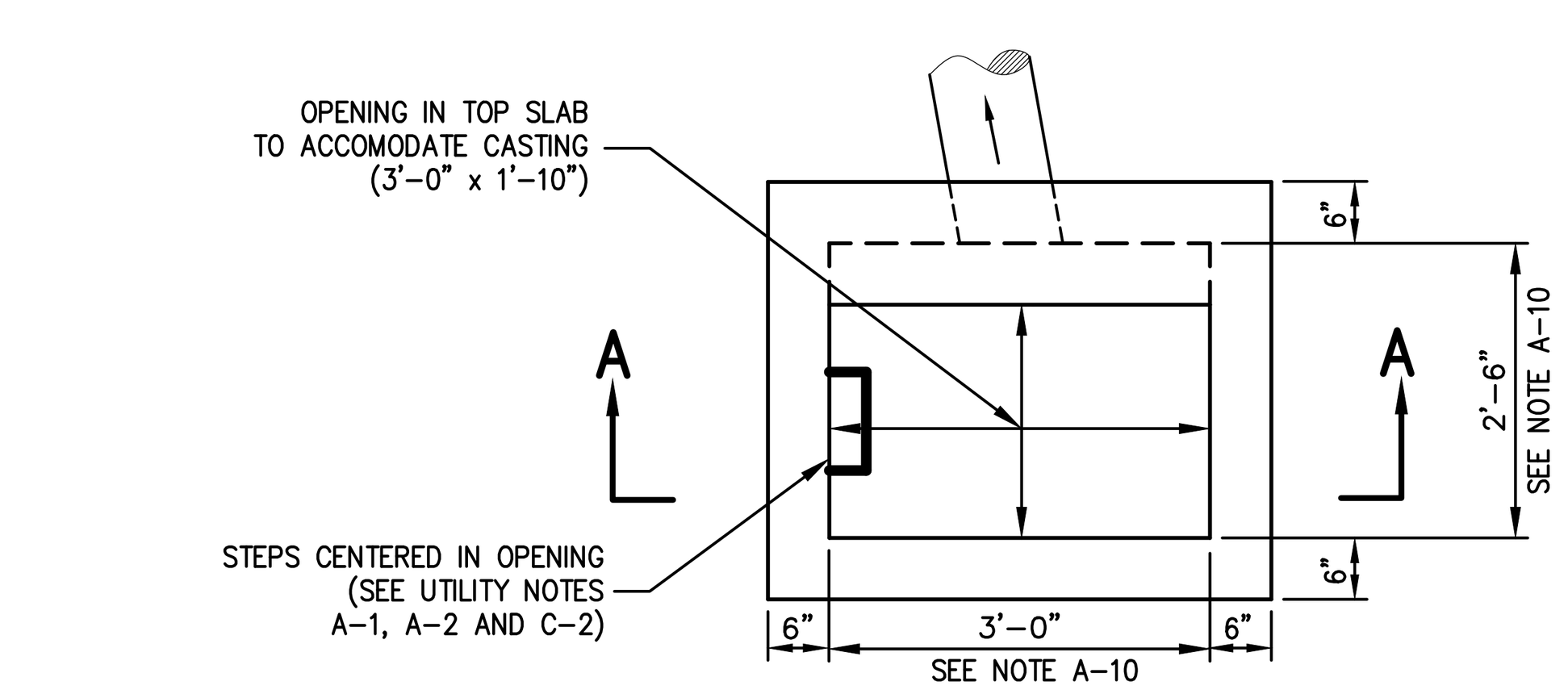
SECTION A–A

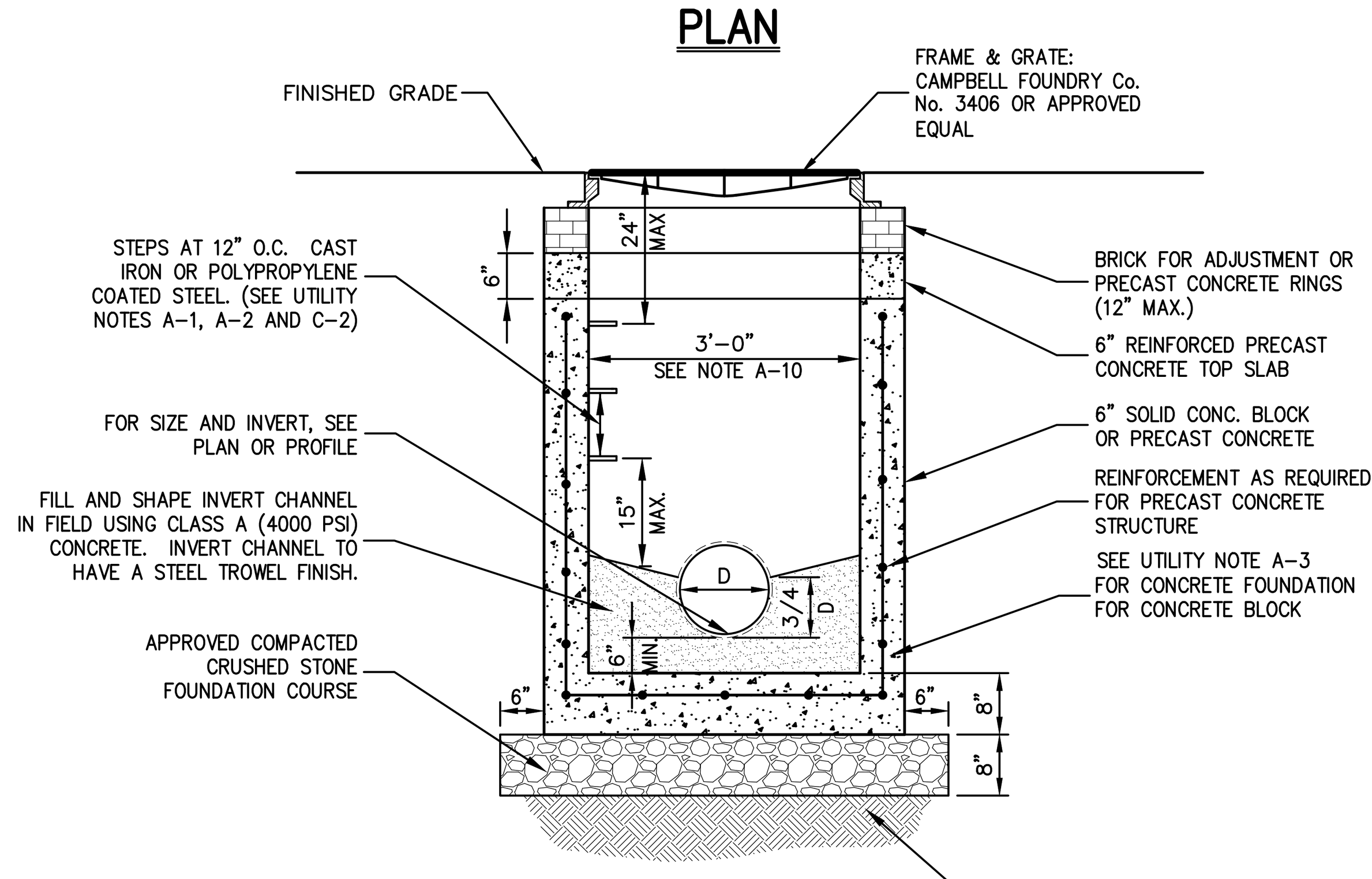
NOTE:

1. SEE NOTES PERTAINING TO DRAIN INLETS UNDER UTILITY NOTES ON DRAWING C–901
2. DRAIN INLETS SHALL BE INSPECTED MONTHLY FOR BLOCKAGE AND/OR EROSION AT TOP OF EACH INLET. BLOCKAGE SHALL BE REMOVED AND INLETS SHALL BE REPAIRED AS NECESSARY.

DRAIN INLET (TYPE CI) — 12

(w/o sump–w/o finger underdrains)





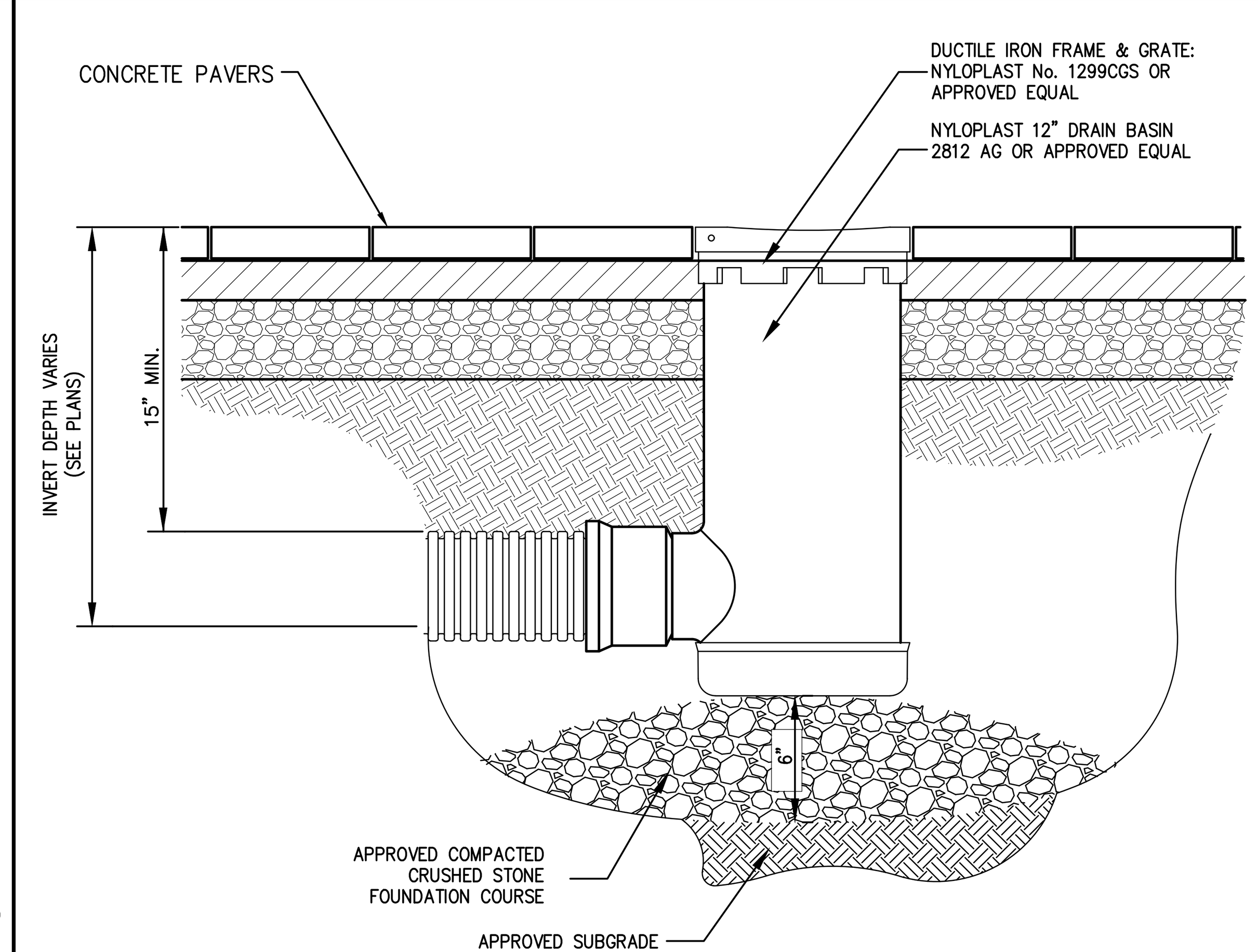
SECTION A–A

NOTE

1. REINFORCE PRECAST CONCRETE TOP SLAB AND REINFORCE PRECAST CONCRETE STRUCTURE SHALL BE DESIGNED TO ACCOMMODATE AN H–20 DESIGN LOAD.
2. LOCATIONS OF FINGER UNDERDRAINS MAY VARY FROM THAT AS SHOWN DEPENDING UPON NUMBER AND SIZE OF STORM DRAIN LINES ENTERING AND EXITING THE STRUCTURE.
3. SEE NOTES PERTAINING TO DRAIN INLETS UNDER UTILITY NOTES ON DRAWING C–901
4. DRAIN INLETS SHALL BE INSPECTED MONTHLY FOR BLOCKAGE AND/OR EROSION AT TOP OF EACH INLET. BLOCKAGE SHALL BE REMOVED AND INLETS SHALL BE REPAIRED AS NECESSARY.

DRAIN INLET (TYPE DI) — 13

(w/o sump–w/o finger underdrains)

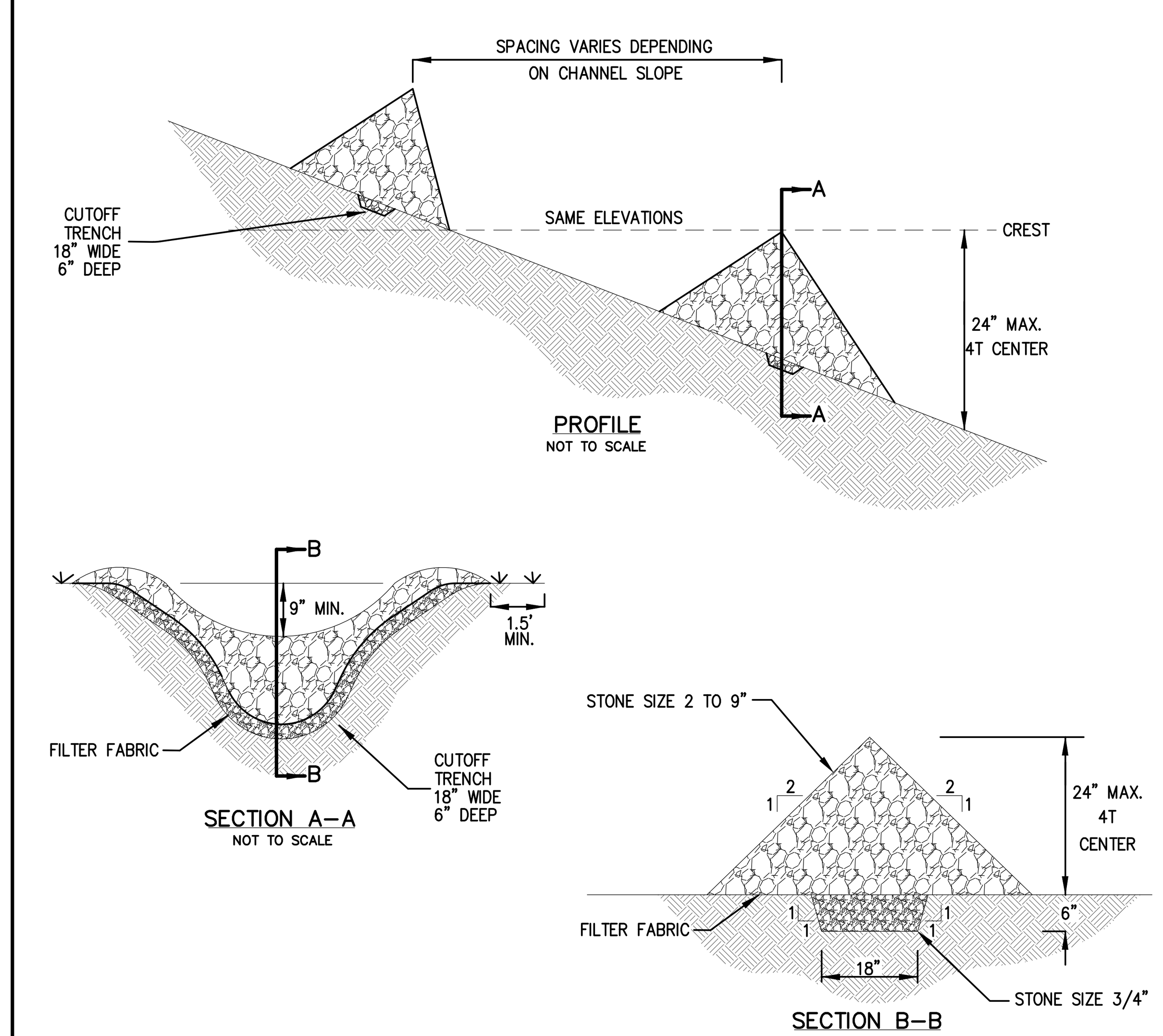


NOTES:

1. ALL MATERIALS SHALL BE PRODUCT OF NYLOPLAST OR APPROVED EQUAL.
   ADDRESS: 3130 VERONA AVENUE, BUFORD, GA 30518
   PHONE: (770) 932 2443.
2. ALL MATERIALS SHALL BE DESIGNED TO ACCOMODATE AN H–20 DESIGN LOAD.
3. GRATES/SOLID COVER SHALL BE DUCTILE IRON PER ASTM A536 GRADE 70–50–05.
4. FRAMES SHALL BE DUCTILE IRON PER ASTM A536 GRADE 70–50–05.
5. DRAINAGE CONNECTION STUB JOINT TIGHTNESS SHALL CONFORM TO ASTM D3212 FOR CORRUGATED HDPE.

DRAIN BASIN (TYPE DB) — 14

(w/o sump)



CONSTRUCTION SPECIFICATIONS:

1. STONE WILL BE PLACED ON A FILTER FABRIC FOUNDATION TO THE LINES, GRADES AND LOCATIONS SHOWN IN THE PLAN.
2. SET SPACING OF CHECK DAMS TO ASSURE THAT THE ELEVATIONS OF THE CREST OF THE DOWNSTREAM DAM IS AT THE SAME ELEVATION OF THE TOE OF THE UPSTREAM DAM.
3. EXTEND THE STONE A MINIMUM OF 1.5 FEET BEYOND THE DITCH BANK TO PREVENT CUTTING AROUND THE DAM.
4. PROTECT THE CHANNEL DOWNSTREAM OF THE LOWEST CHECK DAM FROM SCOUR AND EROSION WITH STONE OR LINER AS APPROPRIATE.
5. ENSURE THAT CHANNEL APPURTENANCES SUCH AS CULVERT ENTRANCES BELOW CHECK DAMS ARE NOT SUBJECT TO DAMAGE OR BLOCKAGE FROM DISPLACED STONES.

MAXIMUM DRAINAGE AREA 2 ACRES.

STONE CHECK DAM — 14A

No.	Revision	Date
2.	REVISED PER CITY COMMENTS	02/24/2020
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STATE OF NEW YORK · STEPHEN SPINA · LICENSED PROFESSIONAL ENGINEER · 085983

Drawn: BMS	Approved: SS
Scale:	NOT TO SCALE
Date:	10/29/2019
Project No:	18119
18119–DETAILS	C–901 –
Drawing No:	C–901 (Sheet 20 OF 28)

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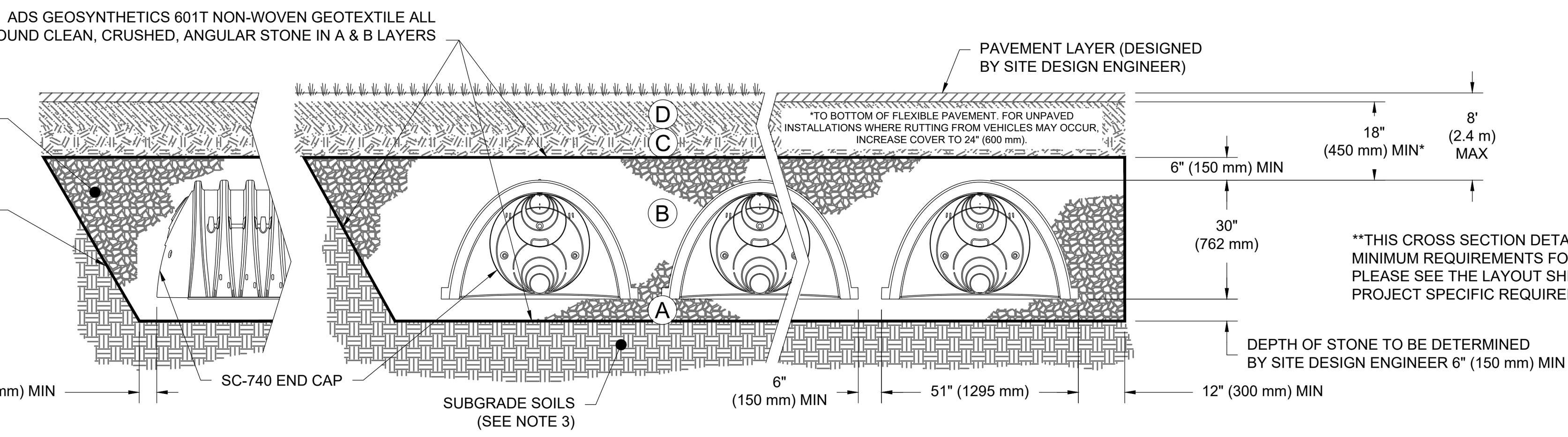
NOT FOR CONSTRUCTION

ACCEPTABLE FILL MATERIALS: STORMTECH SC-740 CHAMBER SYSTEMS

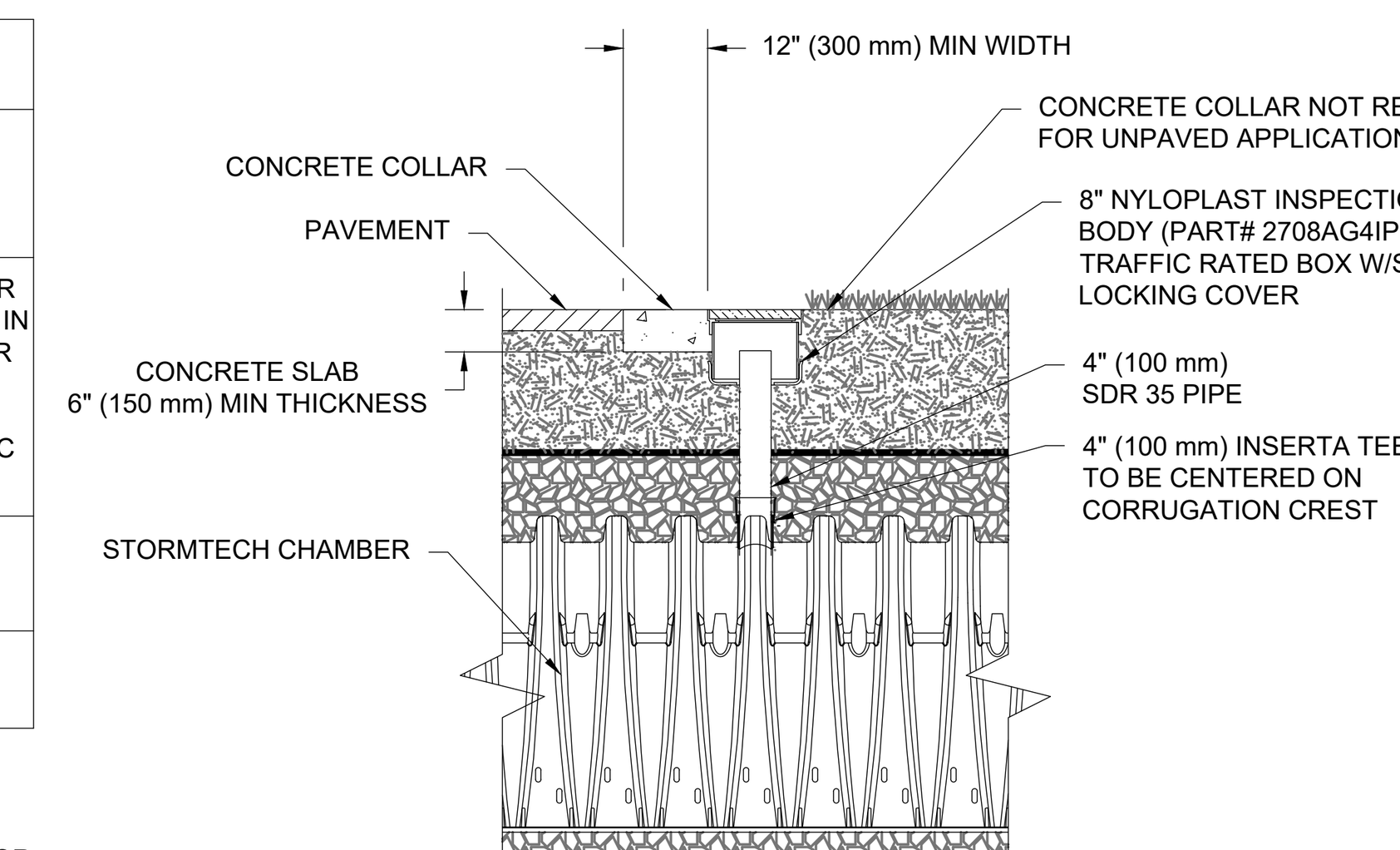
MATERIAL LOCATION		DESCRIPTION	AASHTO MATERIAL CLASSIFICATIONS	COMPACTION / DENSITY REQUIREMENT
D	**FINAL FILL:** FILL MATERIAL FOR LAYER 'D' STARTS FROM THE TOP OF THE 'C' LAYER TO THE BOTTOM OF FLEXIBLE PAVEMENT OR UNPAVED FINISHED GRADE ABOVE. NOTE THAT PAVEMENT SUBBASE MAY BE PART OF THE 'D' LAYER.	ANY SOIL/ROCK MATERIALS, NATIVE SOILS, OR PER ENGINEER'S PLANS. CHECK PLANS FOR PAVEMENT SUBGRADE REQUIREMENTS.	N/A	PREPARE PER SITE DESIGN ENGINEER'S PLANS. PAVED INSTALLATIONS MAY HAVE STRINGENT MATERIAL AND PREPARATION REQUIREMENTS.
C	**INITIAL FILL:** FILL MATERIAL FOR LAYER 'C' STARTS FROM THE TOP OF THE EMBEDMENT STONE ('B' LAYER) TO 18" (450 mm) ABOVE THE TOP OF THE CHAMBER. NOTE THAT PAVEMENT SUBBASE MAY BE A PART OF THE 'C' LAYER.	GRANULAR WELL-GRADED SOIL/AGGREGATE MIXTURES, <35% FINES OR PROCESSED AGGREGATE. MOST PAVEMENT SUBBASE MATERIALS CAN BE USED IN LIEU OF THIS LAYER.	AASHTO M145[1] A-1, A-2-4, A-3 OR AASHTO M43[1] 3, 357, 4, 467, 5, 56, 57, 6, 67, 68, 7, 78, 8, 89, 9, 10	BEGIN COMPACTIONS AFTER 12" (300 mm) OF MATERIAL OVER THE CHAMBERS IS REACHED. COMPACT ADDITIONAL LAYERS IN 6" (150 mm) MAX LIFTS TO A MIN. 95% PROCTOR DENSITY FOR WELL GRADED MATERIAL AND 95% RELATIVE DENSITY FOR PROCESSED AGGREGATE MATERIALS. ROLLER GROSS VEHICLE WEIGHT NOT TO EXCEED 12,000 lbs (53 kN). DYNAMIC FORCE NOT TO EXCEED 20,000 lbs (89 kN).
B	**EMBEDMENT STONE:** FILL SURROUNDING THE CHAMBERS FROM THE FOUNDATION STONE ('A' LAYER) TO THE 'C' LAYER ABOVE.	CLEAN, CRUSHED, ANGULAR STONE	AASHTO M43[1] 3, 357, 4, 467, 5, 56, 57	NO COMPACTION REQUIRED.
A	**FOUNDATION STONE:** FILL BELOW CHAMBERS FROM THE SUBGRADE UP TO THE FOOT (BOTTOM) OF THE CHAMBER.	CLEAN, CRUSHED, ANGULAR STONE	AASHTO M43[1] 3, 357, 4, 467, 5, 56, 57	PLATE COMPACT OR ROLL TO ACHIEVE A FLAT SURFACE.[2,3]

PLEASE NOTE:
1. THE LISTED AASHTO DESIGNATIONS ARE FOR GRADATIONS ONLY. THE STONE MUST ALSO BE CLEAN, CRUSHED, ANGULAR. FOR EXAMPLE, A SPECIFICATION FOR #4 STONE WOULD STATE: "CLEAN, CRUSHED, ANGULAR NO. 4 (AASHTO M43) STONE".
2. STORMTECH COMPACTION REQUIREMENTS ARE MET FOR 'A' LOCATION MATERIALS WHEN PLACED AND COMPACTED IN 6" (150 mm) (MAX) LIFTS USING TWO FULL COVERAGES WITH A VIBRATORY COMPACTOR.
3. WHERE INFILTRATION SURFACES MAY BE COMPROMISED BY COMPACTION, FOR STANDARD DESIGN LOAD CONDITIONS, A FLAT SURFACE MAY BE ACHIEVED BY RAKING OR DRAGGING WITHOUT COMPACTION EQUIPMENT. FOR SPECIAL LOAD DESIGNS, CONTACT STORMTECH FOR COMPACTION REQUIREMENTS.
4. ONCE LAYER 'C' IS PLACED, ANY SOIL/MATERIAL CAN BE PLACED IN LAYER 'D' UP TO THE FINISHED GRADE. MOST PAVEMENT SUBBASE SOILS CAN BE USED TO REPLACE THE MATERIAL REQUIREMENTS OF LAYER 'C' OR 'D' AT THE SITE DESIGN ENGINEER'S DISCRETION.



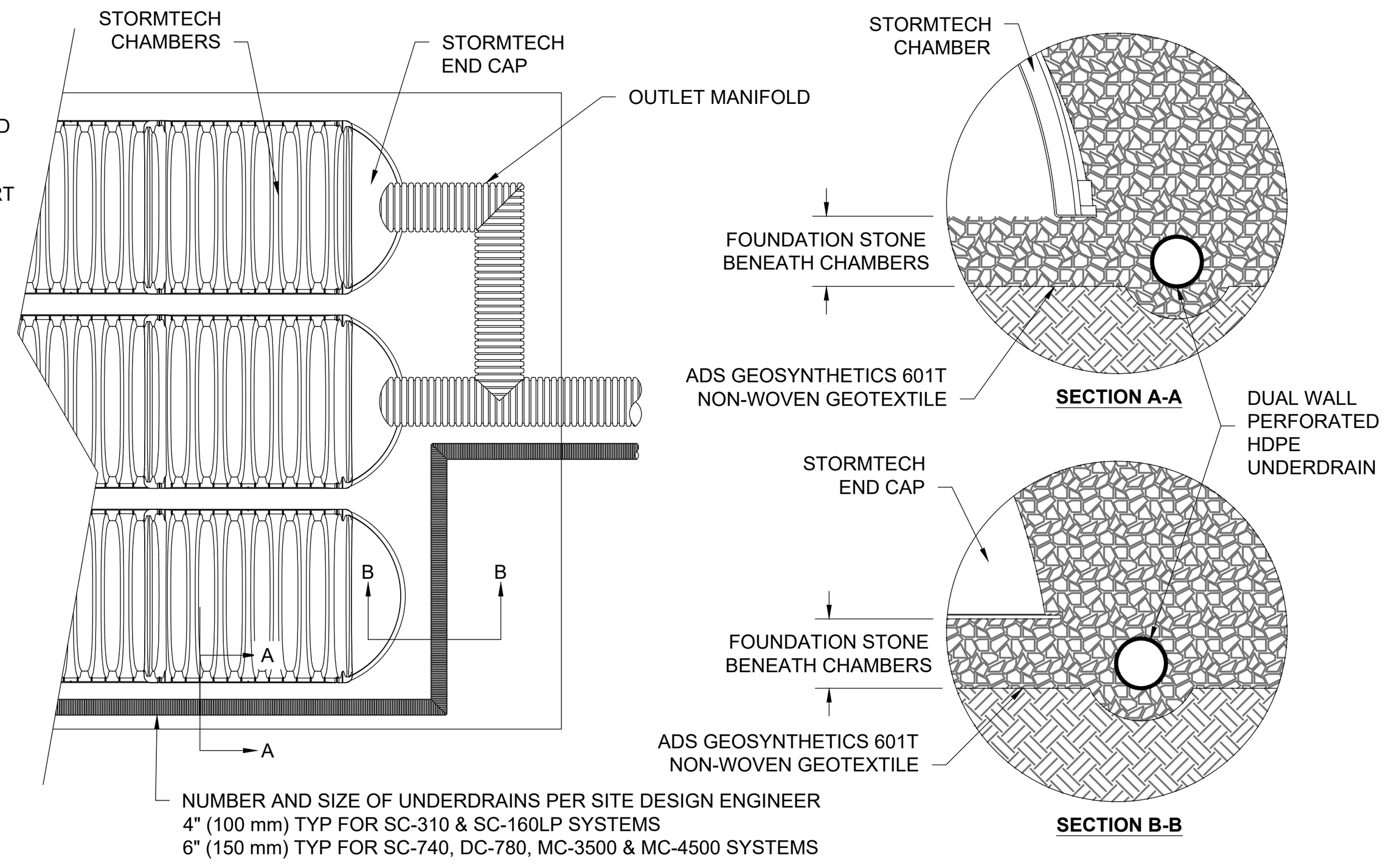
NOTES:
1. CHAMBERS SHALL MEET THE REQUIREMENTS OF ASTM F2418-16a, "STANDARD SPECIFICATION FOR POLYPROPYLENE (PP) CORRUGATED WALL STORMWATER COLLECTION CHAMBERS".
2. SC-740 CHAMBERS SHALL BE DESIGNED IN ACCORDANCE WITH ASTM F2787 "STANDARD PRACTICE FOR STRUCTURAL DESIGN OF THERMOPLASTIC CORRUGATED WALL STORMWATER COLLECTION CHAMBERS".
3. THE SITE DESIGN ENGINEER IS RESPONSIBLE FOR ASSESSING THE BEARING RESISTANCE (ALLOWABLE BEARING CAPACITY) OF THE SUBGRADE SOILS AND THE DEPTH OF FOUNDATION STONE WITH CONSIDERATION FOR THE RANGE OF EXPECTED SOIL MOISTURE CONDITIONS.
4. PERIMETER STONE MUST BE EXTENDED HORIZONTALLY TO THE EXCAVATION WALL FOR BOTH VERTICAL AND SLOPED EXCAVATION WALLS.
5. REQUIREMENTS FOR HANDLING AND INSTALLATION:
   - TO MAINTAIN THE WIDTH OF CHAMBERS DURING SHIPPING AND HANDLING, CHAMBERS SHALL HAVE INTEGRAL, INTERLOCKING STACKING LUGS.
   - TO ENSURE A SECURE JOINT DURING INSTALLATION AND BACKFILL, THE HEIGHT OF THE CHAMBER JOINT SHALL NOT BE LESS THAN 2".
   - TO ENSURE THE INTEGRITY OF THE ARCH SHAPE DURING INSTALLATION, a) THE ARCH STIFFNESS CONSTANT AS DEFINED IN SECTION 6.2.8 OF ASTM F2418 SHALL BE GREATER THAN OR EQUAL TO 550 LBS/IN/IN. AND b) TO RESIST CHAMBER DEFORMATION DURING INSTALLATION AT ELEVATED TEMPERATURES (ABOVE 73° F / 23° C), CHAMBERS SHALL BE PRODUCED FROM REFLECTIVE GOLD OR YELLOW COLORS.

SC-740 CROSS SECTION DETAIL



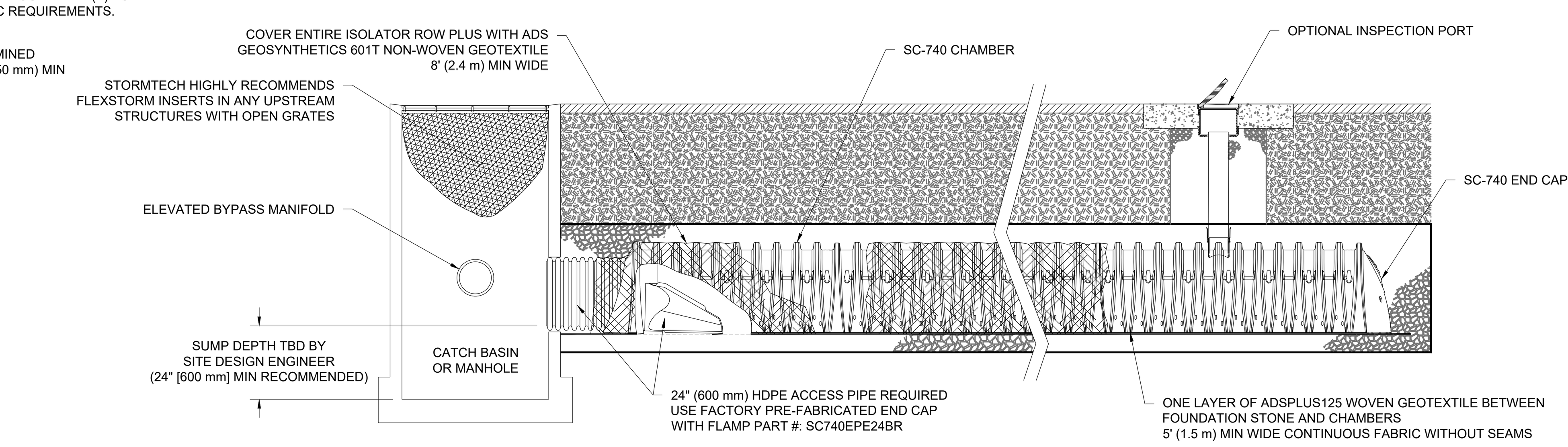
NOTE:
INSPECTION PORTS MAY BE CONNECTED THROUGH ANY CHAMBER CORRUGATION CREST.

4" PVC INSPECTION PORT DETAIL
(SC SERIES CHAMBER)



UNDERDRAIN DETAIL

SEE MAINTENANCE GUIDELINES IN APPENDIX E OF SWPPP REPORT. LEVEL OF SEDIMENT ACCUMULATED WITHIN THE ISOLATOR ROW SHALL BE INSPECTED THROUGH THE ACCESS MANHOLE. IF 3 INCHES OF SEDIMENT OR GREATER HAS ACCUMULATED, IT SHALL BE CLEANED OUT UTILIZING A HIGH–PRESSURE WATER NOZZLE TO SCOUR AND SUSPEND SEDIMENTS. ALL SEDIMENT SHALL BE FLUSHED TO ACCESS MANHOLE AND REMOVED USING A VACUUM TRUCK.



SC-740 ISOLATOR ROW PLUS DETAIL

INSPECTION & MAINTENANCE

STEP 1) INSPECT ISOLATOR ROW PLUS FOR SEDIMENT
- A. INSPECTION PORTS (IF PRESENT)
  - A.1. REMOVE/OPEN LID ON NYLOPLAST INLINE DRAIN
  - A.2. REMOVE AND CLEAN FLEXSTORM FILTER IF INSTALLED
  - A.3. USING A FLASHLIGHT AND STADIA ROD, MEASURE DEPTH OF SEDIMENT AND RECORD ON MAINTENANCE LOG
  - A.4. LOWER A CAMERA INTO ISOLATOR ROW PLUS FOR VISUAL INSPECTION OF SEDIMENT LEVELS (OPTIONAL)
  - A.5. IF SEDIMENT IS AT, OR ABOVE, 3" (80 mm) PROCEED TO STEP 2. IF NOT, PROCEED TO STEP 3.
- B. ALL ISOLATOR PLUS ROWS
  - B.1. REMOVE COVER FROM STRUCTURE AT UPSTREAM END OF ISOLATOR ROW PLUS
  - B.2. USING A FLASHLIGHT, INSPECT DOWN THE ISOLATOR ROW PLUS THROUGH OUTLET PIPE
    - i) MIRRORS ON POLES OR CAMERAS MAY BE USED TO AVOID A CONFINED SPACE ENTRY
    - ii) FOLLOW OSHA REGULATIONS FOR CONFINED SPACE ENTRY IF ENTERING MANHOLE
  - B.3. IF SEDIMENT IS AT, OR ABOVE, 3" (80 mm) PROCEED TO STEP 2. IF NOT, PROCEED TO STEP 3.

STEP 2) CLEAN OUT ISOLATOR ROW PLUS USING THE JETVAC PROCESS
- A. A FIXED CULVERT CLEANING NOZZLE WITH REAR FACING SPREAD OF 45" (1.1 m) OR MORE IS PREFERRED
- B. APPLY MULTIPLE PASSES OF JETVAC UNTIL BACKFLUSH WATER IS CLEAN
- C. VACUUM STRUCTURE SUMP AS REQUIRED

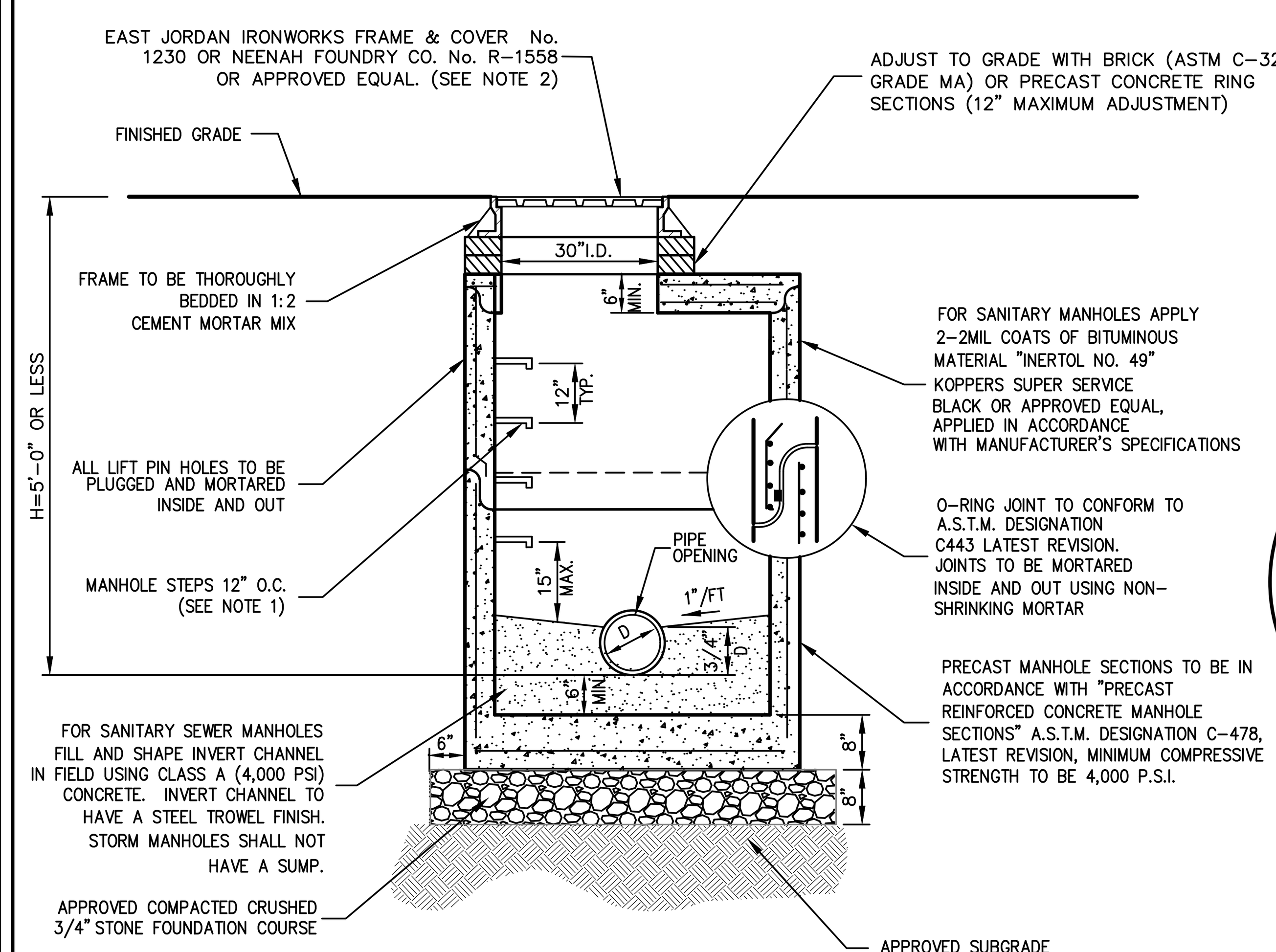
STEP 3) REPLACE ALL COVERS, GRATES, FILTERS, AND LIDS; RECORD OBSERVATIONS AND ACTIONS.

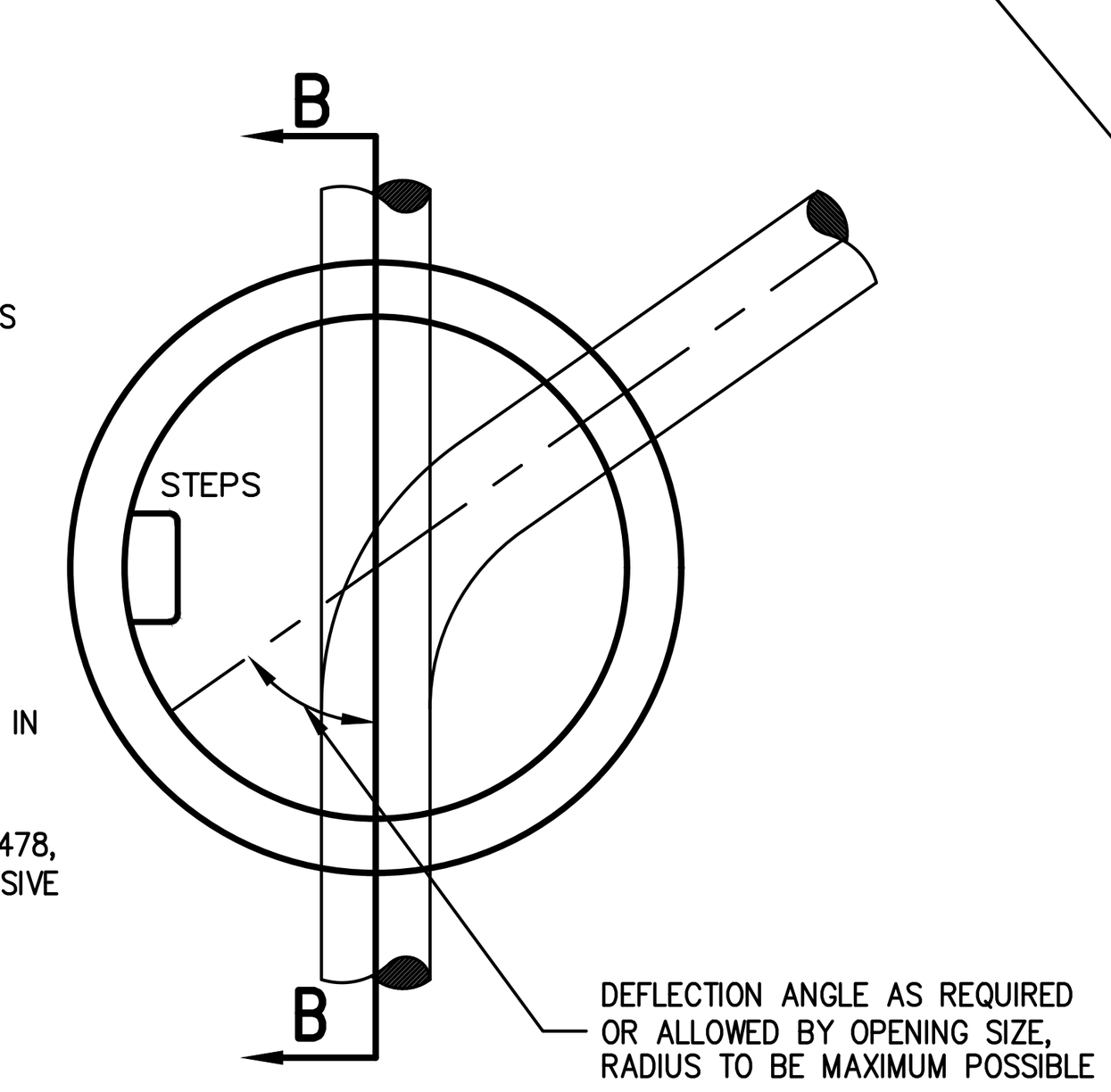
STEP 4) INSPECT AND CLEAN BASINS AND MANHOLES UPSTREAM OF THE STORMTECH SYSTEM.

NOTES
1. INSPECT EVERY 6 MONTHS DURING THE FIRST YEAR OF OPERATION. ADJUST THE INSPECTION INTERVAL BASED ON PREVIOUS OBSERVATIONS OF SEDIMENT ACCUMULATION AND HIGH WATER ELEVATIONS.
2. CONDUCT JETTING AND VACTORING ANNUALLY OR WHEN INSPECTION SHOWS THAT MAINTENANCE IS NECESSARY.

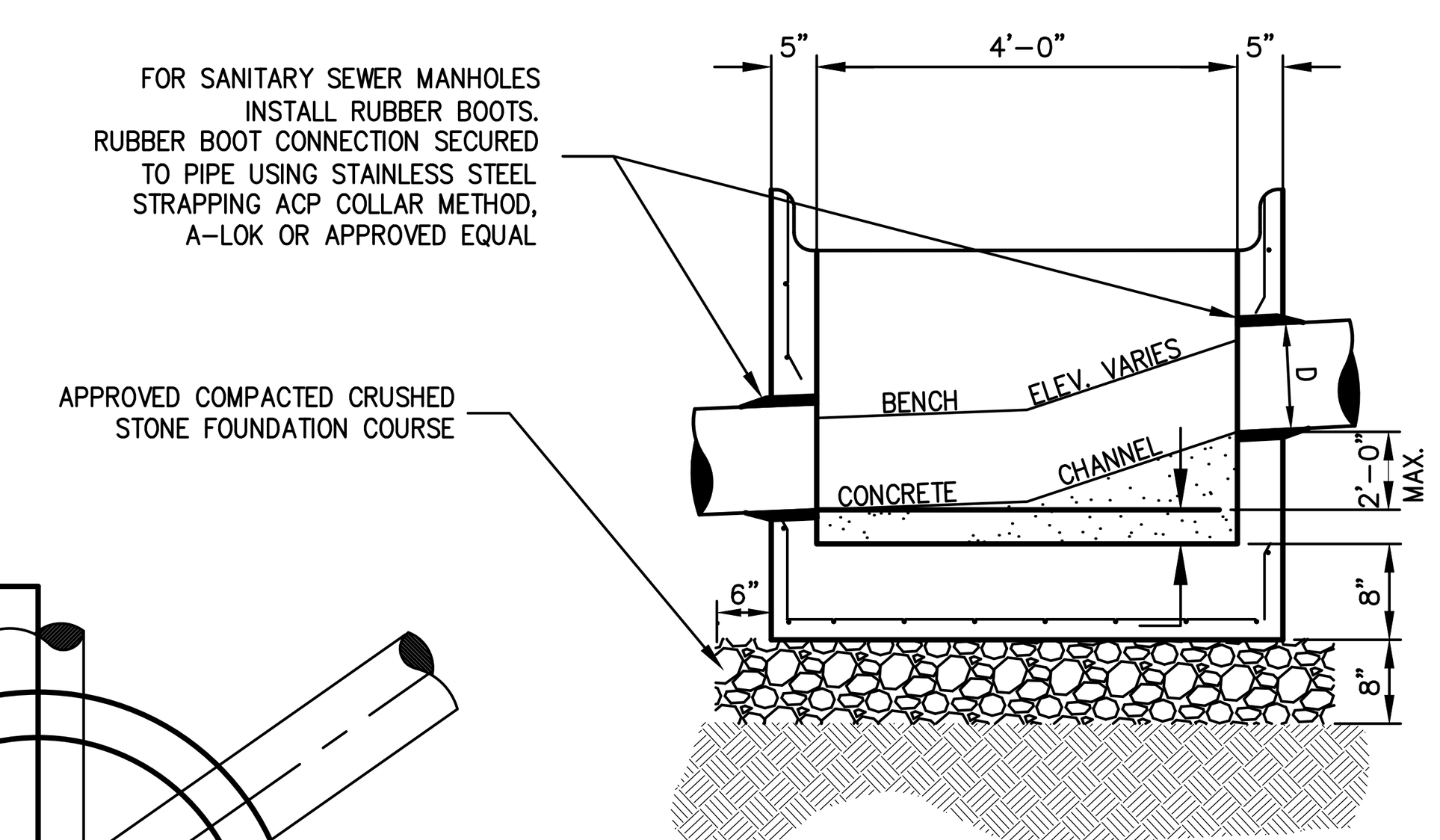
DETENTION SYSTEM
(STORMTECH CHAMBERS SC–740)

15

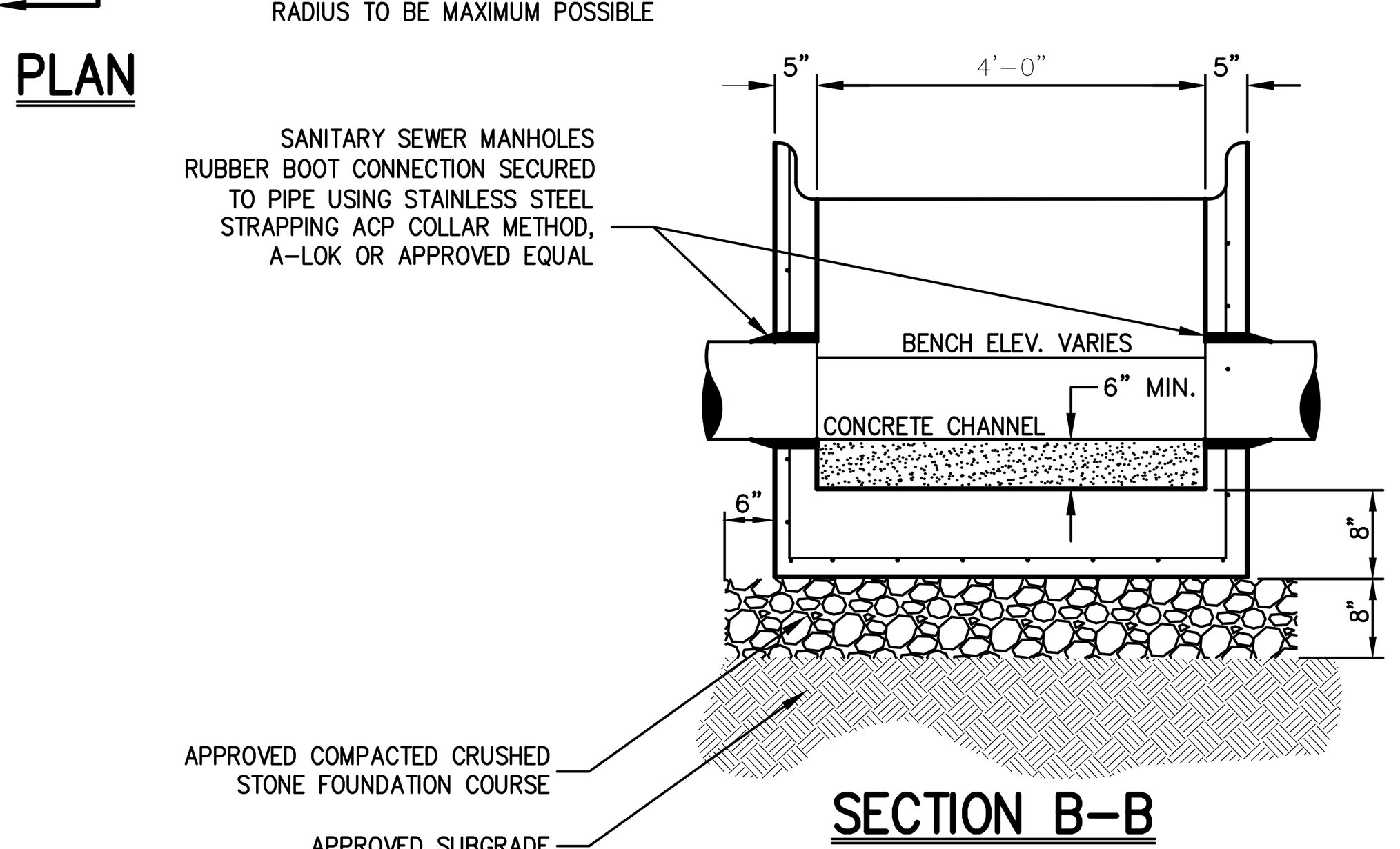




PLAN



SECTION B–B
(Chute Manhole Base)

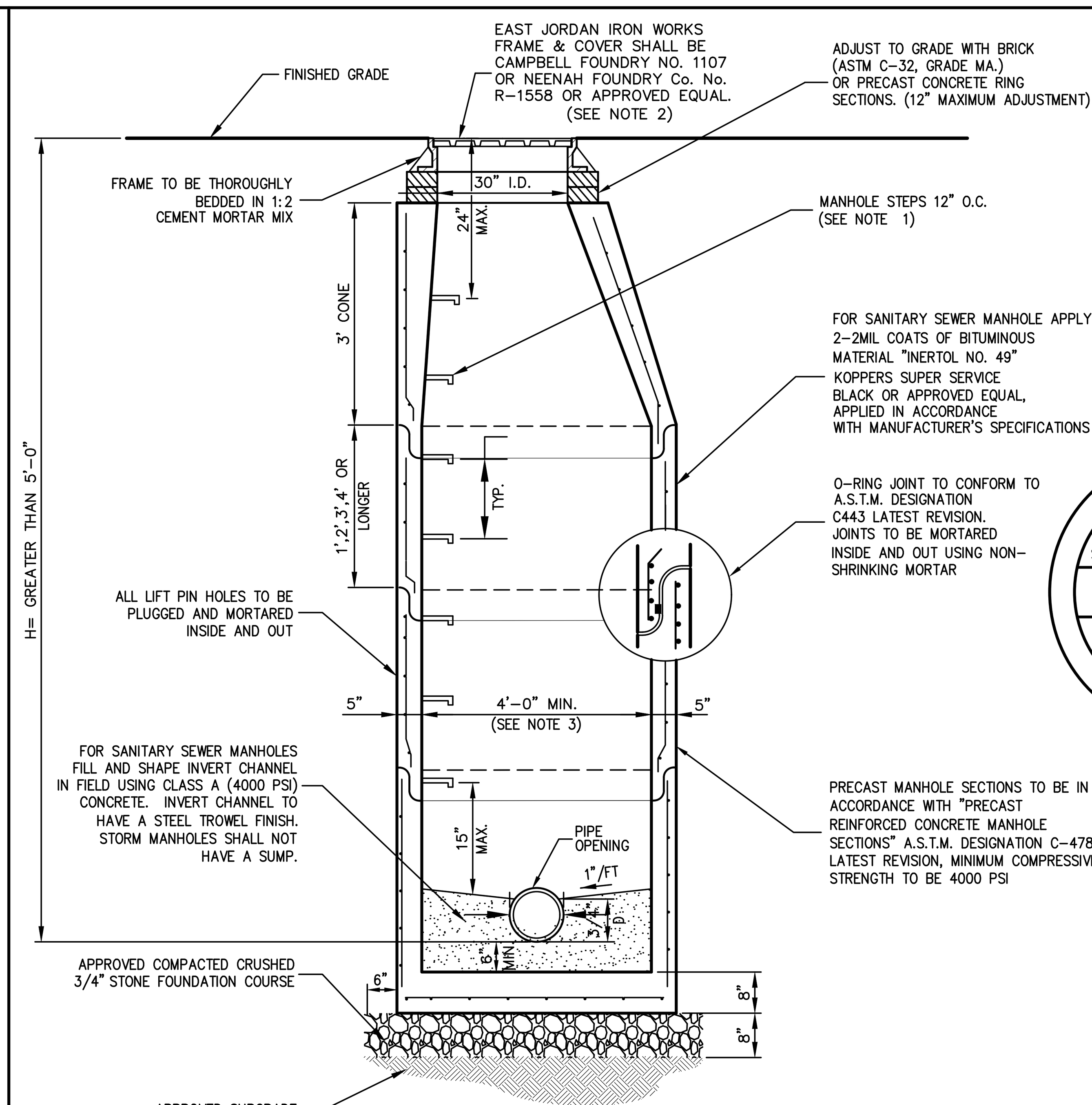


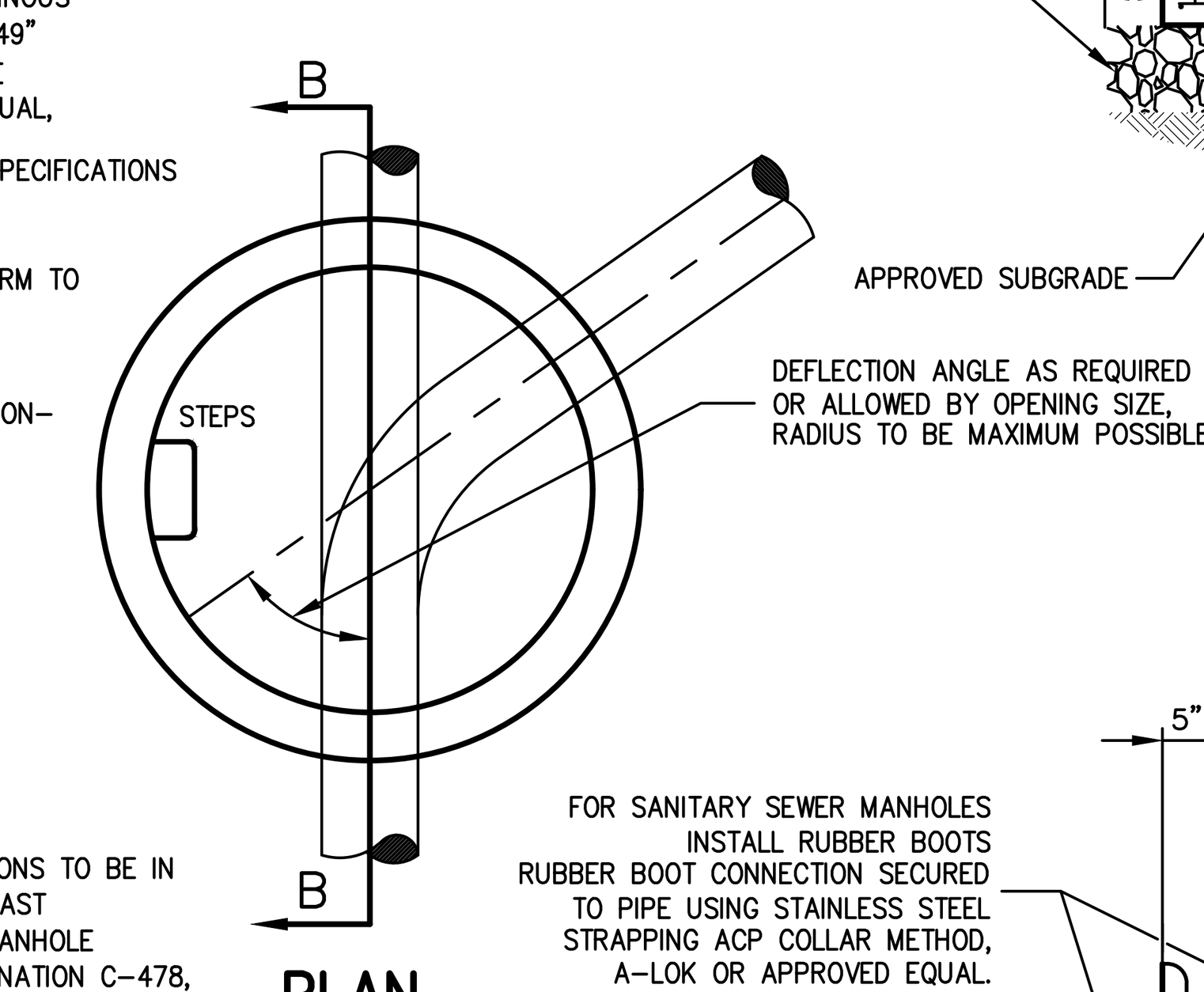
SECTION B–B
(Standard Manhole Base)

NOTES:
1. MANHOLE STEPS SHALL BE CAST IRON NEENAH No. R–1981–0 OR CAMPBELL FOUNDRY No. 2588–1 OR POLYPROPYLENE COATED STEEL (SEE SPECIFICATIONS) OR APPROVED EQUAL.
2. UNLESS OTHERWISE SPECIFIED, SANITARY SEWER MANHOLES SHALL HAVE LETTERS "SEWER" AND STORM DRAIN MANHOLES SHALL HAVE LETTERS "DRAIN" CAST ON COVER. THE COVERS FOR STORM DRAIN MANHOLES ONLY SHALL HAVE VENT HOLES.
3. MANHOLES SHALL MEET OR EXCEED A.S.T.M. AND O.S.H.A. REQUIREMENTS.
4. SEE "NOTES PERTAINING TO MANHOLES" UNDER "UTILITY NOTES" ON DRAWING C–901
5. COATING SHALL BE TOUCHED UP ON SITE AS NEEDED OR AS DIRECTED BY CITY ENGINEER.

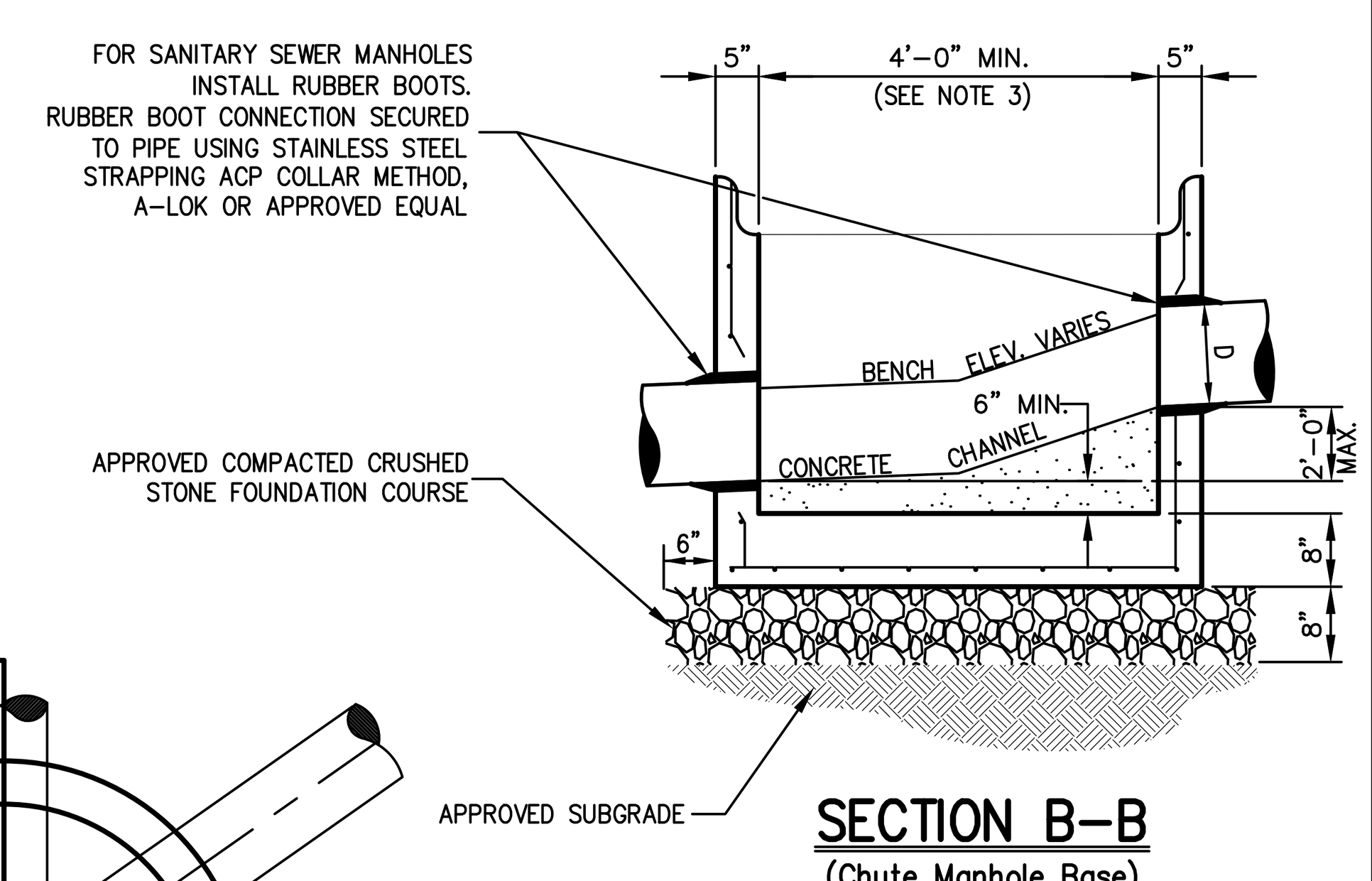
MANHOLE (TYPE A)
(H < 5'–0")

16

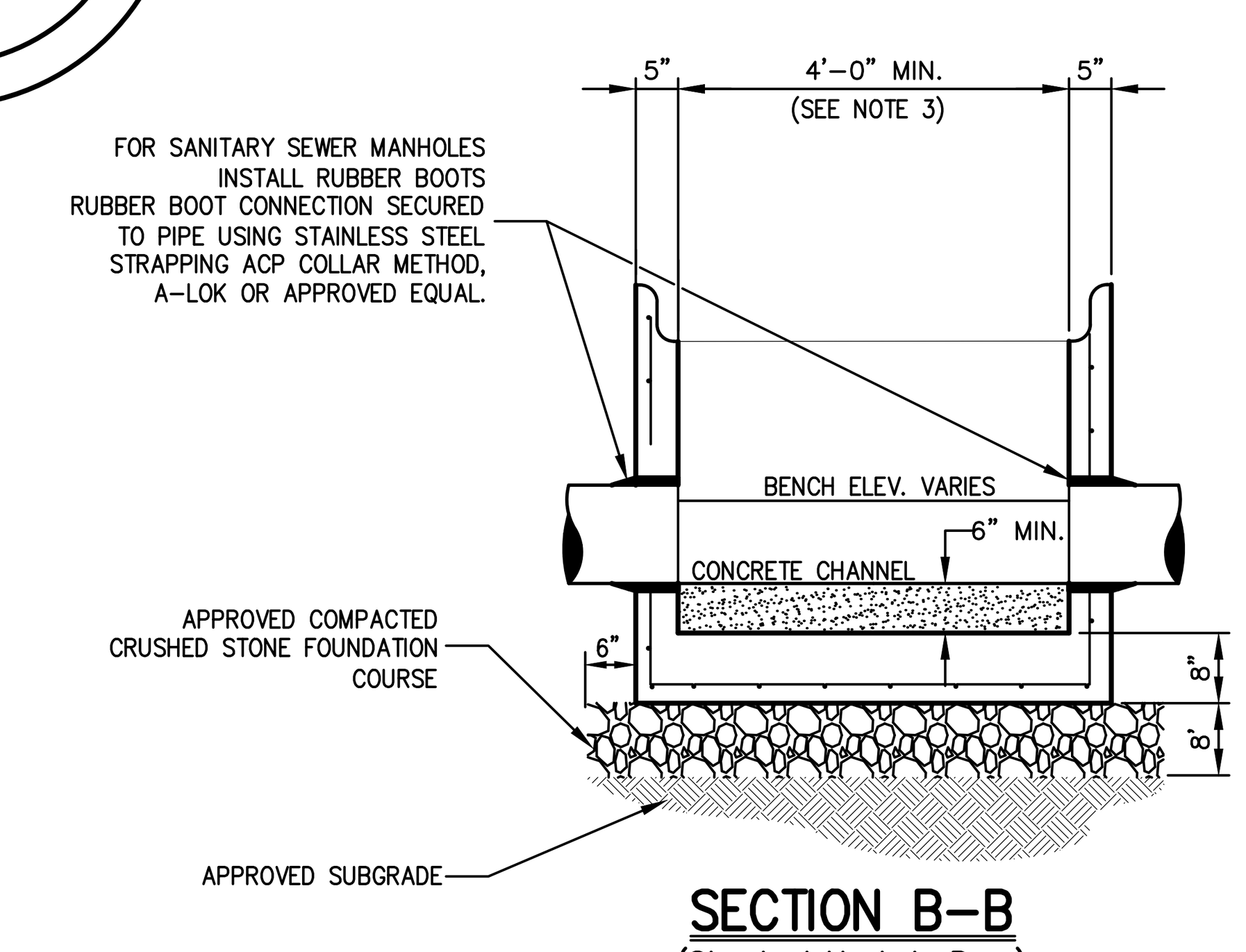




PLAN



SECTION B–B
(Chute Manhole Base)



SECTION B–B
(Standard Manhole Base)

NOTES:
1. MANHOLE STEPS SHALL BE CAST IRON NEENAH No. R–1981–0 OR CAMPBELL FOUNDRY No. 2588–1 OR POLYPROPYLENE COATED STEEL (SEE SPECIFICATIONS) OR APPROVED EQUAL.
2. UNLESS OTHERWISE SPECIFIED, SANITARY SEWER MANHOLES SHALL HAVE LETTERS "SEWER" AND STORM DRAIN MANHOLES SHALL HAVE LETTERS "DRAIN" CAST ON COVER. THE COVERS FOR STORM DRAIN MANHOLES ONLY SHALL HAVE VENT HOLES.
3. MANHOLES WITH DEPTH (h) 10' OR GREATER SHALL BE FIVE (5) FEET IN DIAMETER.
4. MANHOLES SHALL MEET OR EXCEED A.S.T.M. AND O.S.H.A. REQUIREMENTS.
5. SEE "NOTES PERTAINING TO MANHOLES" UNDER "UTILITY NOTES" ON DRAWING C–901

MANHOLE (TYPE B)
(H > 5'–0")<10'–0")

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No.	Revision	Date
2.	REVISED PER CITY COMMENTS	02/24/2020
3.	REVISED PER CITY COMMENTS	09/29/2020
4.	REVISED PER CITY COMMENTS	07/27/2021
5.	REVISED PER CITY COMMENTS	03/25/2022
6.	REVISED PER CITY COMMENTS	05/31/2022
7.	REVISED PER CITY COMMENTS	06/28/2022
8.	REVISED PER CITY COMMENTS	08/30/2022

Previous Editions Obsolete

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CONSTRUCTION DETAILS

BEACON COMMONS
16 WEST MAIN STREET
BEACON, NY 12508

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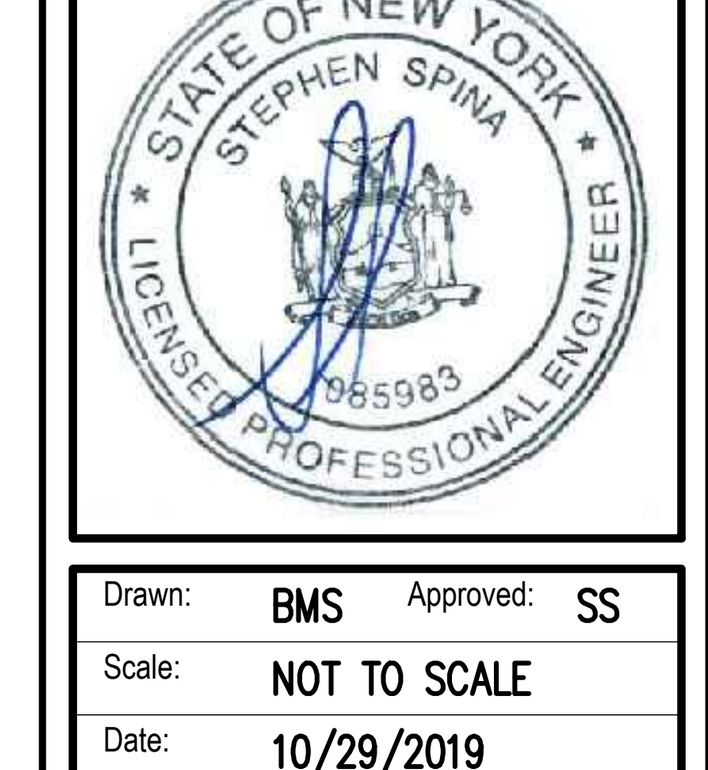

Drawn: BMS	Approved: SS
Scale:	NOT TO SCALE
Date:	10/29/2019
Project No:	18119
18119-DETAILS	C-902 –

Drawing No:
C–902
(Sheet 21 OF 28)

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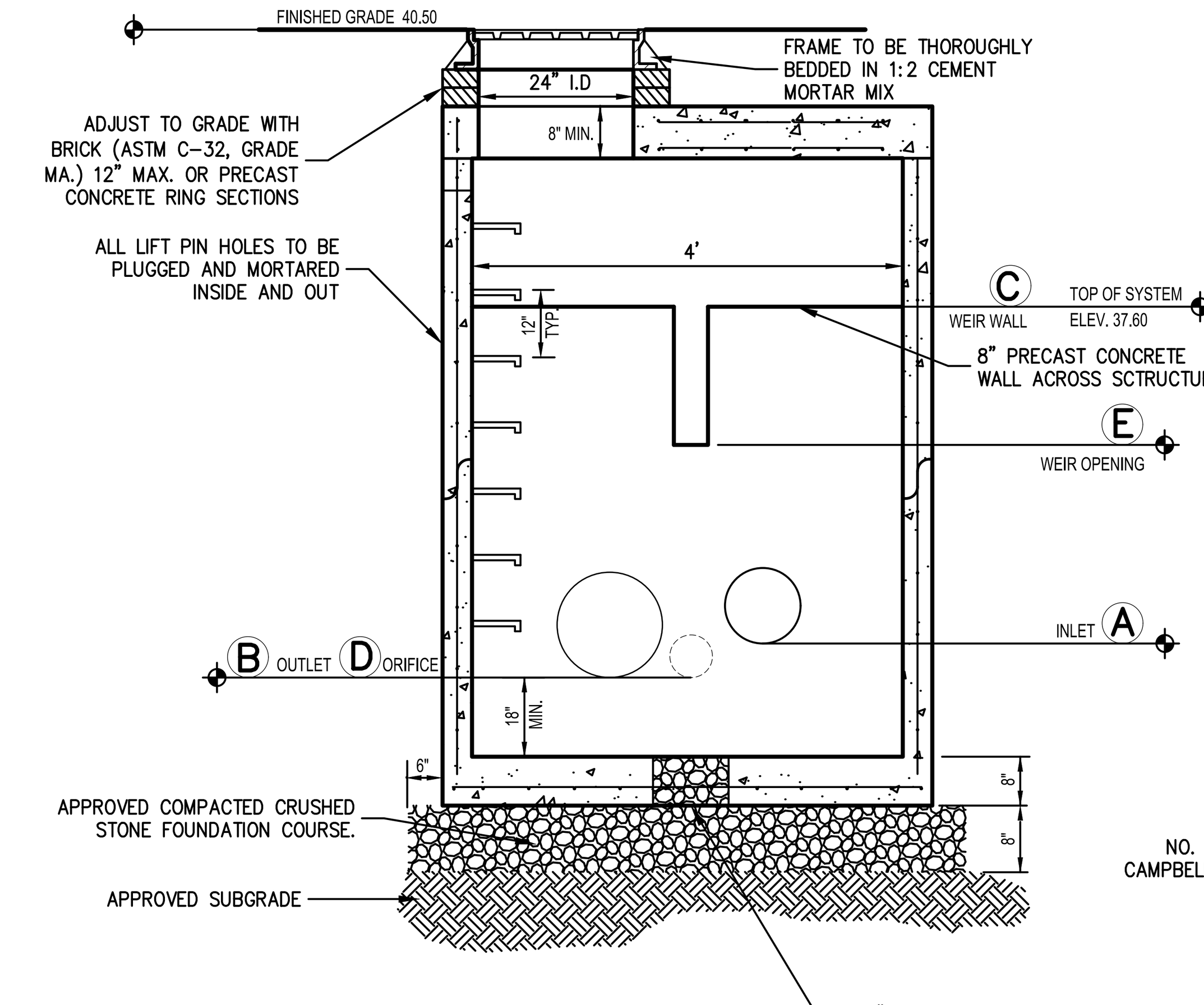
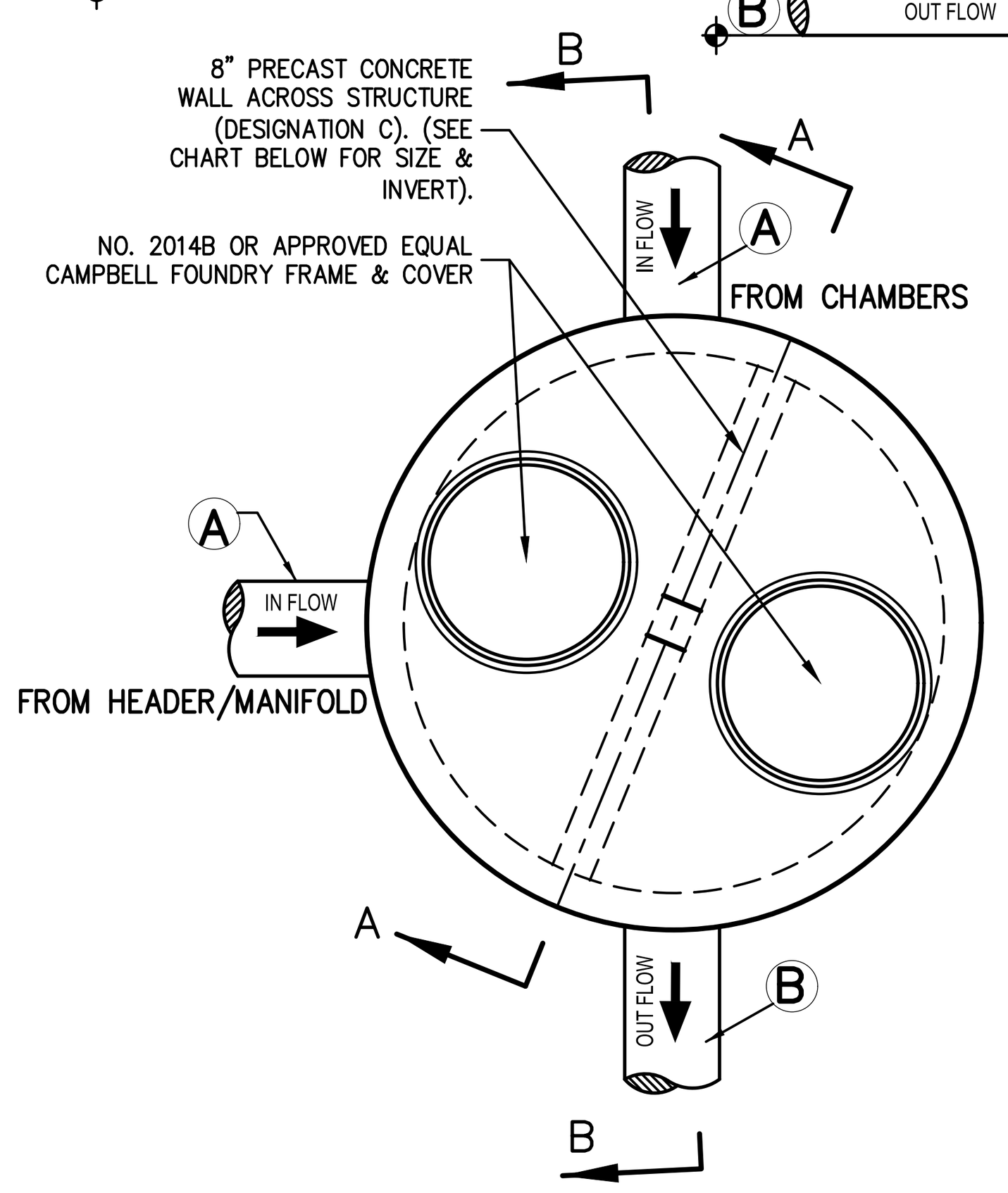
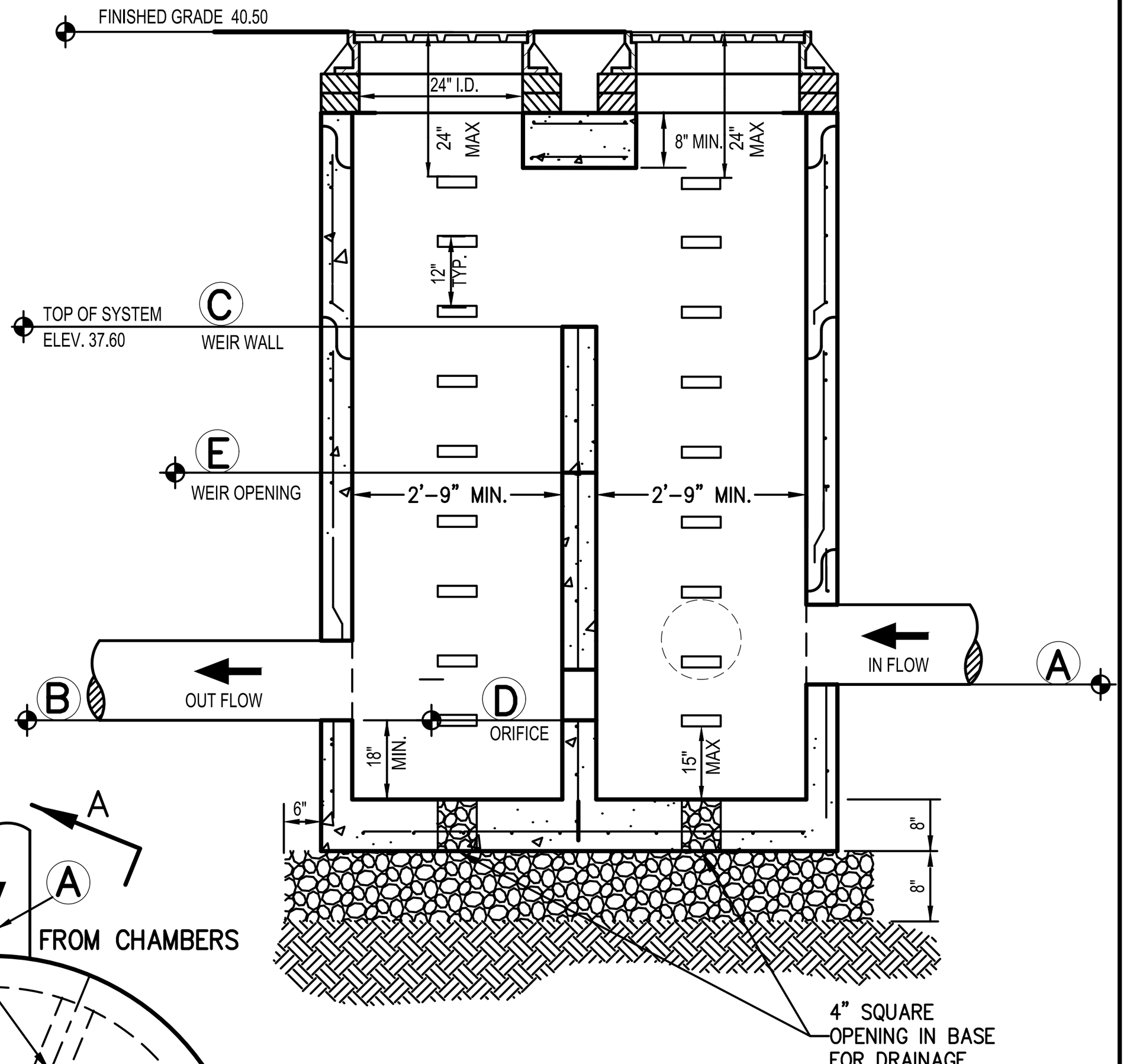


SECTION A–A
N.T.S.



PLAN VIEW
N.T.S.



SECTION B–B
N.T.S.

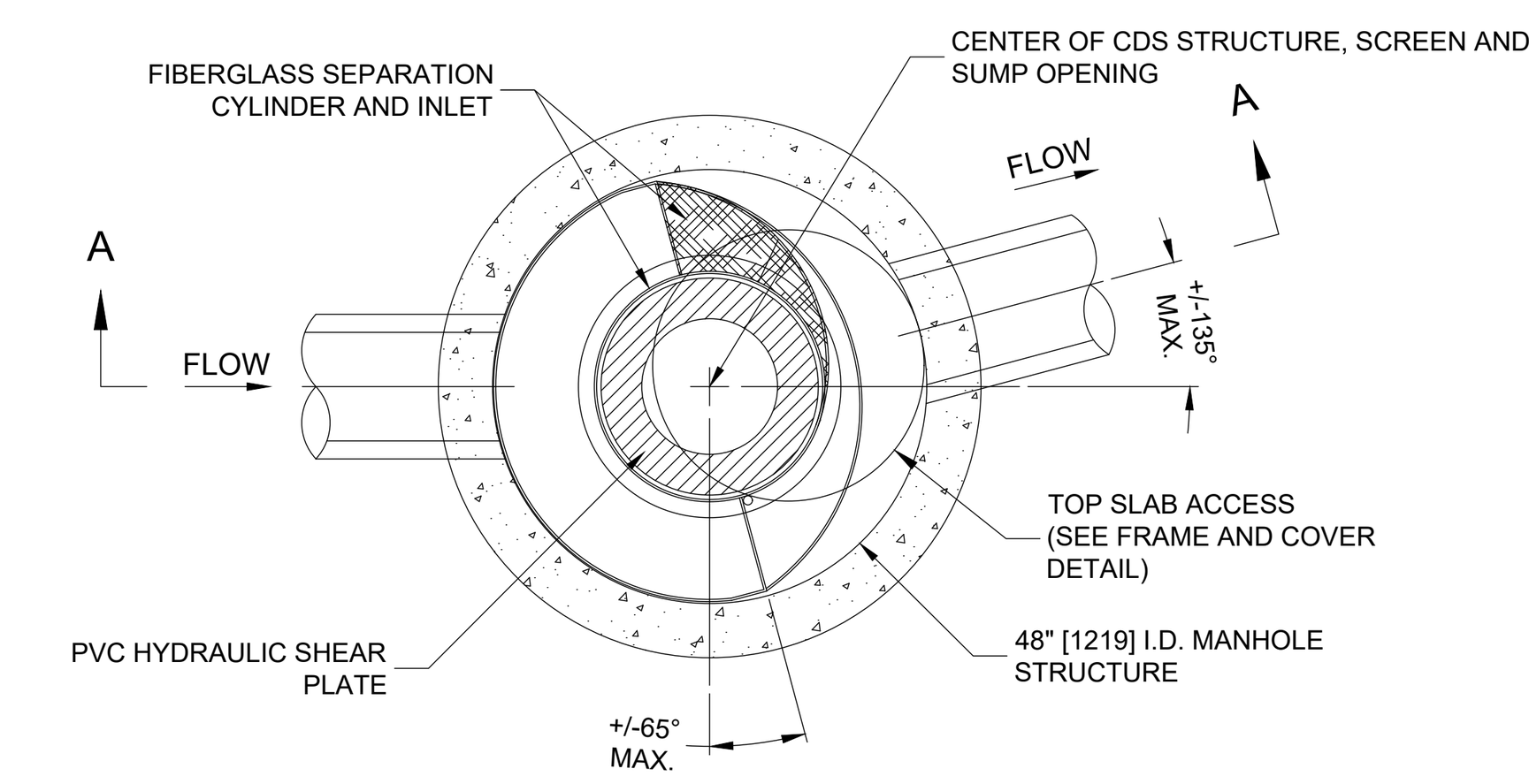
SCHEDULE OF INVERTS

DESIGNATION	(A) INLET		(B) OUTLET		(C) WEIR TOP		(D) ORIFICE		(E) WEIR OPENING	
	SIZE	INVERT	SIZE	INVERT	SIZE	INVERT	SIZE	ELEVATION	SIZE	ELEVATION
OCS–A6	15" HDPE	34.60	15" HDPE	34.10	WEIR WALL	37.60	4"	34.10	4"	35.15

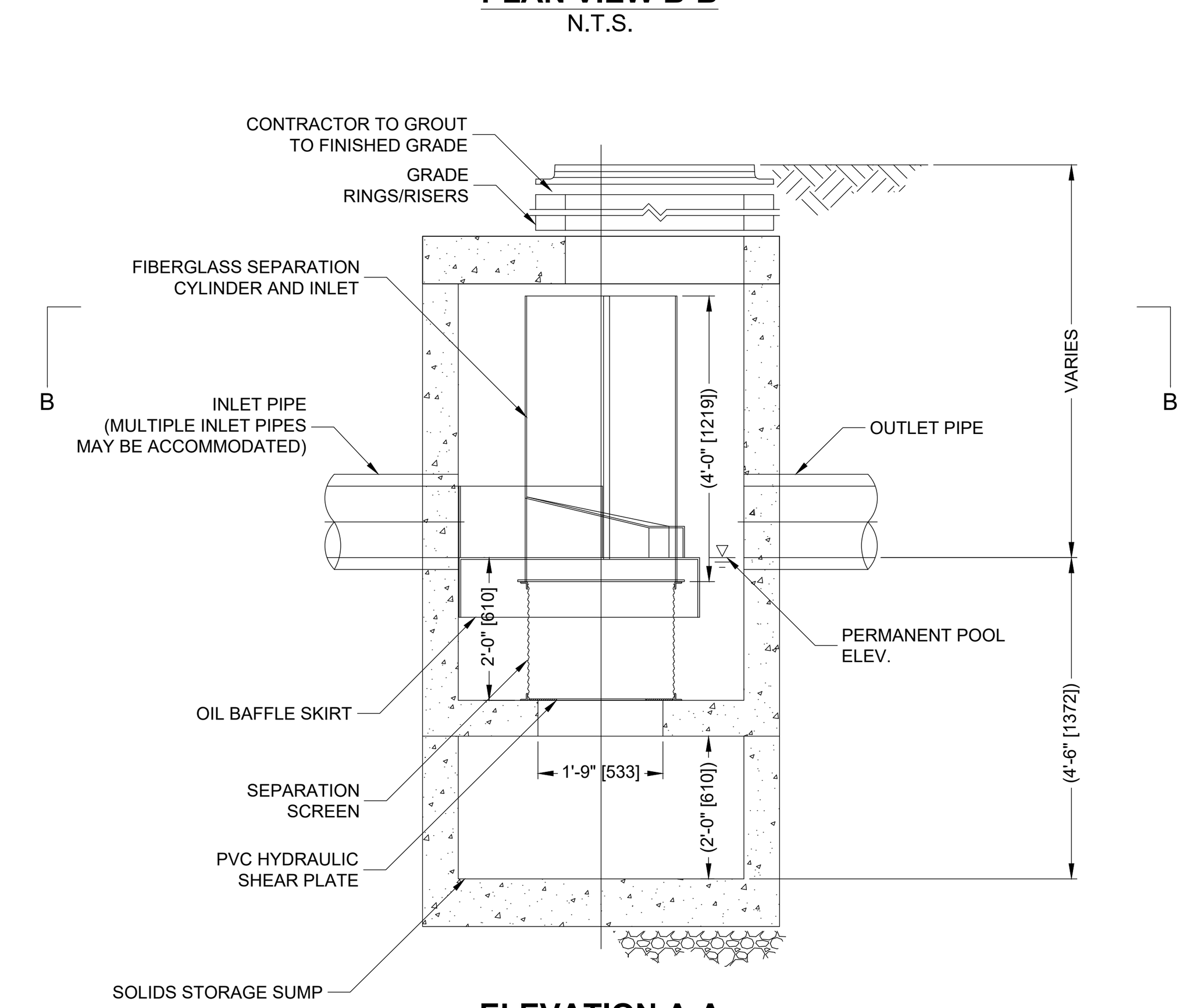
NOTES:

1. STEPS SHALL BE CAST IRON NEENAH No. R–1981–0 OR CAMPBELL FOUNDRY No. 2588–1 OR POLYPROPYLENE COATED STEEL (SEE SPECIFICATIONS) OR APPROVED EQUAL.
2. STRUCTURES SHALL MEET OR EXCEED A.S.T.M AND O.S.H.A REQUIREMENTS.
3. STRUCTURES SHALL BE DESIGNED TO ACCOMMODATE H–20 LOADING.
4. SEE UTILITY NOTES ON DRAWING C–901.

OUTLET CONTROL STRUCTURE 18



PLAN VIEW B-B
N.T.S.



ELEVATION A-A
N.T.S.

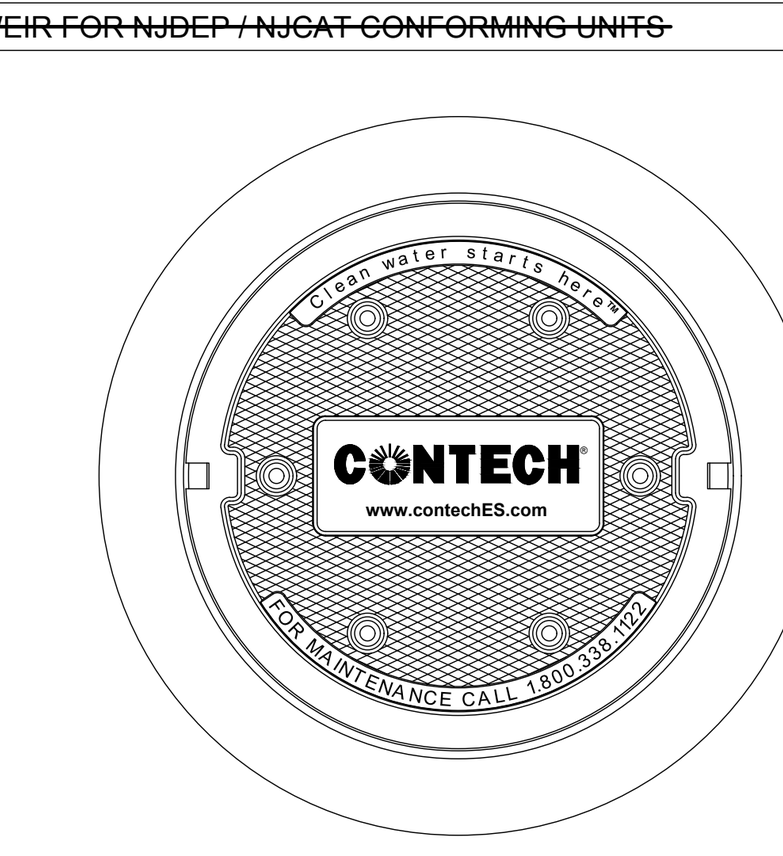
THIS PRODUCT MAY BE PROTECTED BY ONE OR MORE OF THE FOLLOWING U.S. PATENTS: 5,788,848; 6,641,720; 6,511,595; 6,581,783; RELATED FOREIGN PATENTS, OR OTHER PATENTS PENDING.

CDS2015-4-C DESIGN NOTES

THE STANDARD CDS2015-4-C CONFIGURATION IS SHOWN. ALTERNATE CONFIGURATIONS ARE AVAILABLE AND ARE LISTED BELOW. SOME CONFIGURATIONS MAY BE COMBINED TO SUIT SITE REQUIREMENTS.

CONFIGURATION DESCRIPTION

~~GRATED INLET ONLY (NO INLET PIPE)~~
GRATED INLET WITH INLET PIPE OR PIPES
~~CURB INLET ONLY (NO INLET PIPE)~~
~~CURB INLET WITH INLET PIPE OR PIPES~~
~~SEPARATE OIL BAFFLE (SINGLE INLET PIPE REQUIRED FOR THIS CONFIGURATION)~~
~~SEDIMENT WEIR FOR NJDEP / NJCAT CONFORMING UNITS~~



FRAME AND COVER
(DIAMETER VARIES)
N.T.S.

SITE SPECIFIC DATA REQUIREMENTS

STRUCTURE ID			WQS-A3-1
WATER QUALITY FLOW RATE (CFS OR L/s)			0.7
PEAK FLOW RATE (CFS OR L/s)			0.7
RETURN PERIOD OF PEAK FLOW (YRS)			1
SCREEN APERTURE (2400 OR 4700)			*
PIPE DATA:	I.E.	MATERIAL	DIAMETER
INLET PIPE 1	32.15	HDPE	15"
INLET PIPE 2	*	*	*
OUTLET PIPE	32.15	HDPE	15"
RIM ELEVATION			35.40
ANTI-FLOTATION BALLAST		WIDTH	HEIGHT
		*	*
NOTES/SPECIAL REQUIREMENTS:			
* PER ENGINEER OF RECORD			

NOTE

1. SEE MAINTENANCE GUIDLINES IN APPENDIX E OF SWPPP REPORT. OPEN ACCESS COVER FOR VISUAL INSPECTION AND MEASURE THE DISTANCE FROM THE STANDING WATER SURFACE TO THE SEDIEMENT PILE WITH A MEASURING STICK OR TAPE. IF LESS THAN 4 FEET, INSERT HOSE FROM VACUUM TRUCK INTO THE SUMP AND SCREEN THROUGH BOTH ACCESS COVERS TO CLEAN OUT THE STANDING WATER, LAYER OF OIL, SEDIMENT, TRASH, ETC. THE SCREEN MUST BE POWERWASHED TO ENSURE IT IS FREE OF TRASH AND DEBRIS.

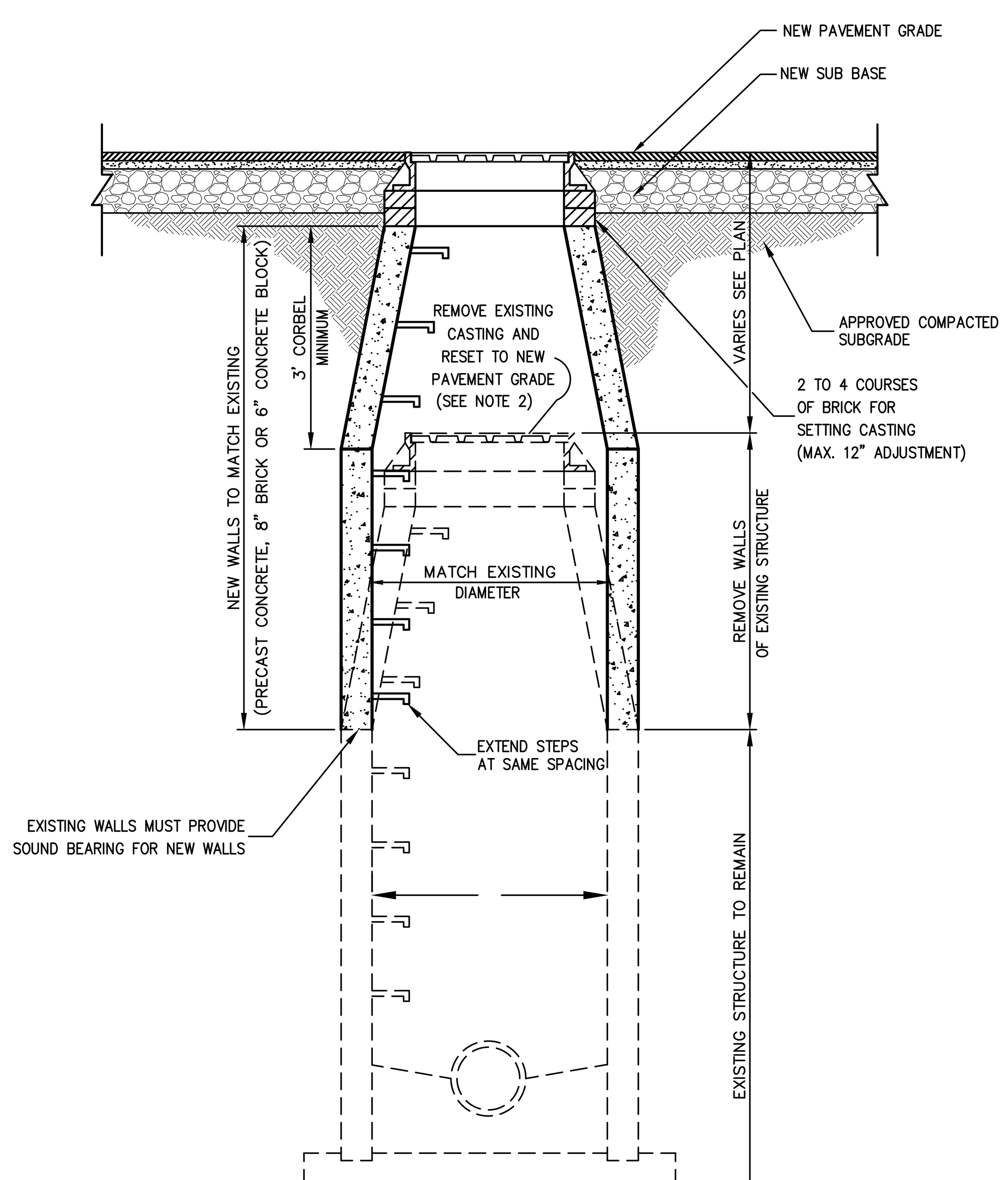
GENERAL NOTES
1. CONTECH TO PROVIDE ALL MATERIALS UNLESS NOTED OTHERWISE.
2. DIMENSIONS MARKED WITH ( ) ARE REFERENCE DIMENSIONS. ACTUAL DIMENSIONS MAY VARY.
3. FOR FABRICATION DRAWINGS WITH DETAILED STRUCTURE DIMENSIONS AND WEIGHTS, PLEASE CONTACT YOUR CONTECH ENGINEERED SOLUTIONS LLC REPRESENTATIVE. www.contechES.com
4. CDS WATER QUALITY STRUCTURE SHALL BE IN ACCORDANCE WITH ALL DESIGN DATA AND INFORMATION CONTAINED IN THIS DRAWING.
5. STRUCTURE SHALL MEET AASHTO HS20 AND CASTINGS SHALL MEET HS20 (AASHTO M 306) LOAD RATING, ASSUMING GROUNDWATER ELEVATION AT, OR BELOW, THE OUTLET PIPE INVERT ELEVATION. ENGINEER OF RECORD TO CONFIRM ACTUAL GROUNDWATER ELEVATION.
6. PVC HYDRAULIC SHEAR PLATE IS PLACED ON SHELF AT BOTTOM OF SCREEN CYLINDER. REMOVE AND REPLACE AS NECESSARY DURING MAINTENANCE CLEANING.

INSTALLATION NOTES
A. ANY SUB-BASE, BACKFILL DEPTH, AND/OR ANTI-FLOTATION PROVISIONS ARE SITE-SPECIFIC DESIGN CONSIDERATIONS AND SHALL BE SPECIFIED BY ENGINEER OF RECORD.
B. CONTRACTOR TO PROVIDE EQUIPMENT WITH SUFFICIENT LIFTING AND REACH CAPACITY TO LIFT AND SET THE CDS MANHOLE STRUCTURE (LIFTING CLUTCHES PROVIDED).
C. CONTRACTOR TO ADD JOINT SEALANT BETWEEN ALL STRUCTURE SECTIONS, AND ASSEMBLE STRUCTURE.
D. CONTRACTOR TO PROVIDE, INSTALL, AND GROUT PIPES. MATCH PIPE INVERTS WITH ELEVATIONS SHOWN.
E. CONTRACTOR TO TAKE APPROPRIATE MEASURES TO ASSURE UNIT IS WATER TIGHT, HOLDING WATER TO FLOWLINE INVERT MINIMUM. IT IS SUGGESTED THAT ALL JOINTS BELOW PIPE INVERTS ARE GROUTED.

CONTECH ENGINEERED SOLUTIONS LLC
www.contechES.com
9025 Centre Pointe Dr., Suite 400, West Chester, OH 45069
800-338-1122 513-645-7000 513-645-7993 FAX

CDS2015-4-C
INLINE CDS
STANDARD DETAIL

HYDRODYNAMIC WATER QUALITY STRUCTURE 19

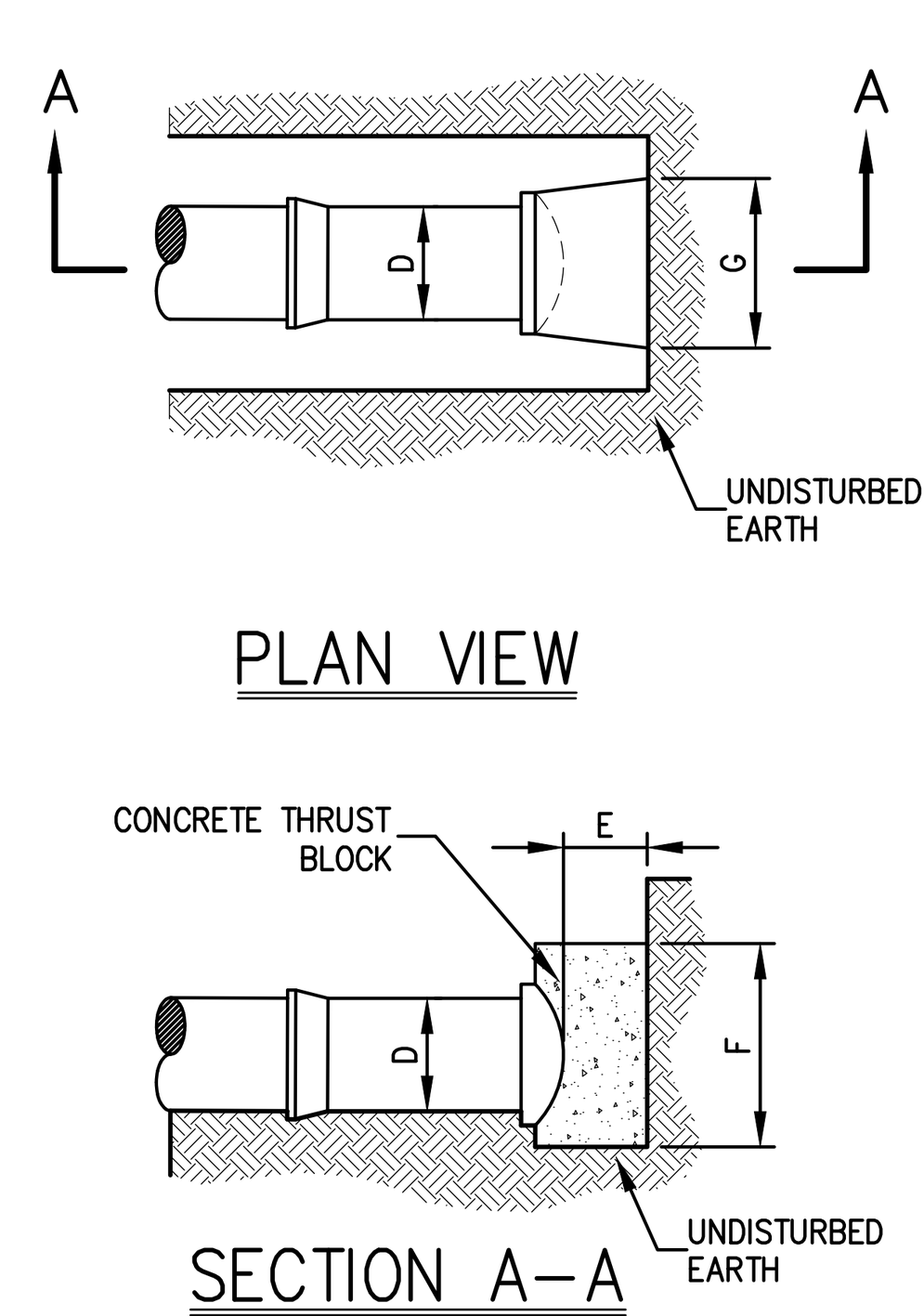


NOTES:

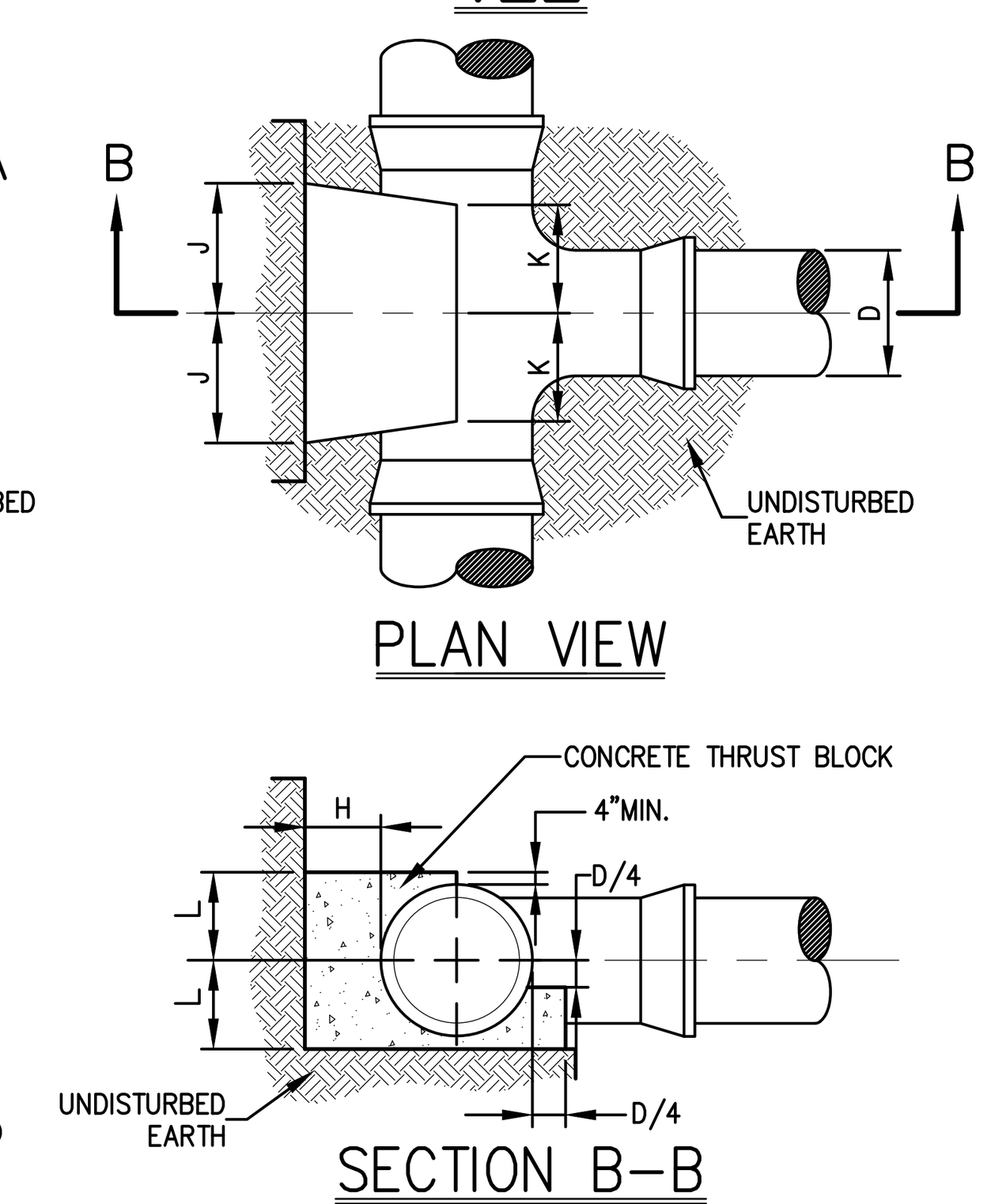
1. SEE "UTILITY NOTES" ON DRAWING C–901 WHICH SHALL APPLY TO THIS DETAIL.
2. IF EXISTING CASTING IS UNFIT FOR RESETTING IN THE NEW CONSTRUCTION, AS DETERMINED BY THE OWNER'S FIELD REPRESENTATIVE, CONTRACTOR SHALL FURNISH AND SET NEW CASTING.

EXISTING MANHOLE RECONSTRUCTED AND RAISED 20

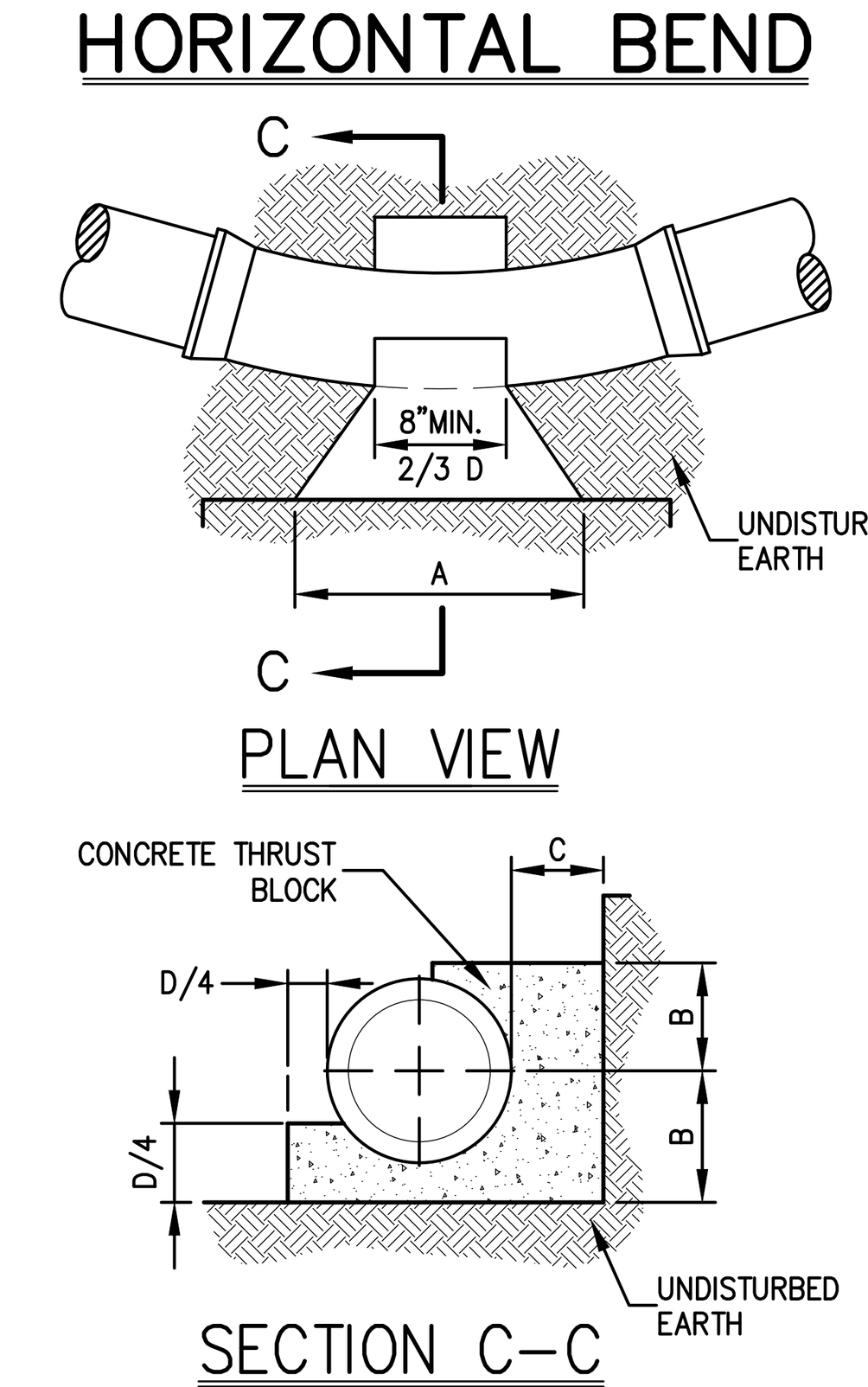
END CAP



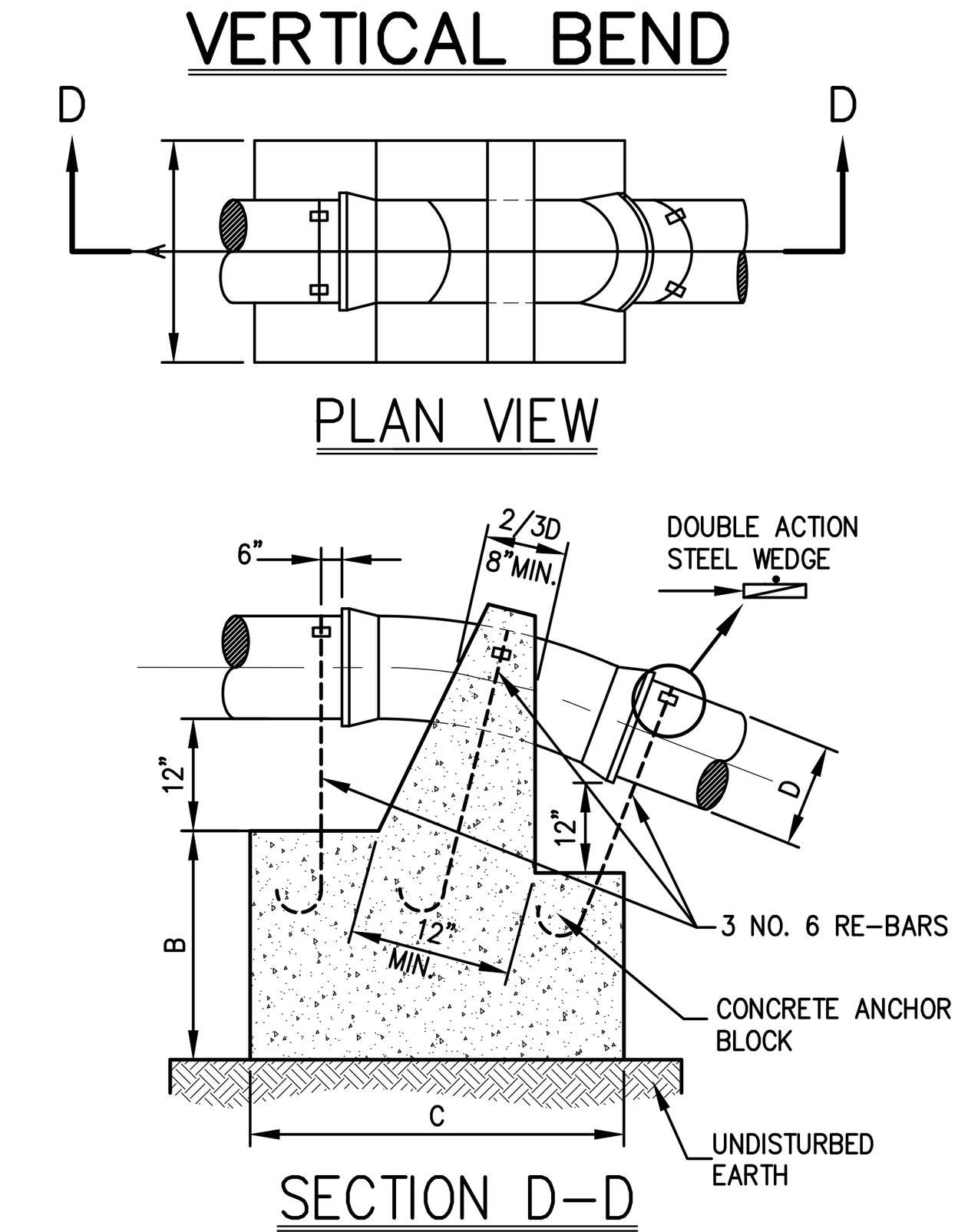
TEE



HORIZONTAL BEND



VERTICAL BEND



END CAP CHART

D	4"	6"	8"	10"	12"
E	6"	6"	8"	8"	10"
F	12"	12"	1'–4"	1'–8"	2'–0"
G	1'–5"	1'–5"	2'–0"	2'–5"	3'–0"

TEE CHART

D	4"	6"	8"	10"	12"
H	6"	7"	9"	10"	12"
L	8"	8"	10"	12"	1'–3"
J	7"	7"	9"	12"	1'–2"
K	6"	6"	8"	8"	8"

HORIZONTAL BEND CHART

BEND (DEGREES)		DIAMETER (D) 4"	6"	8"	10"	12"
1/32 (11¼°)	A	8"	8"	8"	10"	12"
	B	7"	7"	8"	9"	10"
	C	7"	7"	7"	8"	8"
1/16 (22½°)	A	9"	9"	12"	1'–6"	1'–9"
	B	7"	7"	8"	9"	10"
	C	8"	8"	9"	10"	11"
1/8 (45°)	A	1'–3"	1'–3"	1'–8"	2'–1"	2'–6"
	B	7"	7"	8"	9"	11"
	C	8"	8"	9"	10"	11"
1/4 (90°)	A	2'–0"	2'–0"	2'–6"	3'–0"	3'–6"
	B	7"	7"	9"	12"	1'–3"
	C	2'–0"	2'–0"	1'–9"	1'–8"	1'–7"

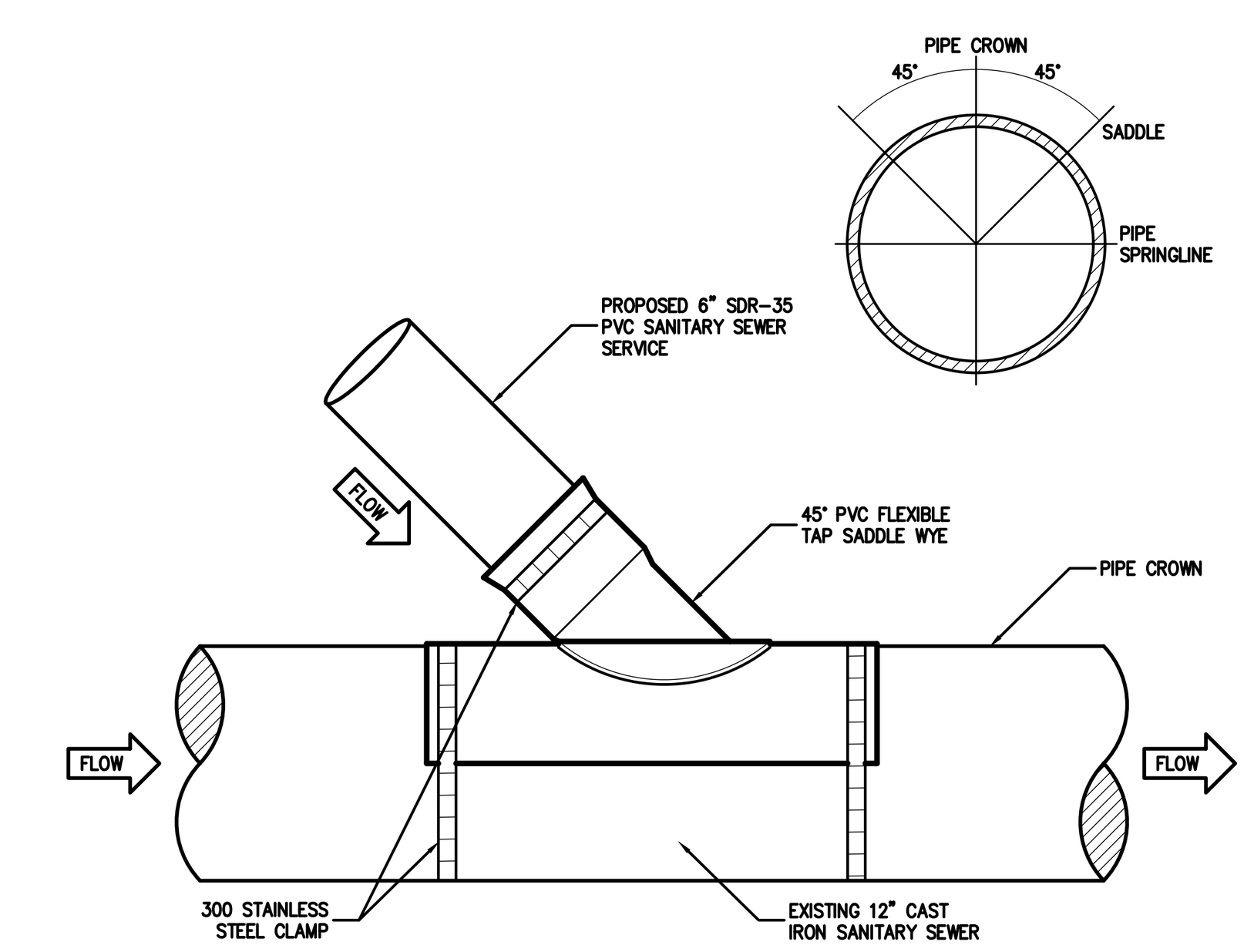
VERTICAL BEND CHART

BEND (DEGREES)		DIAMETER (D) 4"	6"	8"	10"	12"	16"
1/32 (11¼°)	A	1'–6"	1'–6"	2'–0"	2'–6"	3'–0"	3'–6"
	B	1'–3"	1'–3"	1'–9"	1'–3"	2'–0"	2'–0"
	C	2'–0"	2'–0"	2'–6"	2'–9"	3'–0"	4'–0"
1/16 (22½°)	A	2'–0"	2'–0"	3'–4"	3'–8"	4'–0"	4'–4"
	B	1'–9"	1'–9"	2'–3"	2'–6"	2'–6"	2'–6"
	C	2'–6"	2'–6"	2'–8"	4'–0"	4'–0"	5'–6"
1/8 (45°)	A	2'–6"	2'–6"	3'–0"	4'–0"	4'–6"	5'–2"
	B	2'–6"	2'–6"	2'–9"	3'–0"	3'–6"	4'–0"
	C	3'–0"	3'–0"	4'–0"	4'–6"	4'–9"	6'–6"

NOTES:

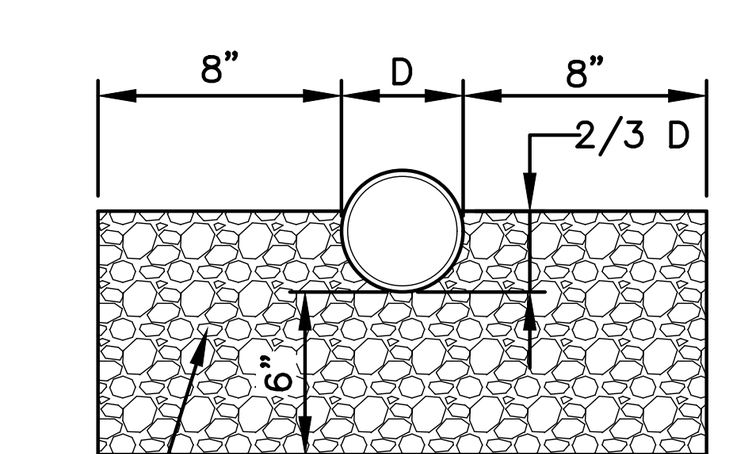
1. ALL CONCRETE TO BE CLASS A (4,000 PSI).
2. ALL DIMENSIONS ARE MINIMUMS; ALL ANCHOR AND THRUST BLOCKS SHALL BEAR ON UNDISTURBED EARTH.
3. IN ALL CASES SHOWN, MEASUREMENT "D" REFERS TO THE INSIDE PIPE DIAMETER.
4. ANCHOR AND THRUST BLOCK DIMENSIONS SHOWN ARE MINIMUM FOR 100 PSI WATER PRESSURE AND SOIL RESISTANCE OF 2 KIPS PER SQ FT. CONTRACTOR SHALL ADJUST FOR OTHER CONDITIONS AND SUBMIT FOR APPROVAL.
5. IF THE OWNER OF THE WATER SYSTEM REQUIRES A METHOD THAT RESTRAINS INDIVIDUAL JOINTS, EACH JOINT THAT FALLS WITHIN THE MINIMUM RESTRAINED LENGTH, MEASURED FROM THE CENTER OF THE FITTING, AS SHOWN ON THESE SHEETS SHALL BE RESTRAINED, AND SHALL WITHSTAND THE MAXIMUM PRESSURE APPLIED TO THE SYSTEM.
6. CLASS A CONCRETE SHALL NOT BE PLACED UNDER WATER. THE CONTRACTOR SHALL DEWATER THE EXCAVATION OR PLACE TYPE G CONCRETE USING APPROPRIATE UNDERWATER PLACEMENT TECHNIQUES.
7. CONCRETE FOR THRUST BLOCKS SHALL NOT BE ALLOWED TO COVER OR INTERFERE WITH JOINT OR RESTRAINT HARDWARE, PLASTIC SHEETING OR BUILDING FELT MAY BE PLACED OVER PIPE OR FITTINGS TO PREVENT CONCRETE FROM ADHERING TO SURFACES.
8. FOR BENDS, BEARING AREA SHALL BE PARALLEL TO THE EDGE OF THE FITTING AT THE FITTING MIDPOINT.
9. FOR TEES, BEARING AREA SHALL BE PERPENDICULAR TO THE BRANCH (SINGLE LEG) AXIS.
10. FOR REDUCERS, BEARING AREA SHALL BE PERPENDICULAR TO THE FITTING AXIS. THE MINIMUM THICKNESS ALONG THE FITTING AXIS SHALL BE 1'–0" OR THE LENGTH BETWEEN THE BELLS, WHICHEVER IS SMALLER.
11. THRUST RESTRAINTS FOR SIZES OR FITTINGS NOT SHOWN ON THESE SHEETS WILL BE DESIGNED ON A CASE BY CASE BASIS, AND WILL BE SHOWN IN THE CONTRACT DOCUMENTS.

ANCHOR AND THRUST BLOCKS 21

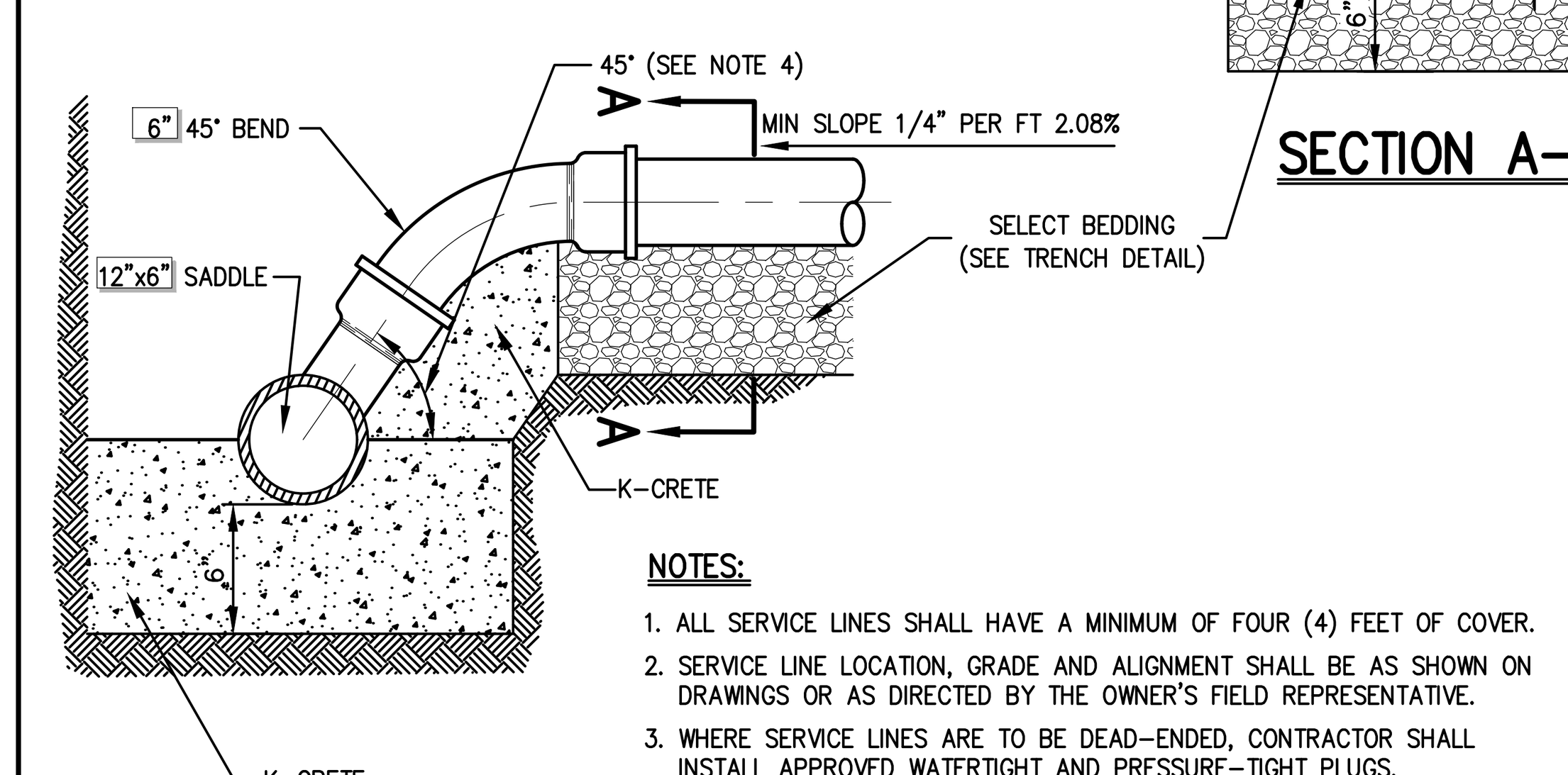


NOTE:

1. SADDLE TO BE ZORO #: G2051399 OR EQUAL.



SECTION A–A



NOTES:

1. ALL SERVICE LINES SHALL HAVE A MINIMUM OF FOUR (4) FEET OF COVER.
2. SERVICE LINE LOCATION, GRADE AND ALIGNMENT SHALL BE AS SHOWN ON DRAWINGS OR AS DIRECTED BY THE OWNER'S FIELD REPRESENTATIVE.
3. WHERE SERVICE LINES ARE TO BE DEAD–ENDED, CONTRACTOR SHALL INSTALL APPROVED WATERTIGHT AND PRESSURE–TIGHT PLUGS.
4. IF MINIMUM COVER CANNOT BE ATTAINED WHILE MAINTAINING MINIMUM SLOPE, THE ANGLE OF CONNECTION MAY BE REDUCED TO 22.5°, IF APPROVED BY THE OWNER'S FIELD REPRESENTATIVE AND GOVERNING BODY WITH JURISDICTION.
5. SANITARY SEWER SERVICE LINE INCLUDING FITTINGS SHALL BE PVC, SDR 35.

SANITARY SEWER SERVICE CONNECTION 22

No.	Revision	Date
2.	REVISED PER CITY COMMENTS	02/24/2020
3.	REVISED PER CITY COMMENTS	09/29/2020
4.	REVISED PER CITY COMMENTS	07/27/2021
5.	REVISED PER CITY COMMENTS	03/25/2022
6.	REVISED PER CITY COMMENTS	05/31/2022
7.	REVISED PER CITY COMMENTS	06/28/2022
8.	REVISED PER CITY COMMENTS	08/30/2022

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16 WEST MAIN STREET
BEACON, NY 12508

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STATE OF NEW YORK · STEPHEN SPINA · LICENSED PROFESSIONAL ENGINEER · 085983

Drawn: BMS		Approved: SS	
Scale:	NOT TO SCALE		
Date:	10/29/2019		
Project No:	18119		
18119–DETAILS	C–903	–	

Drawing No:
C–903
(Sheet 22 OF 28)

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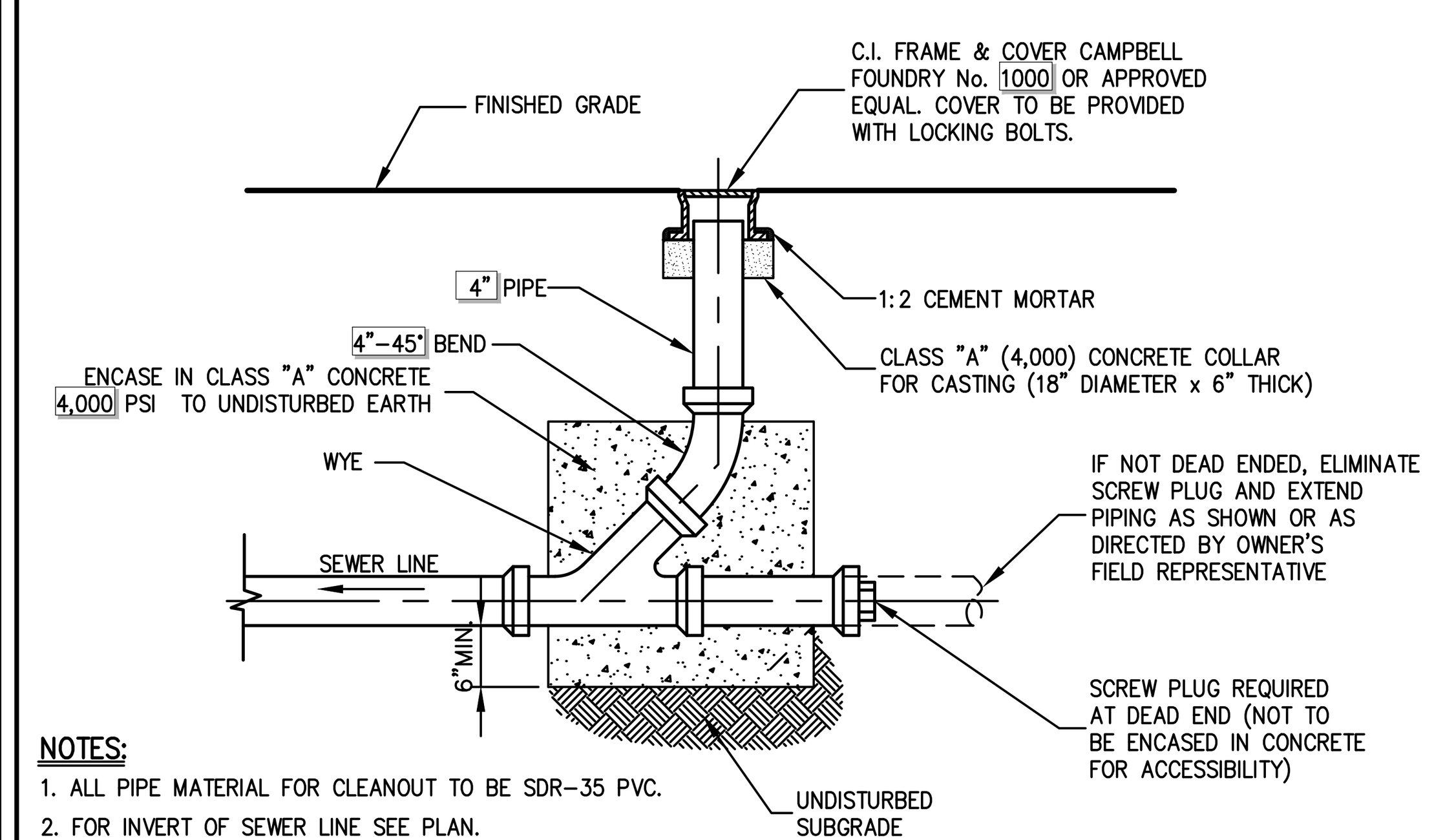
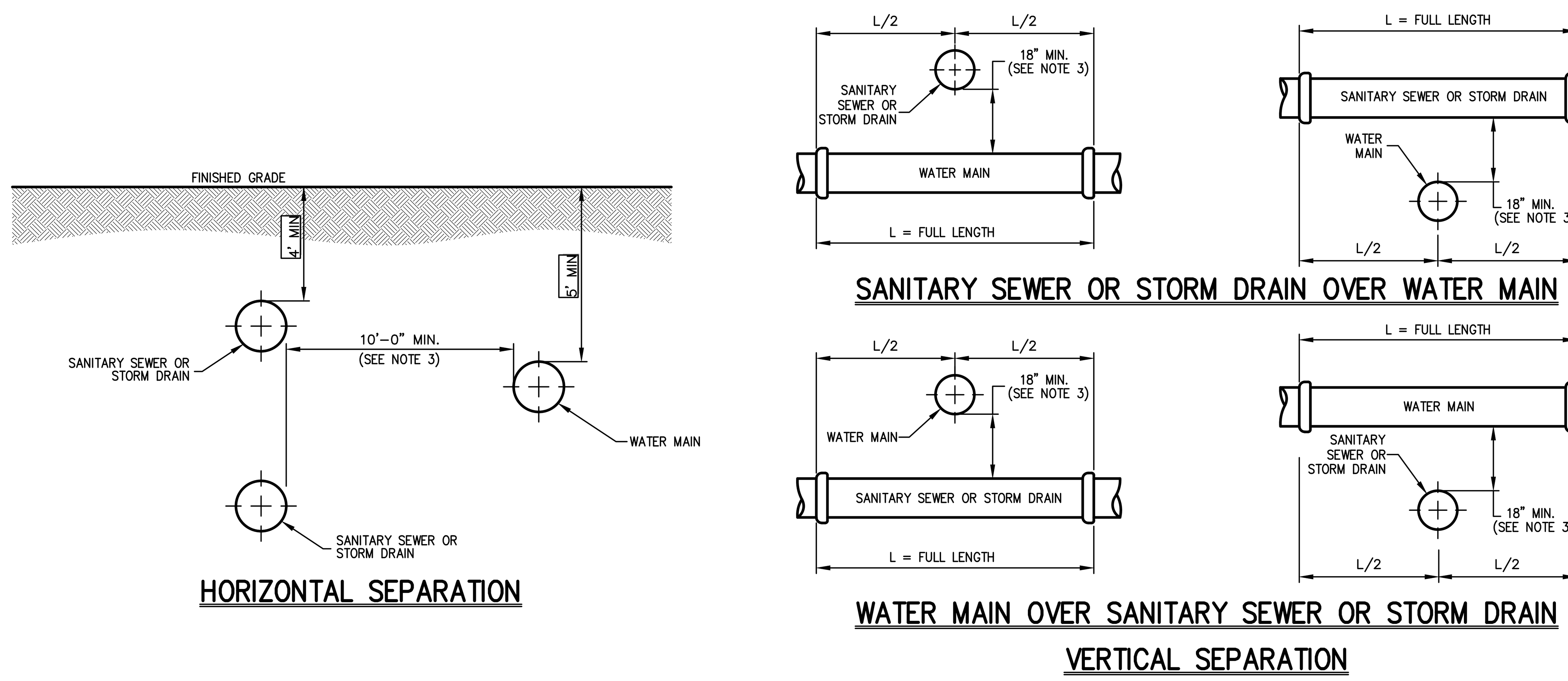


NOTES:

1. ALL PIPE MATERIAL FOR CLEANOUT TO BE SDR-35 PVC.
2. FOR INVERT OF SEWER LINE SEE PLAN.

CLEANOUT W/O MANHOLE — 23

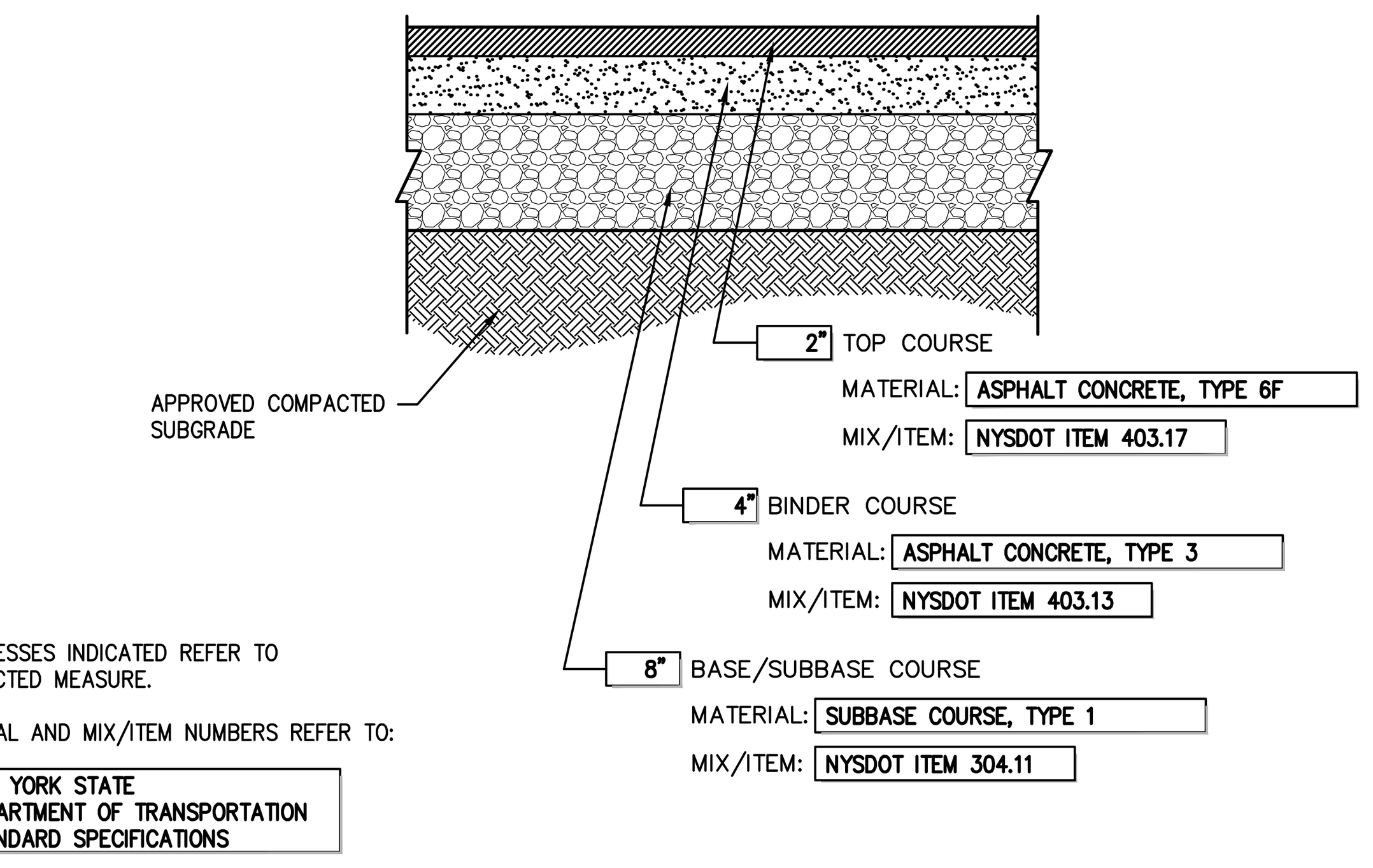


NOTES:

1. NORMAL CONDITIONS:
   A. WHENEVER A WATER MAIN MUST CROSS OVER OR UNDER A SANITARY SEWER OR STORM DRAIN, THE PIPES SHALL BE LAID TO PROVIDE A VERTICAL SEPARATION BETWEEN THEM OF AT LEAST 18 INCHES, AS MEASURED FROM THE BOTTOM OF THE HIGHER PIPE TO THE CROWN OF THE LOWER PIPE.
   B. FULL LENGTH OF WATER PIPE MUST BE CENTERED AT THE POINT OF CROSSING; NO JOINTS WILL BE PERMITTED AT THE POINT OF CROSSING.
2. WATER MAIN CROSSING UNDER SANITARY SEWERS:
   A. VERTICAL SEPARATION OF 18 INCHES MUST BE PROVIDED.
   B. ADEQUATE STRUCTURAL SUPPORT MUST BE PROVIDED FOR THE SANITARY SEWER TO PREVENT EXCESSIVE DEFLECTION OF JOINTS AND SETTLING.
   C. FULL LENGTH OF WATER PIPE MUST BE CENTERED AT THE POINT OF CROSSING; NO JOINTS WILL BE PERMITTED AT THE POINT OF CROSSING.
3. IF DURING CONSTRUCTION IT IS FOUND THAT THE REQUIRED SEPARATION OF WATER MAINS, SANITARY SEWERS, STORM SEWERS AND BUILDING SANITARY SEWERS CANNOT BE MET, THE CONTRACTOR OR HIS AUTHORIZED REPRESENTATIVE SHALL IN WRITING ADVISE JMC OF THE SPECIFIC CONDITIONS ENCOUNTERED. APPROVAL OF ALTERNATIVE SEPARATION CRITERIA SHALL BE OBTAINED FROM THE CITY OF BEACON AND THE DUTCHESS COUNTY HEALTH DEPARTMENT PRIOR TO INSTALLATION.

   POLYETHYLENE WRAP SHALL BE INSTALLED AROUND THE DUCTILE IRON PIPE PRIOR TO INSTALLATION OF K-CRETE (IF REQUIRED). POLYETHYLENE PROTECTIVE WRAPPIING ("POLYWRAP") SHALL CONFORM TO THE REQUIREMENTS OF ANSI/AWWA C105/A21.5 AND BE EIGHT (8) MIL THICK TUBING OF VIRGIN POLYETHYLENE (DUPONT ALATHON, U.S. 1. PETROTHENE RESIN, OR APPROVED EQUAL) OR FOUR (4) MIL THICK HIGH-DENSITY, CROSS-LAMINATED (HDCL) POLYETHYLENE. THE COLOR SHALL BE (A) NATURAL (WHERE EXPOSURE TO SUNLIGHT WILL BE LESS THAN 48 HOURS); OR (B) BLACK, CONTAINING 2.0 TO 2.5% WELL DISPERSED CARBON BLACK WITH STABILIZERS (WHERE EXPOSURE TO SUNLIGHT MAY BE UP TO 10 DAYS). TUBING SHALL BE TAPED AND SECURED WITH GENERAL PURPOSE POLYETHYLENE TAPE, 2 INCHES WIDE AND 10 MILS THICK (SCOTCHRAP No. 50, PLICOFLEX No. 340, PROTECTO WRAP No. 200, POLYKEN No. 900, OR APPROVED EQUAL).

SEPARATION OF WATER AND SANITARY SEWER/STORM DRAIN LINES — 24

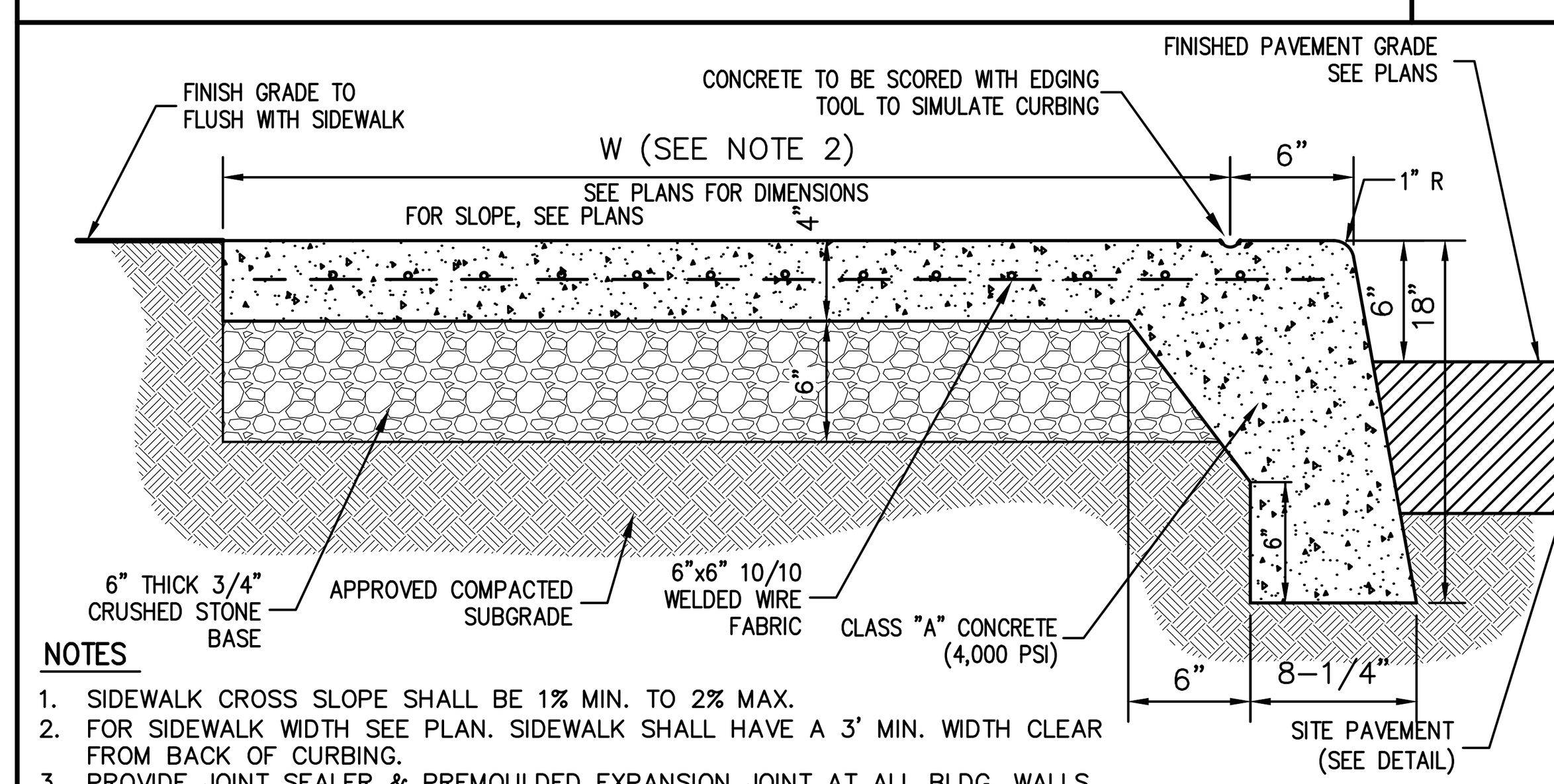


NOTES:

1. THICKNESSES INDICATED REFER TO COMPACTED MEASURE.
2. MATERIAL AND MIX/ITEM NUMBERS REFER TO:

NEW YORK STATE DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS

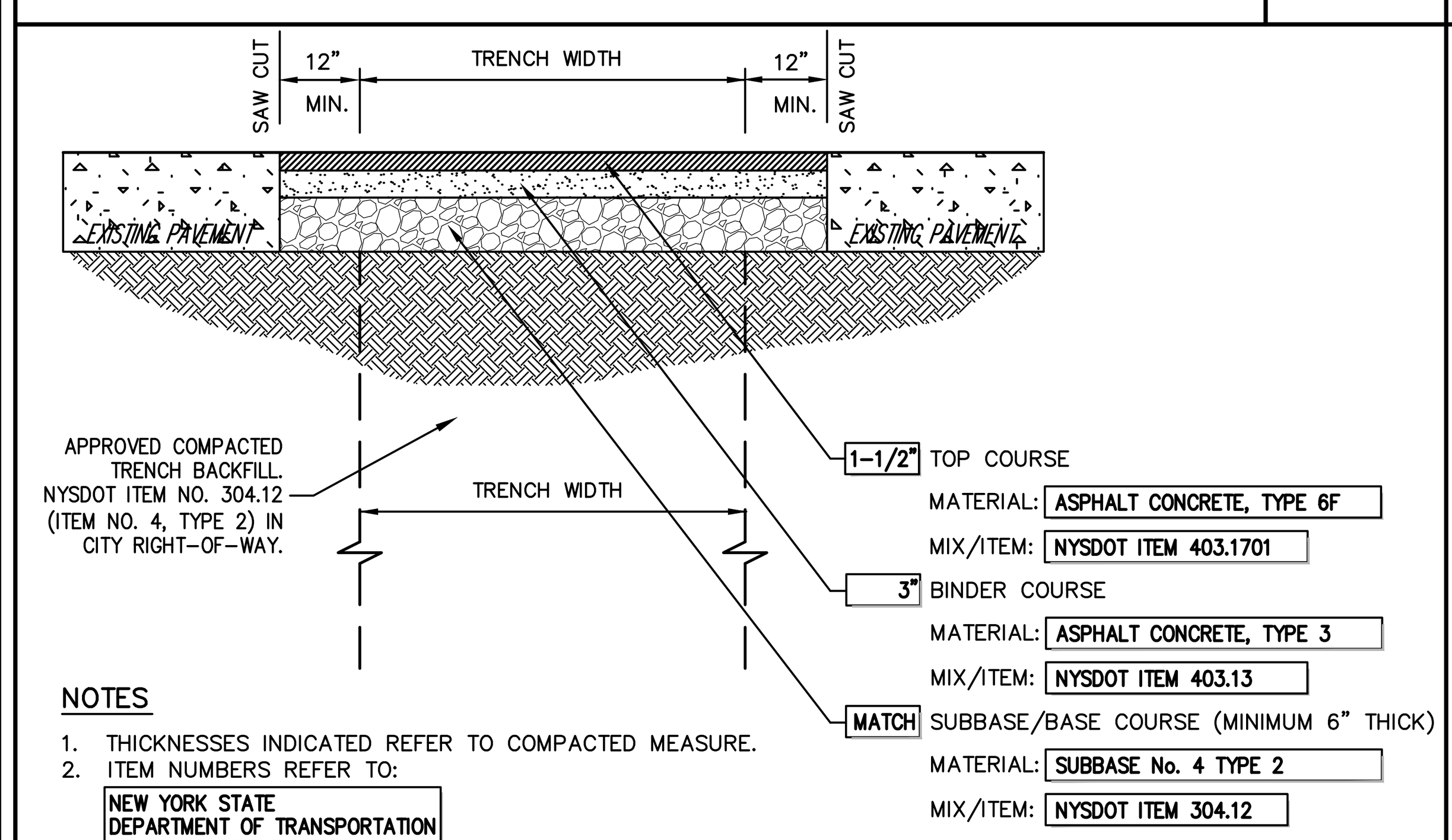
SITE PAVEMENT — 25



NOTES

1. SIDEWALK CROSS SLOPE SHALL BE 1% MIN. TO 2% MAX.
2. FOR SIDEWALK WIDTH SEE PLAN. SIDEWALK SHALL HAVE A 3' MIN. WIDTH CLEAR FROM BACK OF CURBING.
3. PROVIDE JOINT SEALER & PREMOULDED EXPANSION JOINT AT ALL BLDG. WALLS, CONSTRUCTION JOINTS AND OTHER FIXED OBJECTS (HYDRANTS, LIGHT POLES, ETC.)
4. SIDEWALK SHALL HAVE LIGHT BROOM FINISH.
5. PROVIDE 1/2" PREMOULDED EXPANSION JOINTS AT 10 FOOT INTERVALS AND SCORE WITH EDGING TOOL TO SIMULATE JOINTS AT MIDPOINTS BETWEEN EXPANSION JOINTS.
6. REINFORCEMENT SHALL NOT EXTEND THROUGH EXPANSION JOINTS.
7. CONCRETE SIDEWALK SHALL BE SEALED TO PROTECT AGAINST DE-ICING AGENTS.

MONOLITHIC CONCRETE CURB AND SIDEWALK (WITHIN RIGHT-OF-WAY) — 26

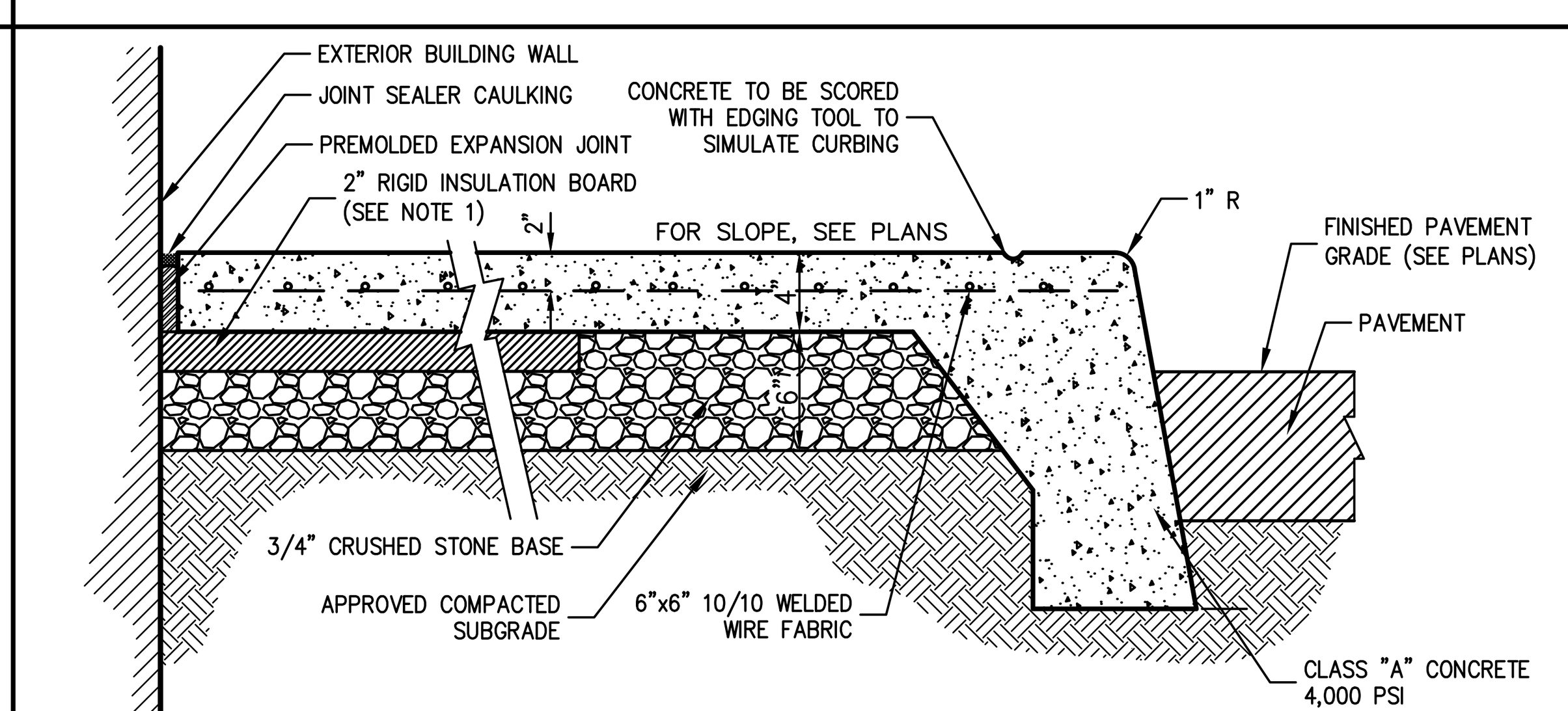


NOTES

1. THICKNESSES INDICATED REFER TO COMPACTED MEASURE.
2. ITEM NUMBERS REFER TO:

NEW YORK STATE DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS

PAVEMENT REPLACEMENT OVER TRENCH — 27



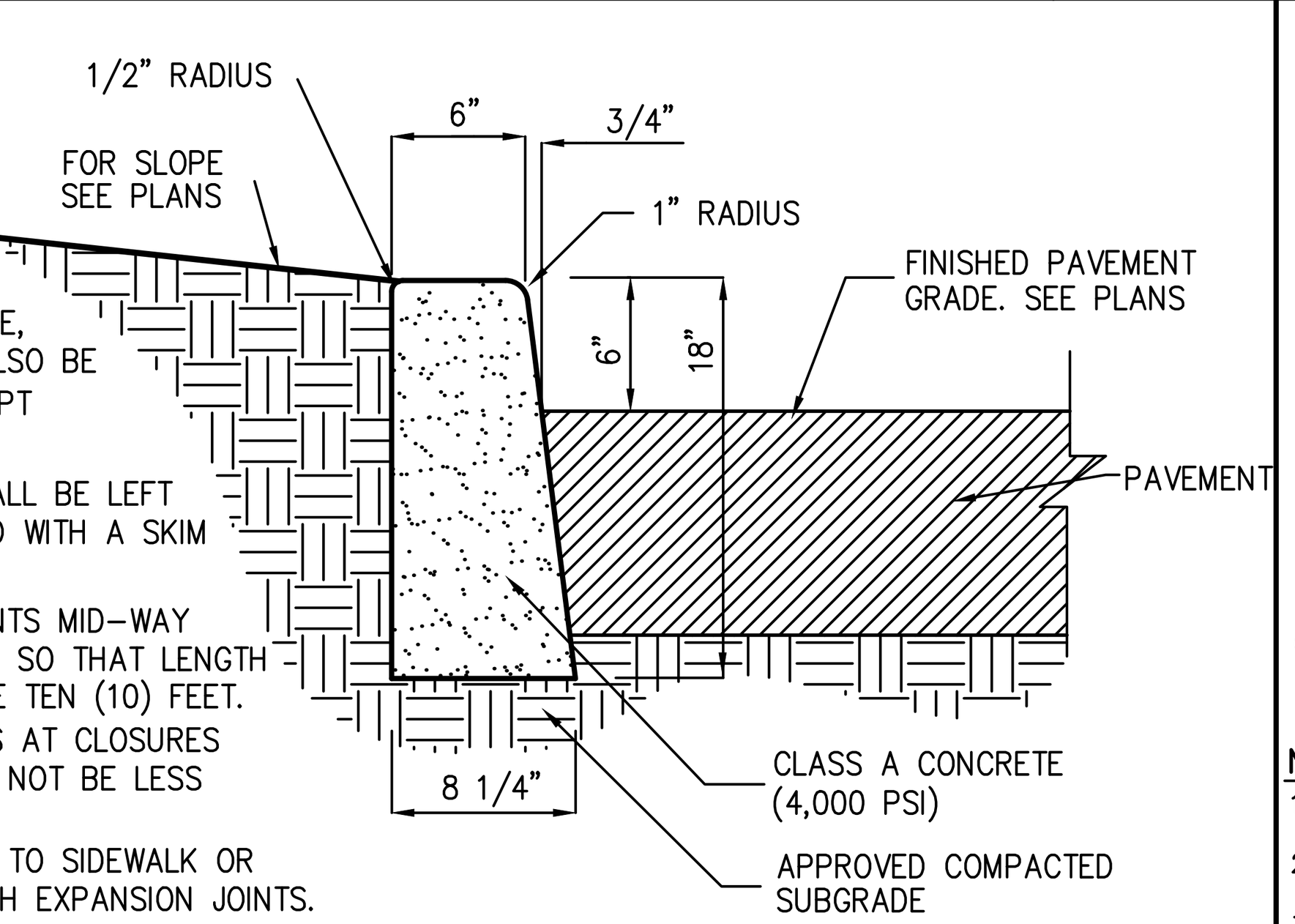
NOTES:

1. PROVIDE 2" RIGID INSULATION BOARD AT ALL DOORWAY OPENINGS AND EXTEND 8' MIN. IN ALL DIRECTIONS OR TO CONSTRUCTION/CONTRACTION JOINT, WHICHEVER IS GREATER.
2. JOINT SEALER CAULKING SHALL BE PSI-641 LOW MODULUS SILICONE SEALANT, BY POLYMERIC SYSTEMS INC. OR APPROVED EQUAL. PREMOULDED EXPANSION JOINT SHALL BE FLEXCELL OR APPROVED EQUAL.
3. PROVIDE JOINT SEALER & PREMOULDED EXPANSION JOINT AT ALL BLDG. WALLS, CONSTRUCTION JOINTS AND OTHER FIXED OBJECTS (HYDRANTS, LIGHT POLES, ETC.)
4. SIDEWALK SHALL HAVE LIGHT BROOM FINISH
5. SIDEWALK CROSS SLOPE SHALL BE 1% MIN. 2% MAX.
6. FOR SIDEWALK WIDTH SEE PLAN. SIDEWALK SHALL HAVE A 3' MIN. WIDTH CLEAR FROM BACK OF CURBING.

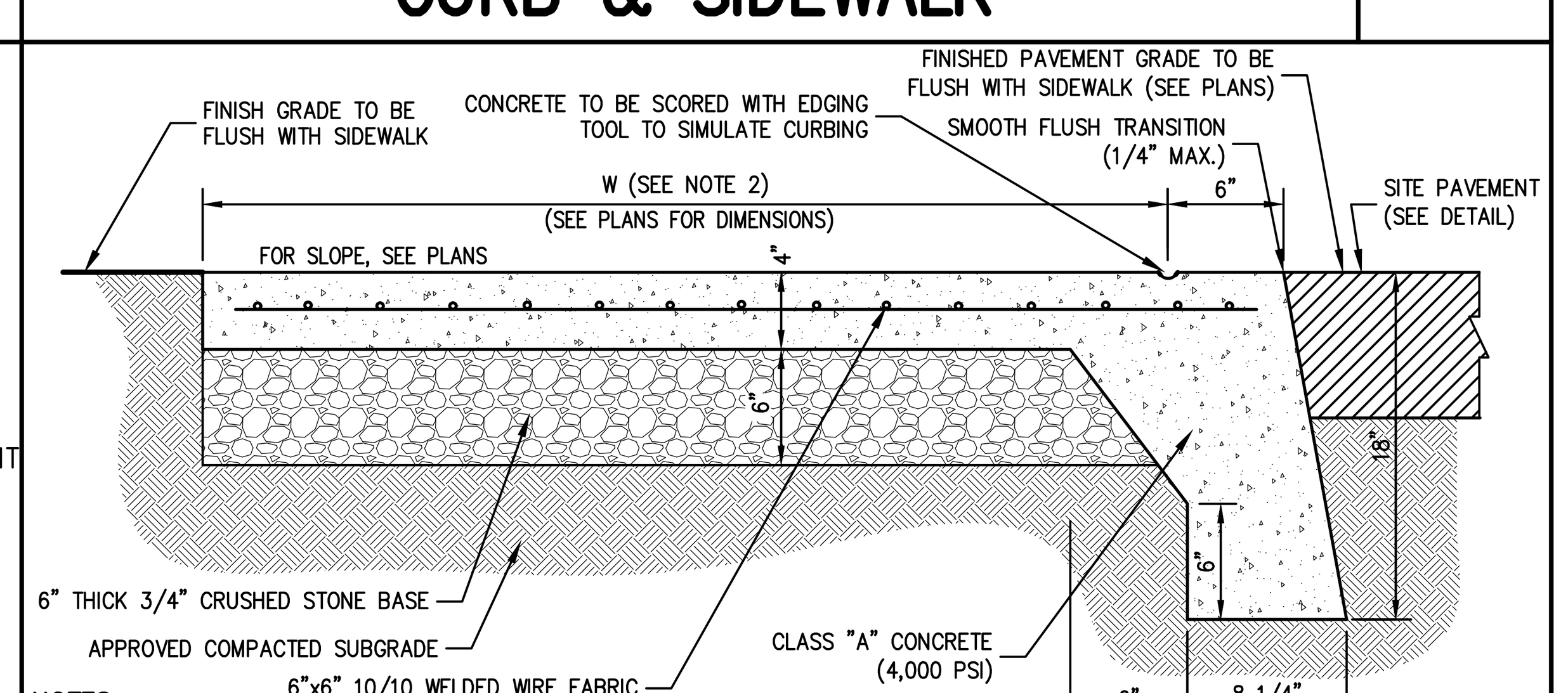
BUILDING PERIMETER MONOLITHIC CURB & SIDEWALK — 29

NOTES:

1. INSTALL 1/2" PREMOLDED BITUMINOUS EXPANSION JOINT EVER 20 FEET.
2. UNLESS DIRECTED OTHERWISE, EXPANSION JOINTS SHALL ALSO BE INSTALLED AT THE PC AND PT OF ALL RADIUS CURB.
3. EACH EXPANSION JOINT SHALL BE LEFT EXPOSED AND NOT COVERED WITH A SKIM COAT OF CONCRETE.
4. INSTALL CONSTRUCTION JOINTS MID-WAY BETWEEN EXPANSION JOINTS SO THAT LENGTH OF CURB SEGMENTS WILL BE TEN (10) FEET.
5. LENGTH OF CURB SEGMENTS AT CLOSURES MAY BE VARIED BUT SHALL NOT BE LESS THAN FOUR (4) FEET.
6. WHEN INSTALLED ADJACENT TO SIDEWALK OR CONCRETE PAVEMENT, MATCH EXPANSION JOINTS.



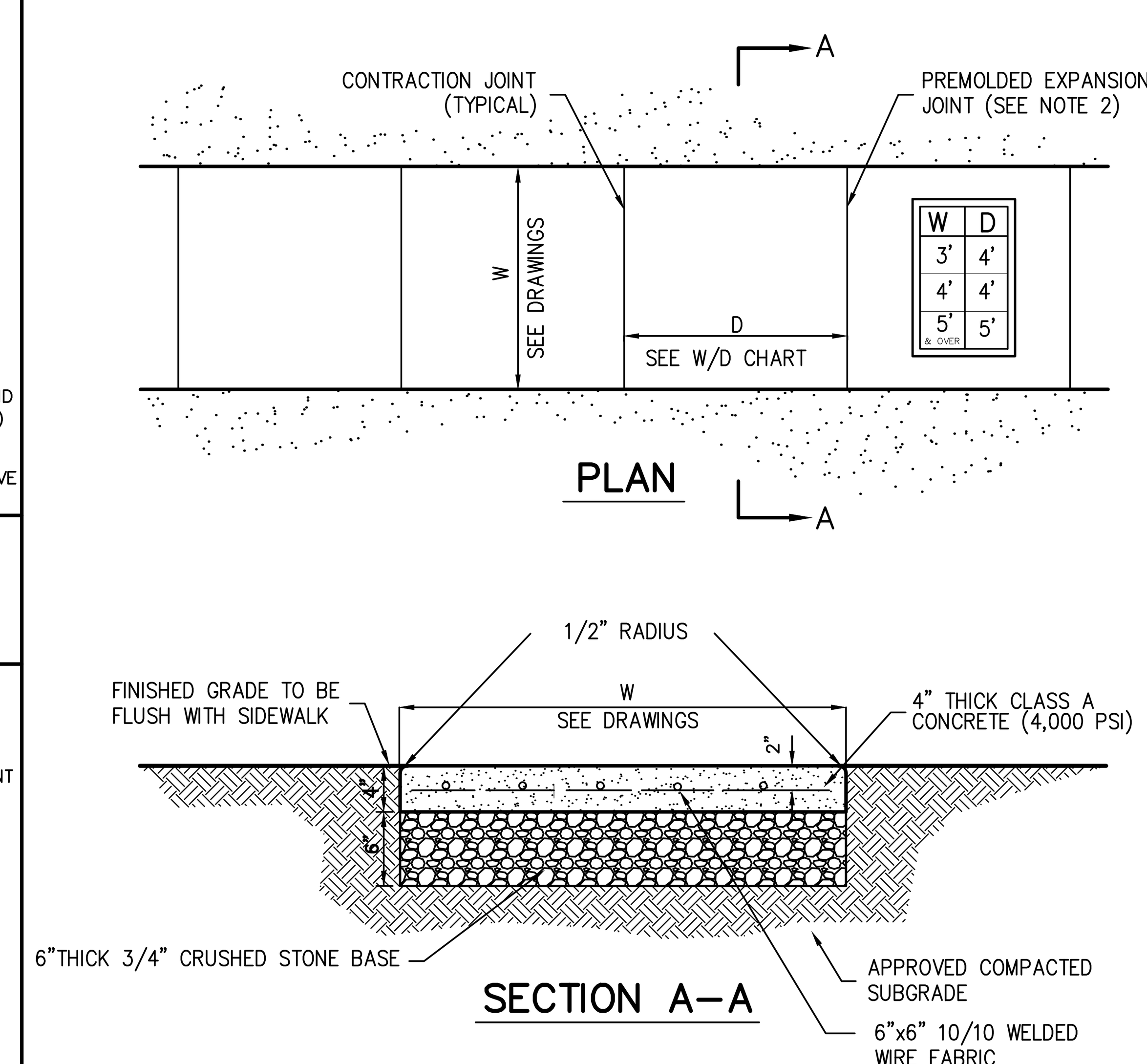
CAST-IN-PLACE CONCRETE CURB — 28



NOTES

1. SIDEWALK CROSS SLOPE SHALL BE 1% MIN. TO 2% MAX.
2. FOR SIDEWALK WIDTH SEE PLAN. SIDEWALK SHALL HAVE A 3' MIN. WIDTH CLEAR FROM BACK OF CURBING.
3. PROVIDE JOINT SEALER & PREMOULDED EXPANSION JOINT AT ALL BLDG. WALLS, CONSTRUCTION JOINTS AND OTHER FIXED OBJECTS (HYDRANTS, LIGHT POLES, ETC.)
4. SIDEWALK SHALL HAVE LIGHT BROOM FINISH.
5. PROVIDE 1/2" PREMOULDED EXPANSION JOINTS AT 20 FOOT INTERVALS UNLESS OTHERWISE DIRECTED.
6. REINFORCEMENT SHALL NOT EXTEND THROUGH EXPANSION JOINTS.

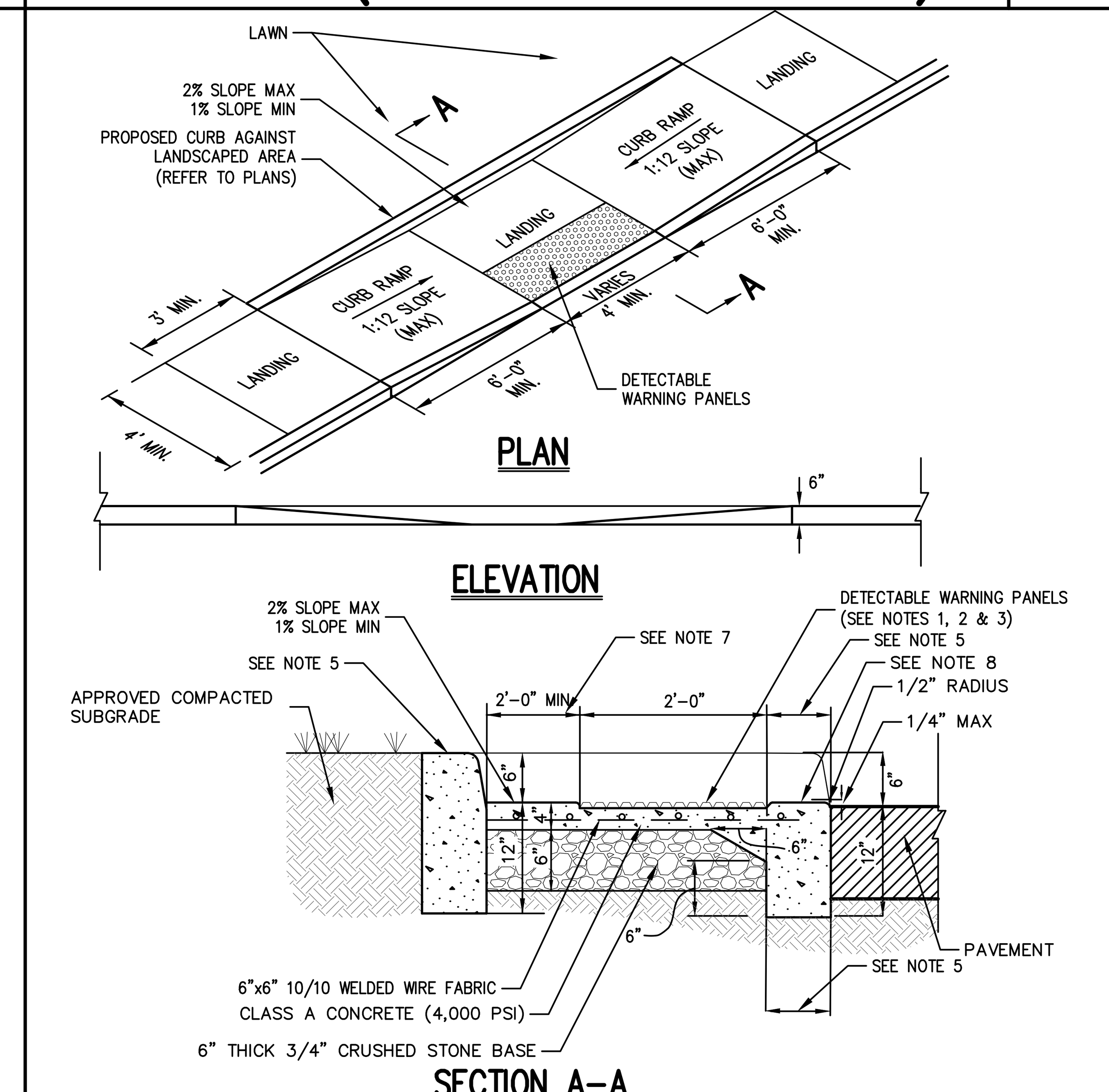
MONOLITHIC CONCRETE FLUSH CURB AND SIDEWALK — 30



NOTES:

1. SIDEWALK CROSS SLOPE SHALL BE 1% MIN. TO 2% MAX.
2. PROVIDE 1/2" PREMOLDED EXPANSION JOINTS AT 20' INTERVALS UNLESS OTHERWISE DIRECTED.
3. REINFORCING SHALL NOT EXTEND THROUGH EXPANSION JOINTS.
4. SIDEWALK SHALL HAVE LIGHT BROOM FINISH

CONCRETE SIDEWALK — 31



NOTES:

1. RAMPS SHALL HAVE CAST IN PLACE DETECTABLE/TACTILE WARNING SURFACE TILES AS MANUFACTURED BY ARMOR-TILE (OR APPROVED EQUAL) AND SHALL CONSIST OF RAISED TRUNCATED DOMES WITH A DIAMETER OF NOMINAL 0.9 INCHES, A HEIGHT OF NOMINAL 0.2 INCHES AND A CENTER TO CENTER SPACING OF NOMINAL 2.35 INCHES.
2. DETECTABLE WARNING PANELS SHALL CONTRAST VISUALLY WITH ADJOINING SURFACES, EITHER LIGHT-ON-DARK OR DARK-ON-LIGHT IN ACCORDANCE WITH SECTION 4.29.2, FEDERAL REGISTER, VOLUME 56, NO. 144, RULES AND REGULATIONS, APPENDIX A TO PART 36 - STANDARDS FOR ACCESSIBLE DESIGN (AMERICANS WITH DISABILITIES ACT), LATEST EDITION.
3. 24" WIDTH OF PANELS TO BE INSTALLED DIRECTLY BEHIND CURB AND IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
4. A MINIMUM OF 3 FEET CLEAR SHALL BE MAINTAINED AT ANY PERMANENT OBSTACLE IN ACCESSIBLE ROUTE (I.E., HYDRANTS, UTILITY POLES, TREE WELLS, SIGNS, ETC.).
5. CURB TREATMENT VARIES, SEE PLANS FOR CURB TYPE AND SEE CURB DETAIL FOR DIMENSIONS.
6. RAMP, CURB AND ADJACENT PAVEMENTS SHALL BE GRADED TO PREVENT PONDING.
7. WHEN LANDING OF RAMP ADJOINS A DOORWAY THEN THE MINIMUM DOORWAY MANEUVERING AREA SHALL BE AT LEAST THE WIDTH OF THE DOORWAY AND SHALL HAVE A MINIMUM DEPTH OF:
   MANUAL SWING DOORS = 60" MIN.
   FULL POWERED AUTOMATIC SLIDING DOORS = 48" MIN.
8. CONTRACTOR TO ENSURE TOP OF CURB MATCHES SLOPE OF RAMP.

DROP CURB & RAMP (TYPE B) — 32

WITH DETECTABLE WARNING

No.	Revision	Date
2.	REVISED PER CITY COMMENTS	02/24/2020
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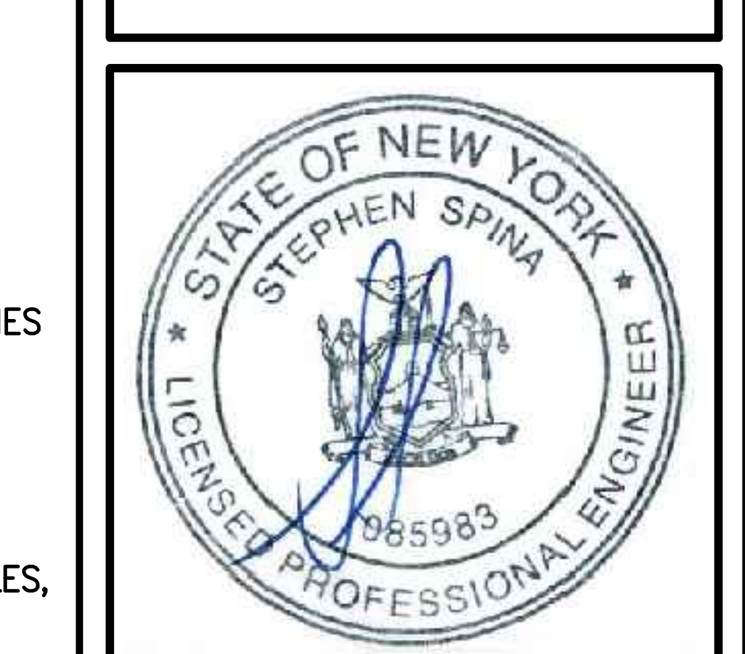

Drawn: BMS	Approved: SS
Scale:	NOT TO SCALE
Date:	10/29/2019
Project No:	18119
18119-DETAILS	C-904	-
Drawing No:	C-904 (Sheet 23 OF 28)

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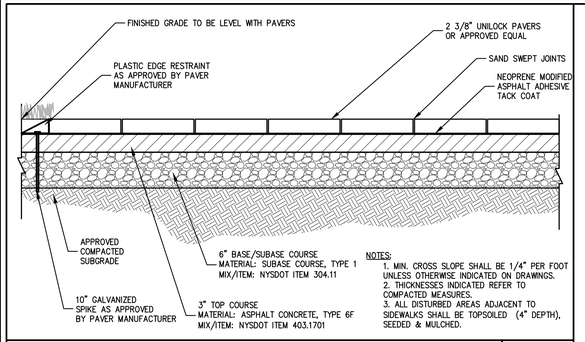
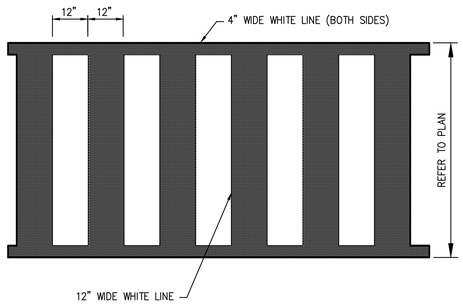
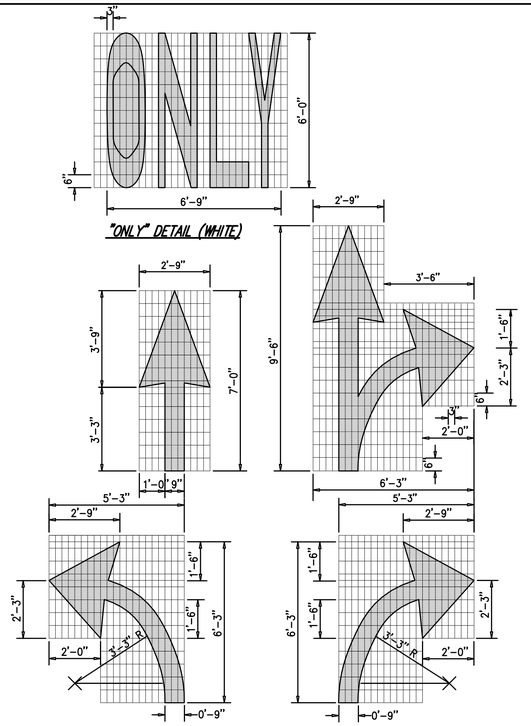


NOTES:
1. MIN. CROSS SLOPE SHALL BE 1/4" PER FOOT UNLESS OTHERWISE INDICATED ON DRAWINGS.
2. THICKNESSES INDICATED REFER TO COMPACTED MEASURES.
3. ALL DISTURBED AREAS ADJACENT TO SIDEWALKS SHALL BE TOPSOILED (4" DEPTH), SEEDED & MULCHED.

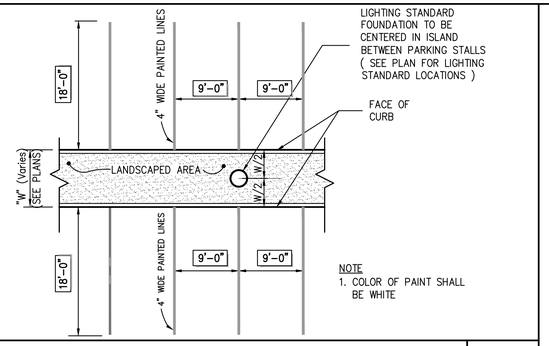
PATIO 33



PEDESTRIAN CROSSING 34

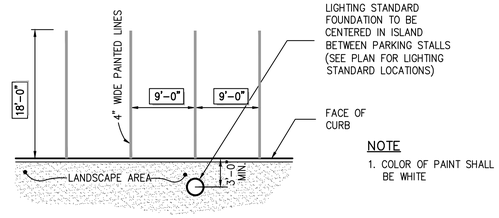


PAVEMENT TEXT & ARROWS (ON-SITE) 35



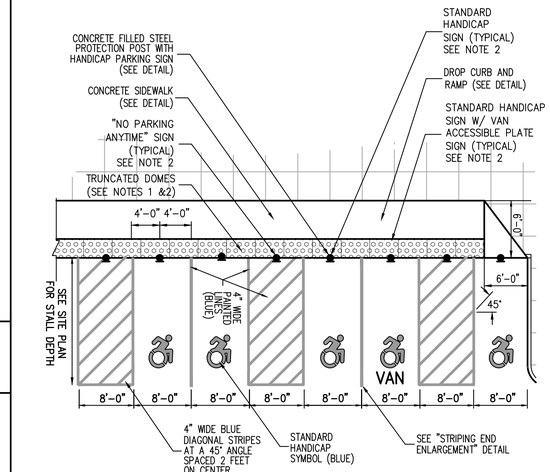
NOTE
1. COLOR OF PAINT SHALL BE WHITE

90° PARKING (SINGLE STRIPING – CURBED ISLAND) 36



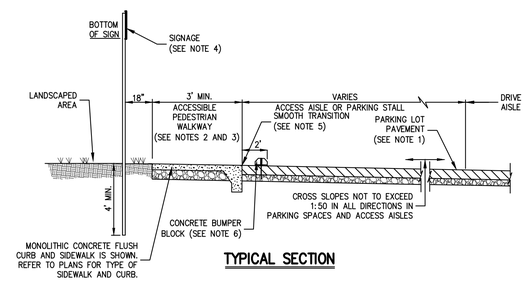
NOTE
1. COLOR OF PAINT SHALL BE WHITE

90° PARKING (SINGLE STRIPING – CURBED PERIMETER) 37



NOTES:
1. RAMPS AND SIDE RAMPS SHALL HAVE DETECTABLE WARNINGS CONSISTING OF RAISED TRUNCATED DOMES WITH A DIAMETER OF NOMINAL 0.9 INCHES, A HEIGHT OF NOMINAL 0.2 INCHES AND A CENTER TO CENTER SPACING OF NOMINAL 2.35 INCHES.
2. THEY SHALL CONTRAST VISUALLY WITH ADJOINING SURFACES, EITHER LIGHT–ON–DARK OR DARK–ON–LIGHT IN ACCORDANCE WITH SECTION 4.29.2, FEDERAL REGISTER, VOLUME 56, NO. 144, RULES AND REGULATIONS, APPENDIX A TO PART 36 – STANDARDS FOR ACCESSIBLE DESIGN (AMERICANS WITH DISABILITIES ACT), DATED JULY 26, 1991 AND SUBSEQUENT REVISIONS.
3. SLOPES IN HANDICAP PARKING AREAS SHALL NOT EXCEED 1.5%.
4. SEE SITE PLANS/SIGN TABLE FOR SIGN DESIGNATIONS, LOCATIONS AND SPECIFICATIONS.

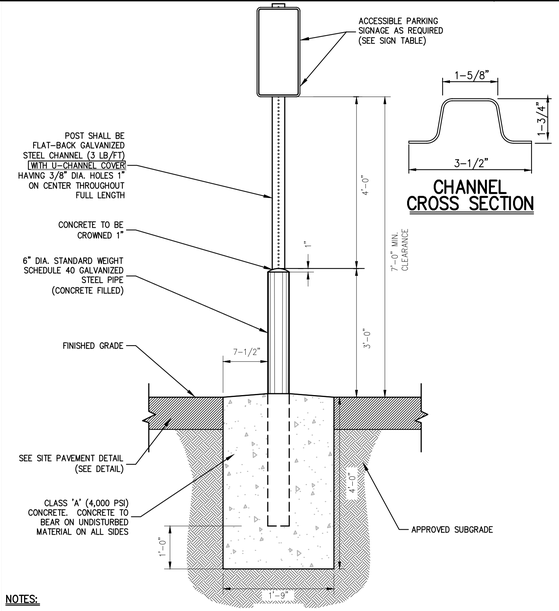
HANDICAP PARKING 38
SINGLE STRIPING – CURBLINE ALIGNMENT – W/SIDEWALK)
(NEW YORK)



TYPICAL SECTION

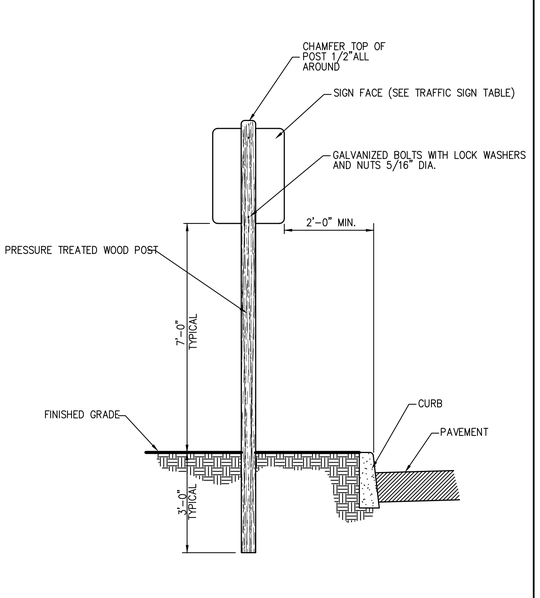
NOTES:
1. THIS SHEET IS INTENDED TO DEPICT THE DIMENSIONAL REQUIREMENTS OF TYPICAL ACCESSIBLE PARKING SPACES. THE SIDEWALK, CURBING, AND PAVEMENT MATERIAL SHALL BE AS SPECIFIED ELSEWHERE IN THE CONTRACT DOCUMENTS.
2. LOCATION – PARKING SPACES FOR USE BY PERSONS WITH DISABILITIES SHALL BE IN THE SPACES CLOSEST TO THE NEAREST ACCESSIBLE BUILDING OR FACILITY ENTRANCE ON AN ACCESSIBLE ROUTE.
3. SURFACE SLOPES – SLOPES AT ACCESSIBLE PARKING SPACES, ACCESS AISLES, AND ADJOINING WALKWAYS SHALL NOT EXCEED 1:50 IN ANY DIRECTION.
4. SIGNAGE – EACH ACCESSIBLE PARKING SPACE SHALL BE MARKED BY PERMANENTLY INSTALLED ABOVE GROUND SIGNS WHICH DISPLAY THE INTERNATIONAL SYMBOL OF ACCESS. EACH ACCESS AISLE SHALL BE MARKED BY PERMANENTLY INSTALLED ABOVE GROUND SIGNS INDICATING THAT PARKING IS NOT PERMITTED IN THE AISLE. SIGNS SHALL NOT BLOCK THE ACCESSIBLE CLEAR WIDTH OF ADJACENT WALKWAYS, SIGNS LOCATED WHERE THEY MAY BE HIT BY VEHICLES BEING PARKED SHALL BE INSTALLED AS SHOWN IN THE PROTECTION POST BASE DETAIL. THE BOTTOMS OF THE SIGNS LOCATED ON POST INSTALLED IN PAVED AREAS SHALL BE AT LEAST 7' ABOVE THE WALKWAY SURFACE. THE BOTTOMS OF SIGNS LOCATED IN UNPAVED AREAS SHALL BE 7' ABOVE THE ADJACENT PAVEMENT SURFACE.
5. A SMOOTH, FLUSH TRANSITION MUST BE PROVIDED BETWEEN ALL PEDESTRIAN WALKWAYS AND THE ACCESSIBLE PARKING SPACES AND AISLES.
6. VEHICLE SIDE FACE OF CONCRETE BUMPER BLOCKS SHALL BE SET 2' BACK FROM EDGE OF PARKING STALL. CONCRETE BLOCKS SHALL NOT BE INSTALLED WITHIN ACCESS AISLES.

TYPICAL ACCESSIBLE PARKING STALL AND AISLE (TYPE B) 39

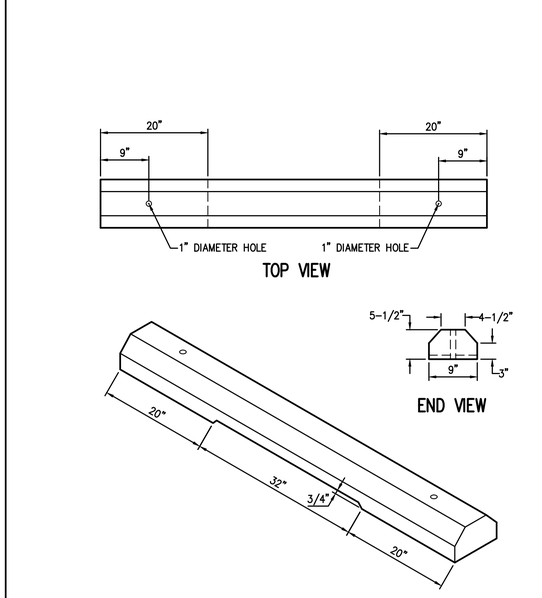


NOTES:
1. GALVANIZED STEEL CHANNEL SHALL BE EMBEDDED A MIN. OF 3 FT. INTO THE CONCRETE
2. POSTS FOR HANDICAP PARKING STALLS AND ACCESS AISLES SHALL BE PAINTED BLUE AS FOLLOWS:
   A. SOLVENT CLEAN TO REMOVE OIL, GREASE AND OTHER CONTAMINANTS.
   B. APPLY METAL PRIMER FOR GALVANIZED SURFACES.
   C. APPLY TWO (2) FINISH COATS OF APPROVED EXTERIOR PAINT FOR METAL SURFACES.
3. CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING THE INSTALLATION OF THE PARKING SIGNS, BOLLARDS AND FOUNDATIONS WITH THE DESIGN AND INSTALLATION OF THE SITE SIDEWALKS, CURBING, PAVEMENT AND ANY OTHER SITE FEATURES SHOWN ON THE PLANS.
4. FASTEN SIGN TO POSTS WITH GALVANIZED STEEL BOLTS, LOCK WASHERS, AND NUTS (5/16" DIA.)
5. U-CHANNEL COVERS FOR POSTS SHALL BE BLUE WITH WHITE STRIPE FOR HANDICAP PARKING STALLS AND HANDICAP ACCESS AISLES.

ACCESSIBLE PARKING SIGN DETAIL 40



TRAFFIC SIGN POST (WOOD) 41



NOTES
1. CONCRETE MINIMUM STRENGTH–4,000 PSI AT 28 DAYS
2. REINFORCEMENT–#4 REBAR

CONCRETE BUMPER BLOCK 42

No.	Revision	Date
2.	REVISED PER CITY COMMENTS	02/24/2020
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16 WEST MAIN STREET
BEACON, NY 12508

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STATE OF NEW YORK · STEPHEN SPINA · LICENSED PROFESSIONAL ENGINEER · 085983

Drawn: BMS	Approved: SS
Scale: NOT TO SCALE	
Date: 10/29/2019	
Project No: 18119	
18119-DETAILS	C-905 –
Drawing No: C-905 (Sheet 24 OF 28)	

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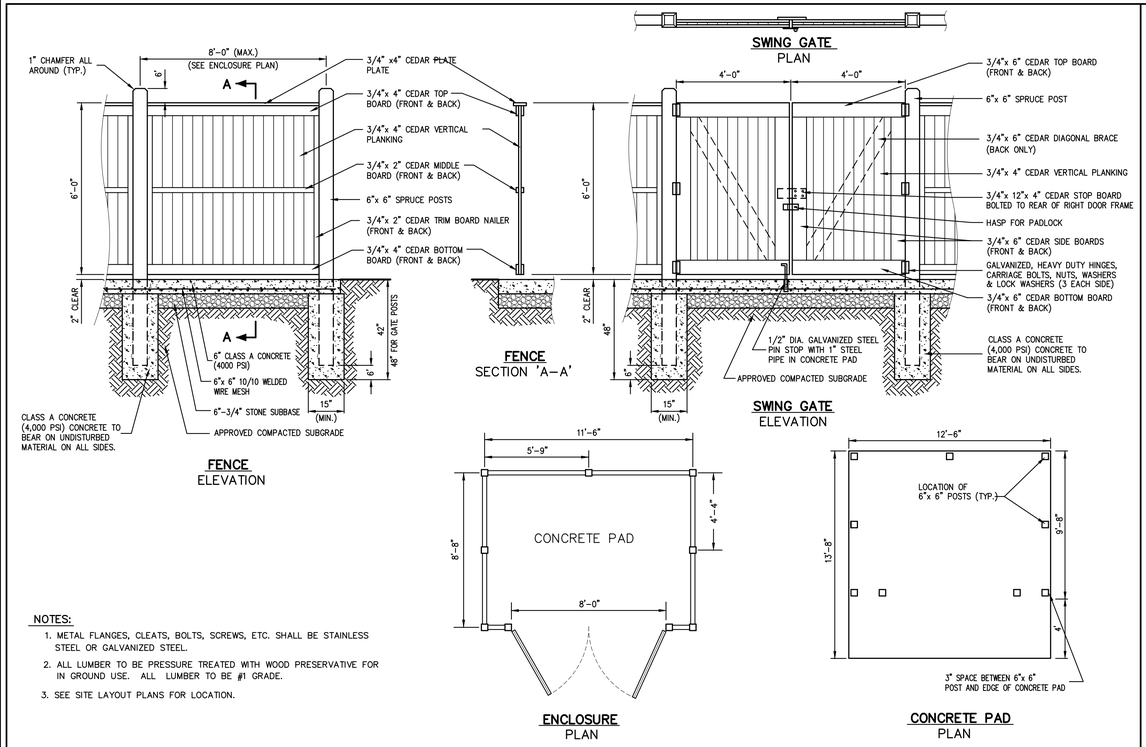


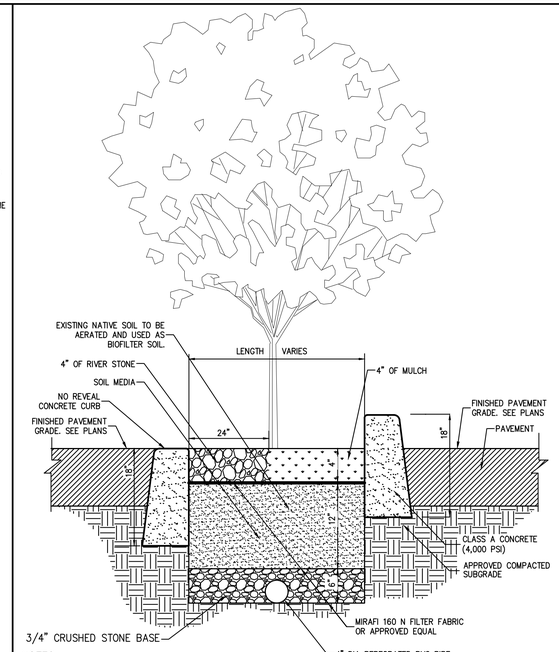
NOTES:

1. METAL FLANGES, CLEATS, BOLTS, SCREWS, ETC. SHALL BE STAINLESS STEEL OR GALVANIZED STEEL.
2. ALL LUMBER TO BE PRESSURE TREATED WITH WOOD PRESERVATIVE FOR IN GROUND USE. ALL LUMBER TO BE #1 GRADE.
3. SEE SITE LAYOUT PLANS FOR LOCATION.

TRASH ENCLOSURE WITH CONCRETE PAD

(WOOD)

43



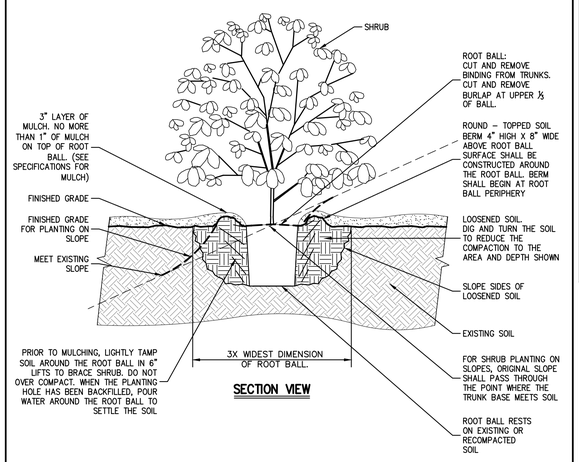
NOTES:

1. INSTALL 1/2" PREMOLDED BITUMINOUS EXPANSION JOINT EVERY 20 FEET.
2. INSTALL CONSTRUCTION JOINTS MID-WAY BETWEEN EXPANSION JOINTS SO THAT LENGTH OF CURB SEGMENTS WILL BE TEN (10) FEET.
3. LENGTH OF CURB SEGMENTS AT CLOSURES MAY BE VARIED BUT SHALL NOT BE LESS THAN FOUR (4) FEET.
4. THE SOIL MEDIA FOR THE RAIN GARDEN IS BASED ON THE NEW YORK STATE STORMWATER MANAGEMENT DESIGN MANUAL SPECIFICATIONS. THE SOIL COMPOSITION SHOULD CONSIST OF 50% TO 70% SAND (LESS THAN 5% CLAY CONTENT), 50% TO 30% TOPSOIL WITH AN AVERAGE OF 5% ORGANIC MATERIAL, SUCH AS COMPOST OR PEAT, FREE OF STONES, ROOTS, WOODY DEBRIS AND ANIMAL WASTE. THE DEPTH OF SOIL SHOULD BE APPROXIMATELY 4 INCHES BELOW THE BOTTOM OF THE DEEPEST ROOT BALL OF ANY TREES OR SHRUBS WITHIN THE RAIN GARDEN.

STORMWATER TREATMENT LANDSCAPED AREA 2A1, 2A2

(W/ UNDERDRAIN)

44

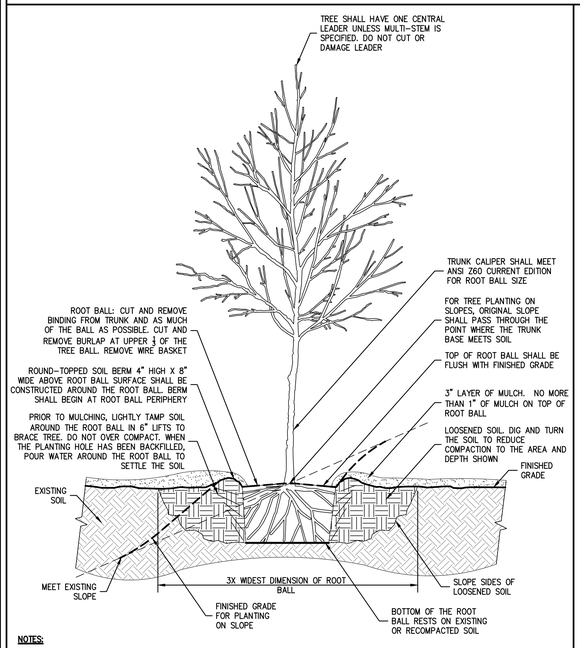


NOTES:

1. ALL PLANTING BEDS SHALL BE FREE OF WEEDS AND GRASS PRIOR TO AND FOLLOWING INSTALLATION OF PLANTS.
2. PLANTS IN CONTAINERS MUST HAVE THE FIBROUS ROOTS PULLED APART.
3. PROPOSED PLANT MATERIAL SHALL BEAR THE SAME RELATION TO FINISHED GRADE AS IT BORE TO PREVIOUS EXISTING GRADE.

SHRUB PLANTING

45



NOTES:

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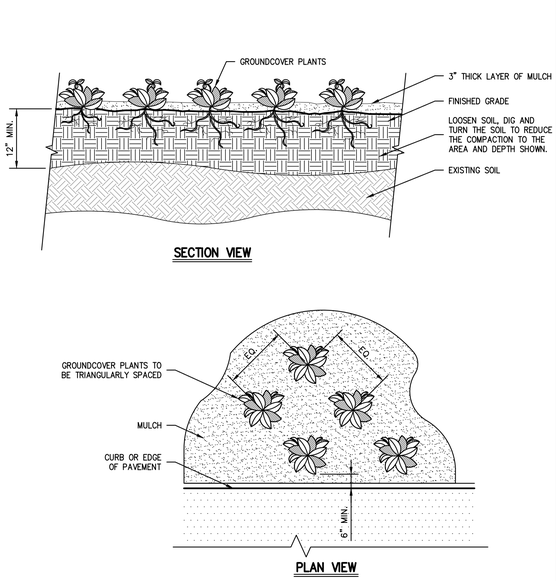
2. PLANTS IN CONTAINERS MUST HAVE THE FIBROUS ROOTS PULLED APART.
3. PROPOSED PLANT MATERIAL SHALL BEAR THE SAME RELATION TO FINISHED GRADE AS IT BORE TO PREVIOUS EXISTING GRADE.
4. SEE TREE STAKING DETAIL IF STAKING IS REQUIRED.

TREE PLANTING

(DECIDUOUS AND EVERGREEN)

46

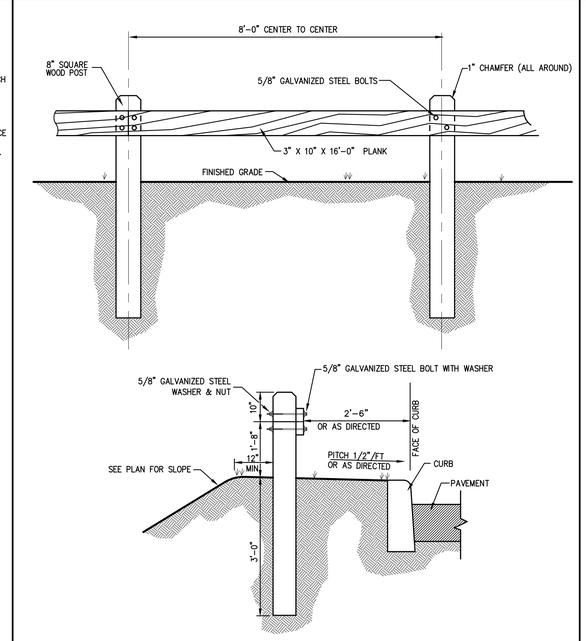


NOTES:

1. SEE PLANTING PLAN FOR GROUNDCOVER SPECIES, SIZE, AND SPACING DIMENSION.
2. SETTLE SOIL AROUND ROOT BALL OF EACH GROUNDCOVER PLANT PRIOR TO MULCHING.
3. ALL PLANTING BEDS SHALL BE FREE OF WEEDS AND GRASS PRIOR TO AND FOLLOWING INSTALLATION OF PLANTS.
4. PLANTS IN CONTAINERS MUST HAVE THE FIBROUS ROOTS PULLED APART.
5. PROPOSED PLANT MATERIAL SHALL BEAR THE SAME RELATION TO FINISHED GRADE AS IT BORE TO PREVIOUS EXISTING GRADE.

GROUNDCOVER

47

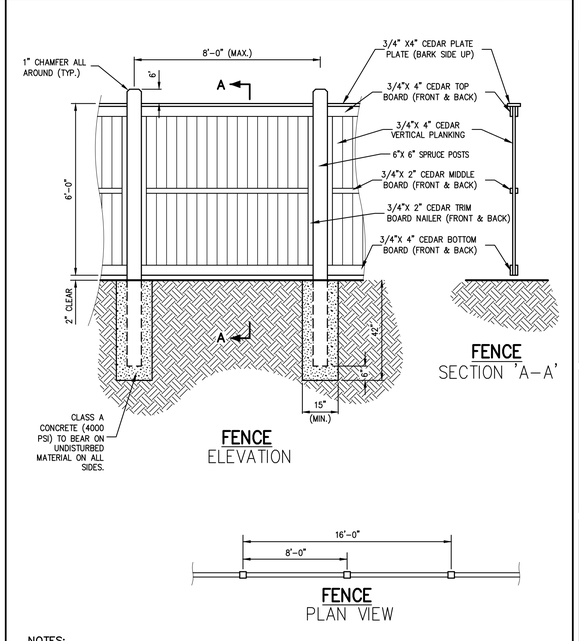


NOTES

1. ALL WOOD TO BE SEASONED NO.1 DOUGLAS FIR, SOUTHERN PINE OR OTHER APPROVED STRUCTURAL LUMBER.
2. GALVANIZED BOLT AND NUT TO BE 4000# MIN., 5400# MAX. TENSILE STRENGTH. AFTER GALVANIZING BOLT AND NUT, THE NUT SHALL BE FREE RUNNING ON THE BOLT.

WOOD GUIDE RAIL

48



NOTES:

1. METAL FLANGES, CLEATS, BOLTS, SCREWS, ETC. SHALL BE STAINLESS STEEL OR GALVANIZED STEEL.
2. ALL LUMBER, EXCEPT WHERE NOTED ON FENCE, TO BE PRESSURE TREATED WITH WOOD PRESERVATIVE FOR IN GROUND USE. ALL LUMBER TO BE #1 GRADE.
3. SEE SITE LAYOUT PLAN FOR LOCATION.

WOODEN PRIVACY FENCE

49

No.	Revision	Date
2.	REVISED PER CITY COMMENTS	02/24/2020
3.	REVISED PER CITY COMMENTS	09/29/2020
4.	REVISED PER CITY COMMENTS	07/27/2021
5.	REVISED PER CITY COMMENTS	03/25/2022
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C-906
(Sheet 25 OF 28)

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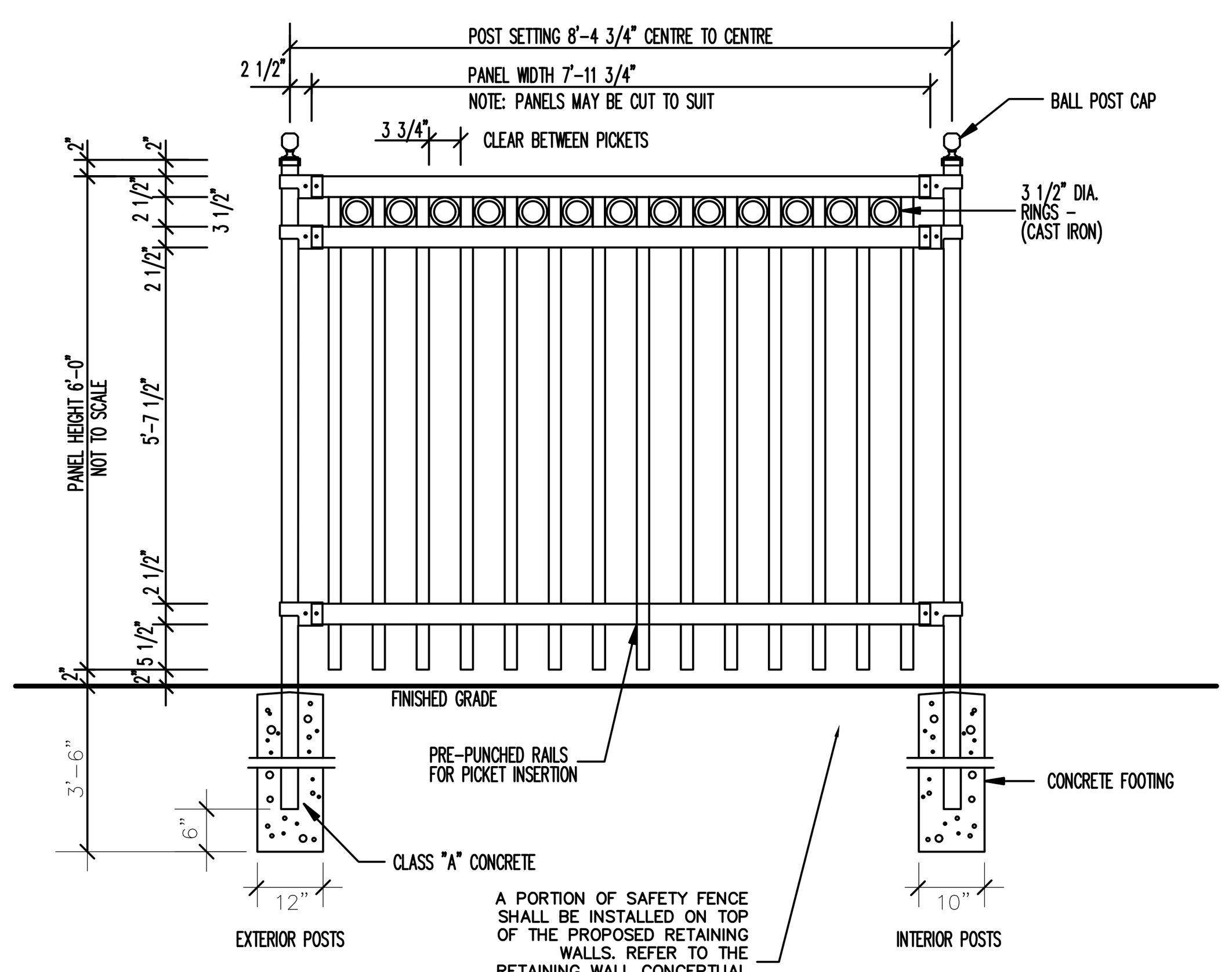


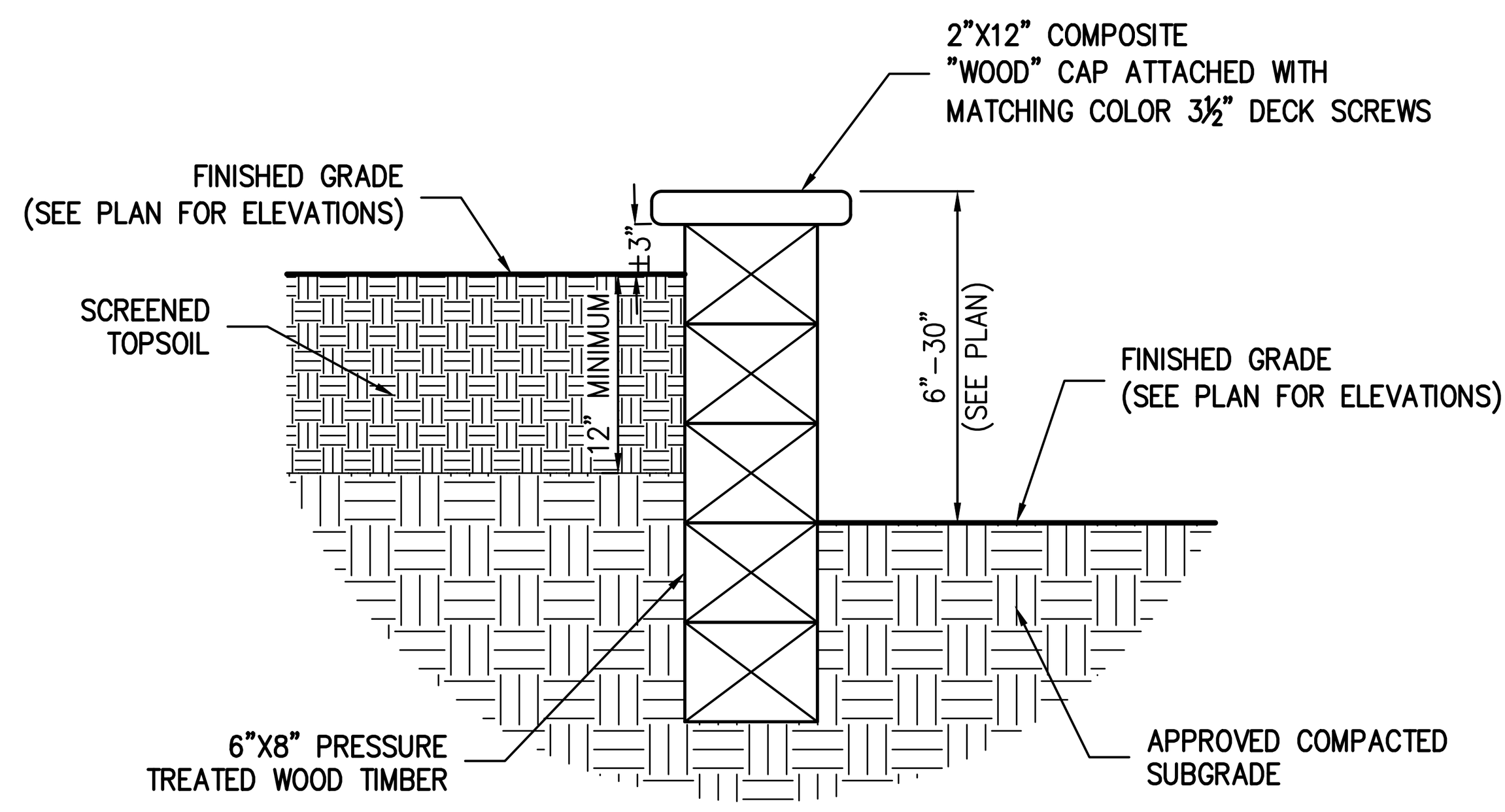
A PORTION OF SAFETY FENCE SHALL BE INSTALLED ON TOP OF THE PROPOSED RETAINING WALLS. REFER TO THE RETAINING WALL CONCEPTUAL DETAILS FOR INTENT AND REFER TO THE DESIGN DRAWINGS BY OTHERS FOR SPECIFIC DETAILS

SPECIFICATIONS:

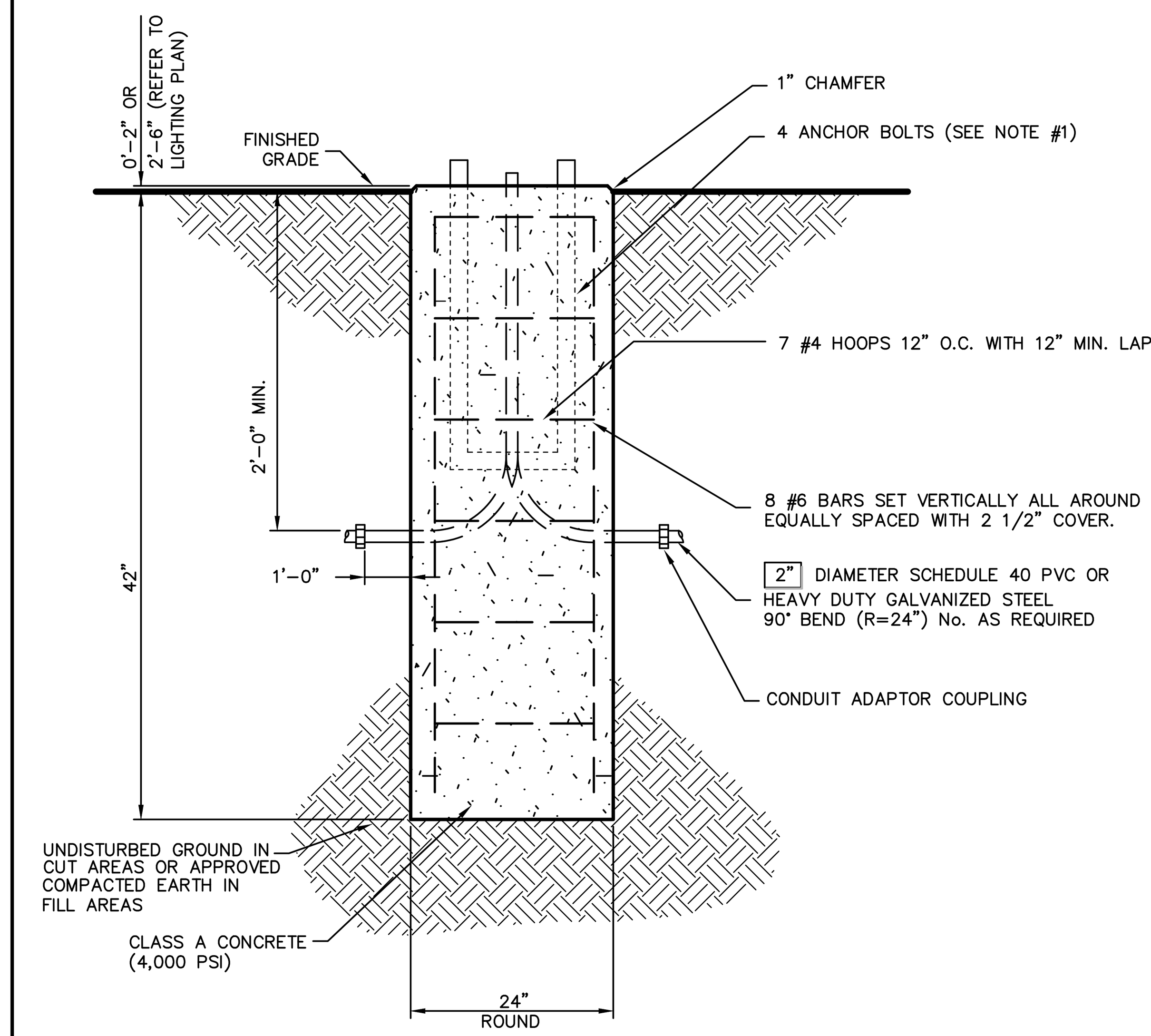
POSTS, RAILS : & PICKETS	COLD FORMED STEEL TUBING INTERIOR & EXTERIOR GALVALUME™ COATING CHROMATE CONVERSION COATING ELECTROSTATICALLY APPLIED THERMALLY BONDED POLYESTER POWDER COATING MINIMUM FILM THICKNESS 2.5 mils
POSTS:	3"x3", 14 GAUGE OR SCH 40 POST SPACING (CENTRE TO CENTRE): 8'-4 3/4"
POST FLANGES:	8"x8" x 1/2" 10"x10" x 1/2"
POST CAP:	BALL
RAILS:	1 1/2" x 2 1/2", 16 GAUGE
PICKETS:	3/4" x 1 1/2", 16 GAUGE
FITTINGS:	12 GAUGE STAMP FORGED FACTORY FINISH AS ABOVE
WELDS:	STAINLESS STEEL
PANEL:	WIDTH OF 7'-11 3/4" HEIGHT OF 6'
COLOUR:	BLACK
WARRANTY:	5 YEAR MAINTENANCE FREE

FENCE TO BE SILVER EAGLE C/W RINGS AS MANUFACTURED BY IRON EAGLE INDUSTRIES, INC. OF MISSISSAUGA, ONTARIO OR APPROVED EQUAL.

DECORATIVE SAFETY FENCE (BLACK ALUMINUM) 50



SEAT/GARDEN WALL 51



NOTES:

1. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO CHECK AND VERIFY ALL ANCHOR BOLT DIMENSIONS (SIZE, BOLT CIRCLE, ETC.) WITH THE CONTRACTOR WHO WILL BE INSTALLING THE LIGHTING STANDARD PRIOR TO INSTALLATION OF THE FOUNDATIONS.
2. CHAMFER EXPOSED EDGES OF ALL FOUNDATIONS.
3. PROVIDE INSULATED GROUNDING BUSHING ON EXPOSED ENDS (IN BASE OF POLE) OF ALL GALVANIZED STEEL BENDS.
4. POLES AND LUMINAIRES WILL BE FURNISHED AND INSTALLED BY OTHERS.

SITE LIGHTING STANDARD FOUNDATION 52

(ROUND)

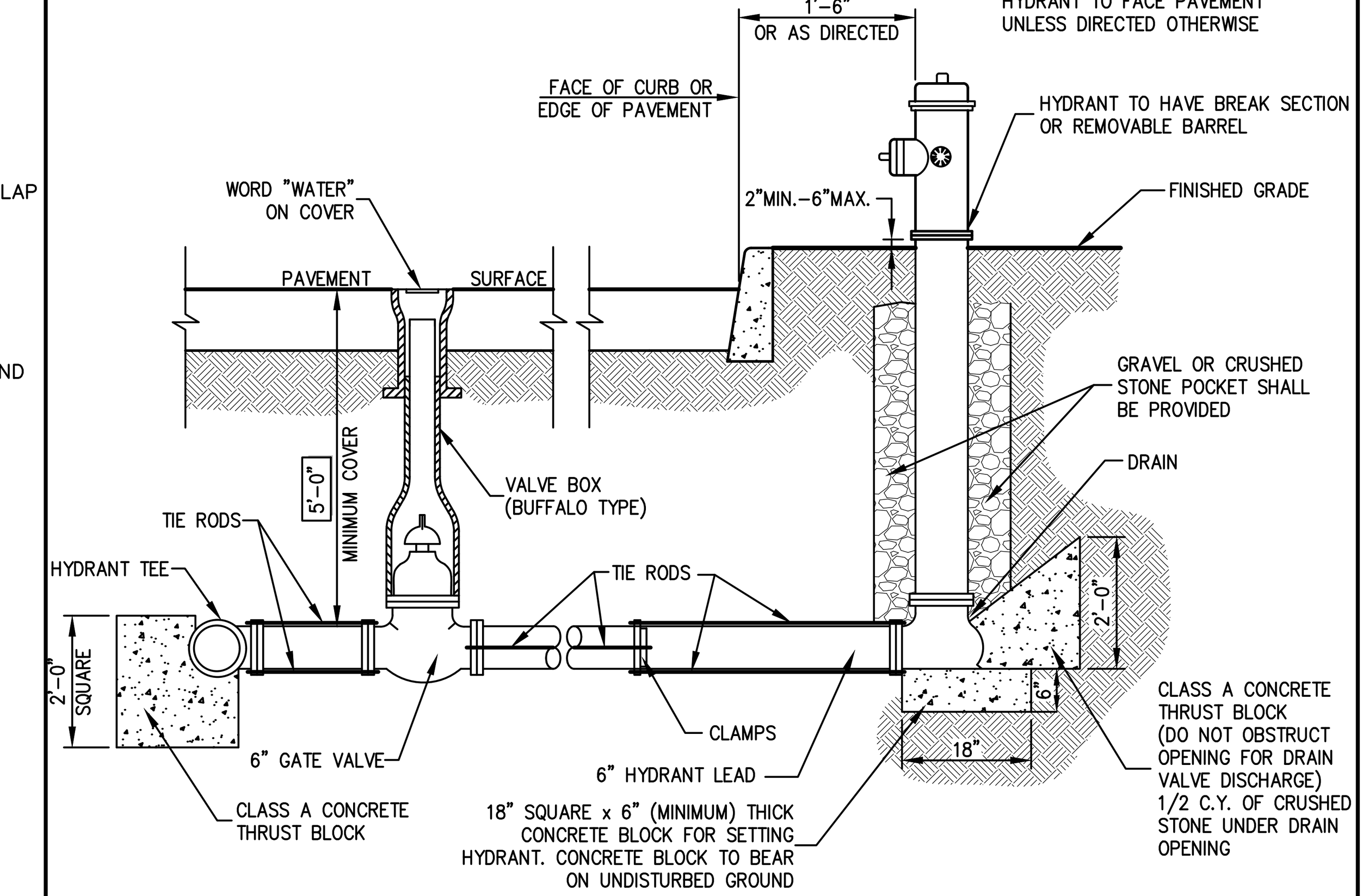
FIRE HYDRANT TO BE:

MUELLER SUPER CENTURION HYDRANT WITH 5 1/4" VALVE. THE VALVE SHALL BE A MUELLER RESILIENT WEDGE GATE VALVE.

FIRE HYDRANT TO BE PAINTED IN ACCORDANCE WITH:

CITY OF BEACON

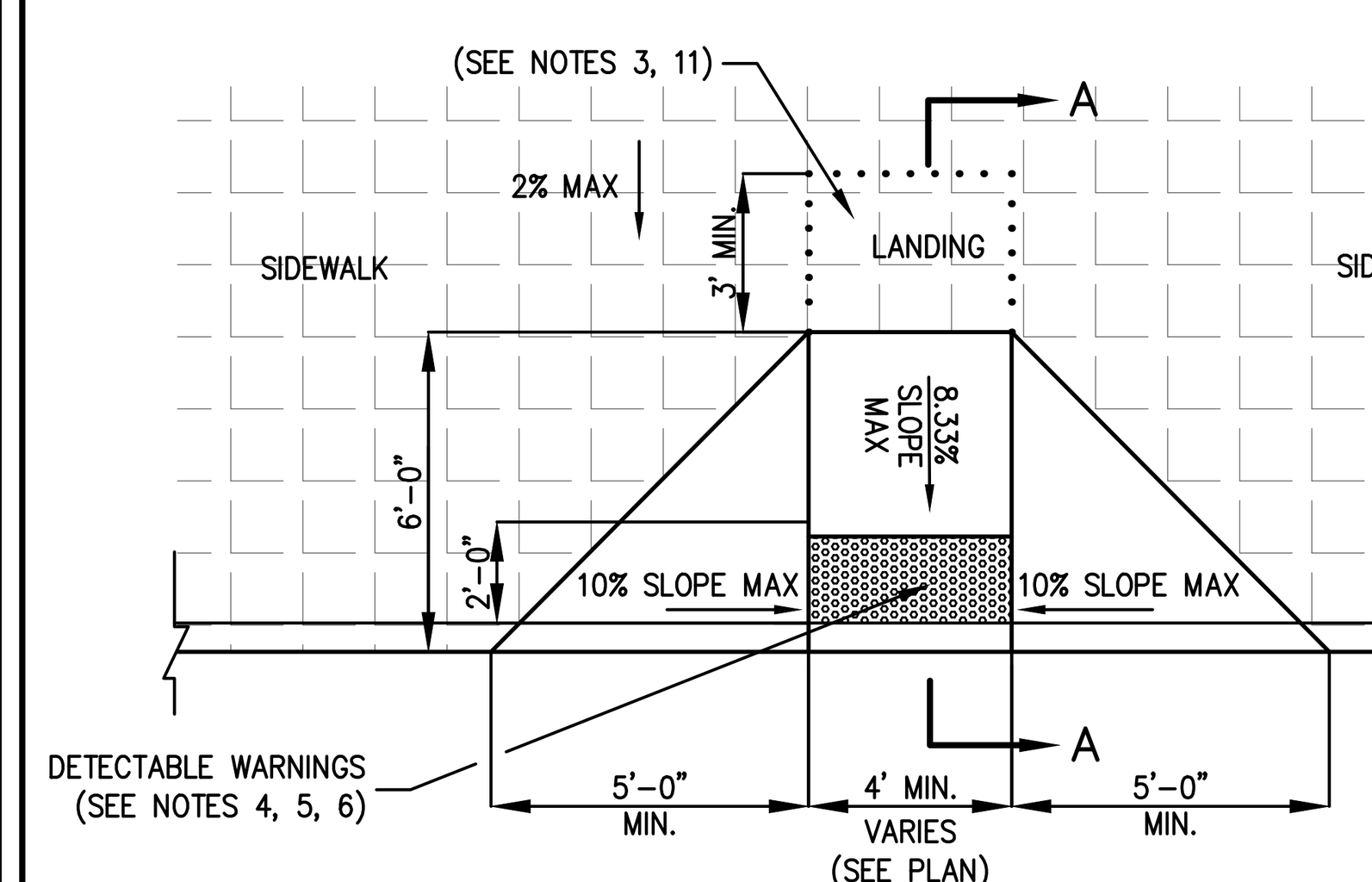
HYDRANT TO FACE PAVEMENT UNLESS DIRECTED OTHERWISE



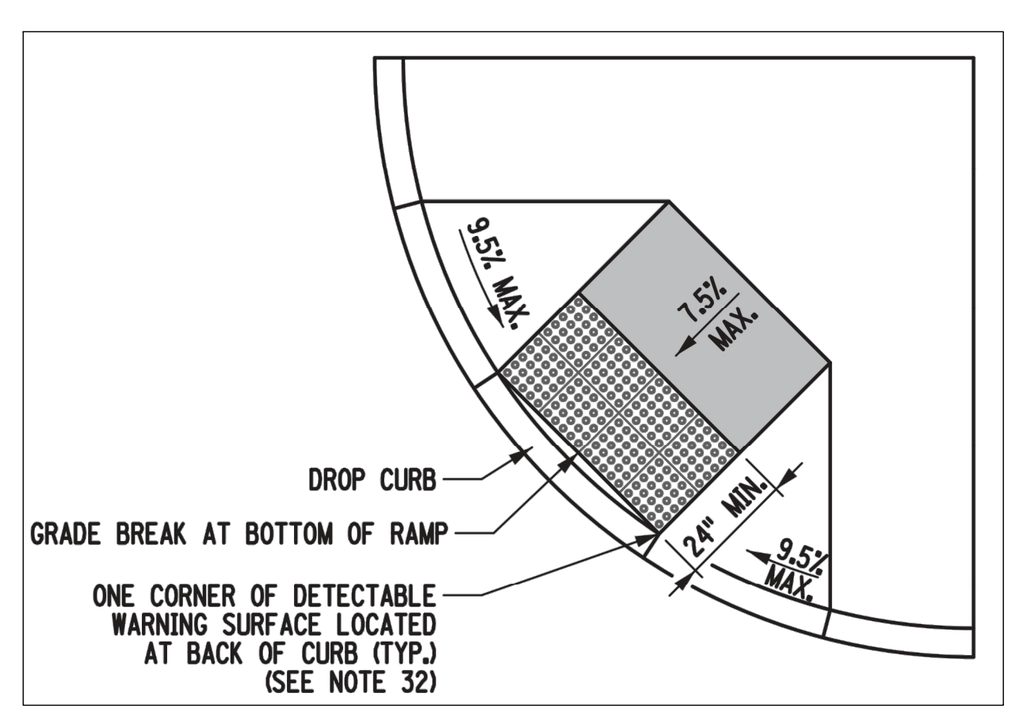
NOTES:

1. ALL CONCRETE THRUST BLOCKS SHALL BEAR ON UNDISTURBED GROUND.
2. RODDING SHALL CONSIST OF TWO 3/4" THREADED STEEL TIE RODS WITH NUTS AND WASHERS COMPLETE WITH ALL NECESSARY AND REQUIRED CLAMPS, CAREFULLY AND THOROUGHLY COVERED WITH ASPHALT OR OTHER ACCEPTABLE CORROSIVE RETARDING MATERIAL. IN GENERAL, THE METHOD AND TYPES OF MATERIAL REQUIRED IN THE INSTALLATION OF CLAMPS AND THE RODS SHALL BE IN ACCORDANCE WITH THE LATEST NATIONAL FIRE PROTECTION STANDARDS.
3. HYDRANT DRAINS SHALL NOT BE CONNECTED TO OR WITHIN TEN (10) FEET OF SANITARY SEWERS OR STORM DRAINS.
4. IF GROUND WATER IS FOUND WITHIN SEVEN (7) FEET OF THE SURFACE, HYDRANT DRAINS ARE TO BE PLUGGED. WHEN DRAINS ARE TO BE PLUGGED, THE BARRELS MUST BE PUMPED DRY AFTER USE DURING FREEZING WEATHER. SUCH HYDRANTS SHALL BE IDENTIFIED WITH A VISIBLE MARKING AS APPROVED BY THE WATER AUTHORITY.

HYDRANT INSTALLATION 53



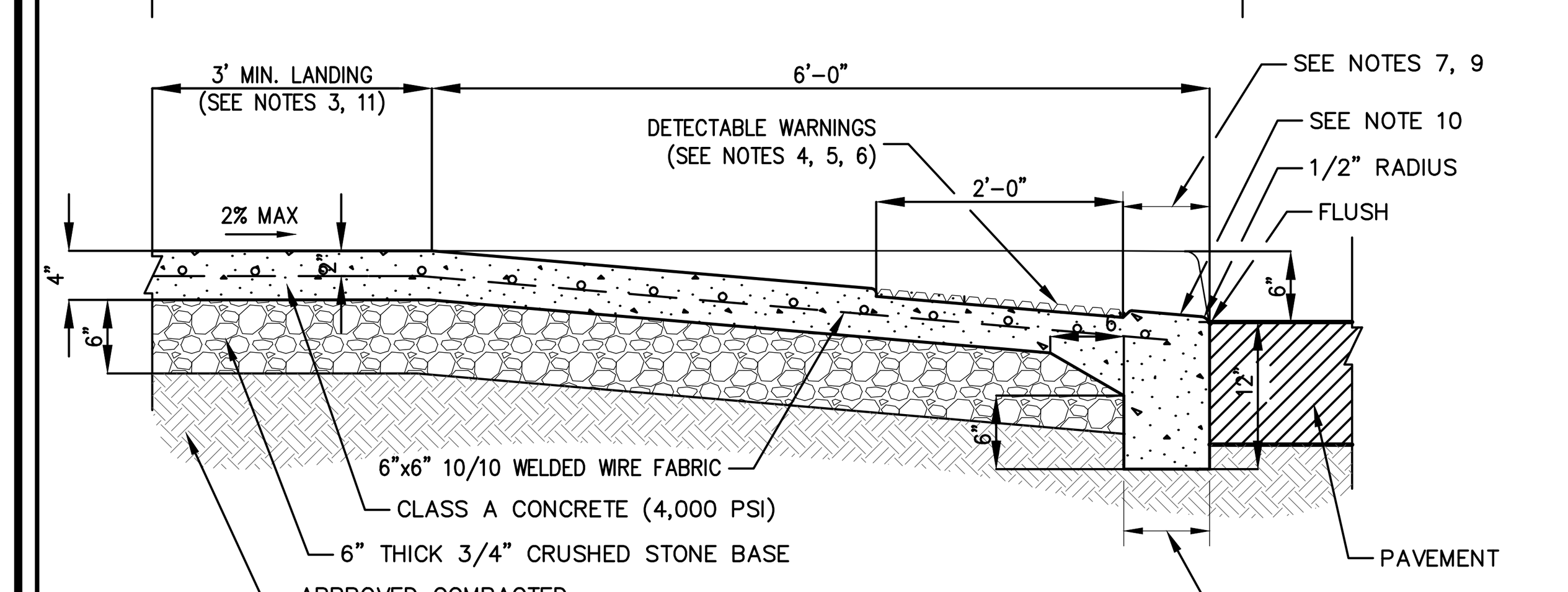
PLAN



OPTION ON CURB



ELEVATION



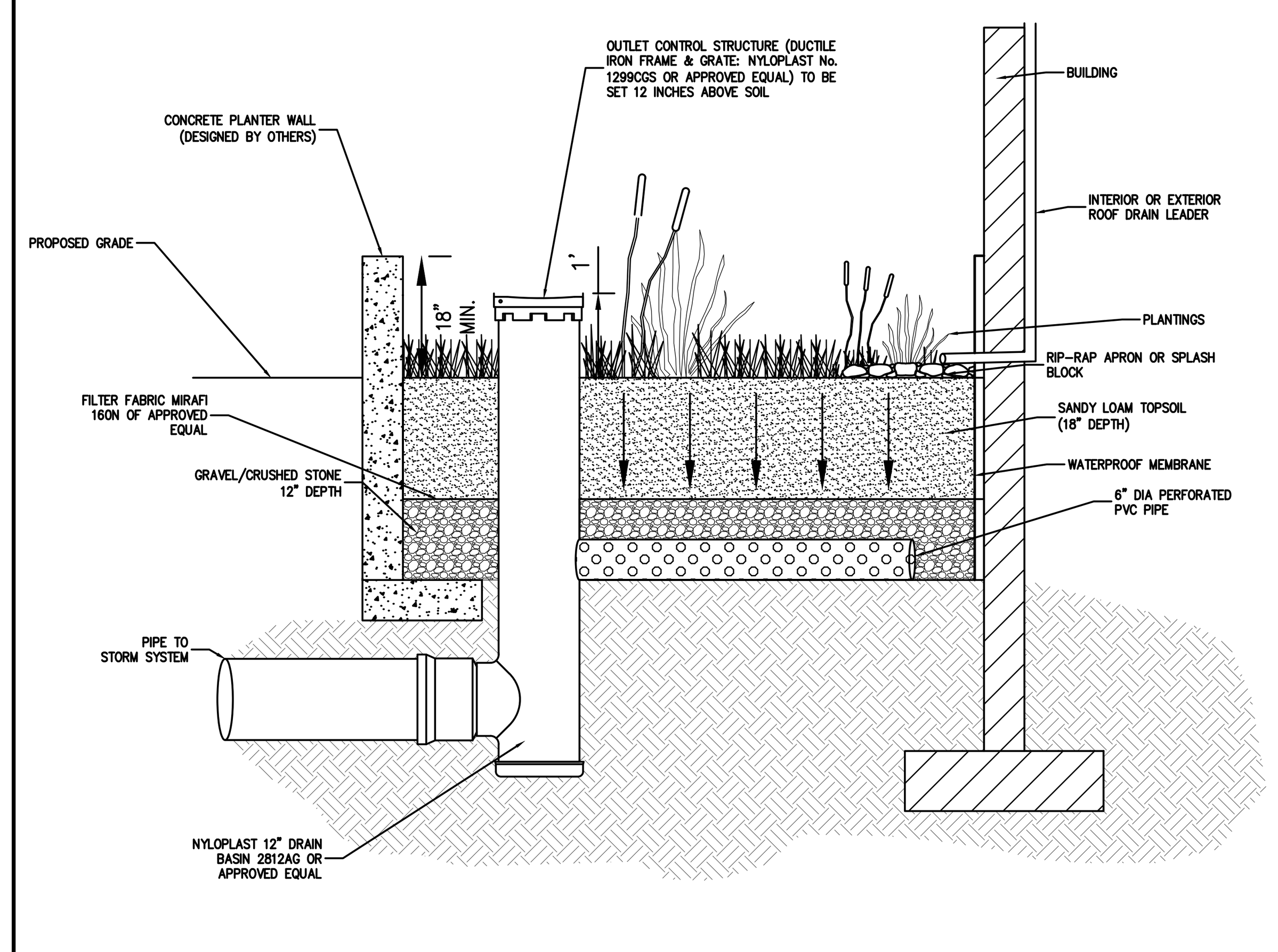
SECTION A-A

NOTES:

1. THE MAXIMUM RUNNING SLOPE OF A CURB RAMP SHALL BE 8.33%, THE MAXIMUM CROSS SLOPE SHALL BE 2.0%, AND WHERE PROVIDED, CURB RAMP FLARES SHALL NOT EXCEED 10% ALONG CURB MEASURED WITH A 2 FOOT SMART LEVEL AS SPECIFIED IN "DIMENSIONAL TOLERANCES IN CONSTRUCTION AND FOR SURFACE ACCESSIBILITY", BY UNITED STATES ACCESS BOARD, LATEST EDITION.
2. COUNTER SLOPES OF ADJOINING GUTTERS AND ROAD SURFACES IMMEDIATELY ADJACENT TO THE CURB RAMP SHALL NOT BE STEEPER THAN 5%. THE ADJACENT SURFACES AT TRANSITIONS AT CURB RAMPS TO WALKS, GUTTERS AND STREETS SHALL BE AT THE SAME LEVEL.
3. LANDINGS SHALL BE PROVIDED AT THE TOP OF CURB RAMPS. THE CLEAR LENGTH OF THE LANDING SHALL BE THIRTY-SIX (36) INCHES MINIMUM. THE CLEAR WIDTH OF THE LANDING SHALL BE AT LEAST AS WIDE AS THE CURB RAMP, EXCLUDING FLARED SIDES, LEADING TO THE LANDING. LANDINGS SHALL HAVE A SLOPE NOT STEEPER THAN 2% IN ANY DIRECTION MEASURED WITH A 2 FOOT SMART LEVEL AS SPECIFIED IN "DIMENSIONAL TOLERANCES IN CONSTRUCTION AND FOR SURFACE ACCESSIBILITY", BY UNITED STATES ACCESS BOARD, LATEST EDITION.
4. RAMPS SHALL HAVE CAST IN PLACE DETECTABLE WARNINGS AS MANUFACTURED BY ARMOR-TILE (OR APPROVED EQUAL) AND SHALL CONSIST OF RAISED TRUNCATED DOMES WITH A BASE DIAMETER OF NOMINAL 0.9 INCHES, A HEIGHT OF NOMINAL 0.2 INCHES AND A CENTER TO CENTER SPACING OF NOMINAL 1.6 INCHES.
5. DETECTABLE WARNING SURFACES SHALL CONTRAST VISUALLY WITH ADJACENT WALKING SURFACES, EITHER LIGHT-ON-DARK OR DARK-ON-LIGHT IN ACCORDANCE WITH THE ADA STANDARDS FOR ACCESSIBLE DESIGN, THE BUILDING CODE, AND APPLICABLE LOCAL LAWS AND REGULATIONS, LATEST EDITIONS.
6. 24" WIDTH OF PANELS TO BE INSTALLED DIRECTLY BEHIND CURB AND IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
7. SEE PLANS AND DETAILS FOR CURB TYPE AND DIMENSIONS.
8. RAMP, CURB AND ADJACENT PAVEMENTS SHALL BE GRADED TO PREVENT PONDING.
9. CURB RAMPS AT MARKED CROSSINGS SHALL BE WHOLLY CONTAINED WITHIN THE MARKINGS, EXCLUDING ANY FLARED SIDES.
10. CONTRACTOR TO ENSURE TOP OF CURB MATCHES SLOPE OF RAMP.
11. CURB RAMPS SHALL NOT BE LOCATED IN AN AREA THAT INTERFERES WITH MINIMUM MANEUVERING CLEARANCES AT DOORS AND GATES.
12. CURB RAMP SHALL HAVE LIGHT BROOM FINISH.
13. THE MINIMUM WIDTH OF A CURB SHALL BE 4'-0".
14. THE GRADE (RUNNING SLOPE) OF A CURB RAMP SHALL BE A MINIMUM OF 5%. THE GRADE FOR DESIGN AND LAYOUT SHALL BE A MAXIMUM OF 7.5% OF THE GRADE FOR ADA ACCESSIBILITY AND WORK ACCEPTANCE SHALL BE A MAXIMUM OF 8.3%.
15. THE CROSS SLOPE OF THE CURB RAMP SHALL BE AS FLAT AS POSSIBLE AND STILL PROVIDE POSITIVE DRAINAGE. THE CROSS SLOPE OF A CURB RAMP SHALL BE 1.5% MAXIMUM FOR DESIGN AND LAYOUT, AND 2% MAXIMUM FOR WORK ACCEPTANCE.
16. WHERE A PEDESTRIAN CIRCULAR PATH CROSSES THE CURB RAMP, FLARED SIDES SHALL BE INSTALLED WITH A MAXIMUM SLOPE OF 9.5% FOR DESIGN AND LAYOUT, AND 10% MAXIMUM FOR WORK ACCEPTANCE. THE SLOPE OF FLARED SIDES IS MEASURED PARALLEL TO THE CURB LINE.
17. WHERE A CHANGE IN DIRECTION IS REQUIRED TO UTILIZE A CURB RAMP, A TURNING SPACE SHALL BE PROVIDED AT THE BASE OR THE TOP OF A CURB RAMP AS APPLICABLE. TURNING SPACES SHALL BE PERMITTED TO OVERLAP CLEAR SPACES.
18. DETECTABLE WARNING SURFACES SHALL BE PROVIDED AT THE FOLLOWING LOCATIONS ON PEDESTRIAN ACCESS ROUTES:
    A. CURB RAMPS AND BLENDED TRANSITIONS AT PEDESTRIAN STREET CROSSINGS.
    B. PEDESTRIAN REFUGE ISLANDS (WHERE THE LENGTH OF THE PEDESTRIAN ACCESS ROUTE ACROSS THE REFUGE ISLAND IS GREATER THAN OR EQUAL TO 6 FEET).
    C. PEDESTRIAN AT-GRADE RAIL CROSSINGS NOT LOCATED WITHIN A STREET OR HIGHWAY.
19. DETECTABLE WARNING SURFACES SHALL BE PROVIDED WHERE THE PEDESTRIAN ACCESS ROUTE CROSSES DRIVEWAYS WITH SIGNAL, YIELD OR STOP CONTROL. DETECTABLE WARNING SURFACES SHALL NOT BE PROVIDED AT CROSSINGS OR UNCONTROLLED DRIVEWAY APRONS.
20. SOME DETECTABLE WARNING PRODUCTS REQUIRE A CONCRETE BORDER FOR PROPER INSTALLATION. IF REQUIRED, THE BORDER SHALL NOT EXCEED 2". WHERE THE BACK OF CURB EDGE IS TOOLED TO PROVIDE A RADIUS, THE BORDER DIMENSION SHALL BE MEASURED FROM THE INSIDE EDGE OF THE CURB RADIUS.

PERPENDICULAR CURB RAMP 54

(WITH DETECTABLE WARNING)

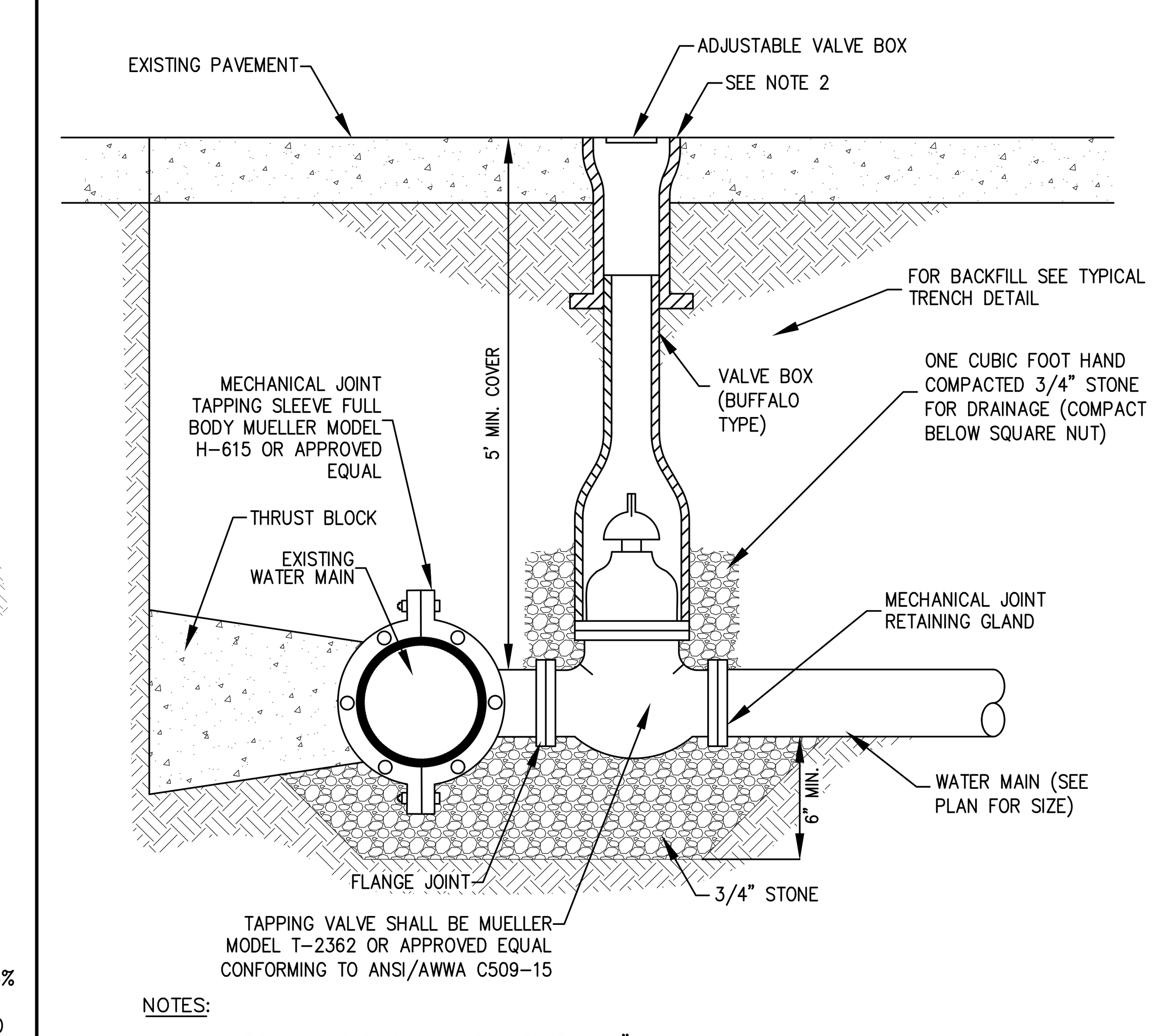


NOTES:

1. FLOW-THROUGH AND INFILTRATION STORMWATER PLANTERS SHOULD NOT RECEIVE DRAINAGE FROM IMPERVIOUS AREAS GREATER THAN 15,000 SQUARE FEET.
2. INFILTRATION PLANTERS SHOULD BE LOCATED A MINIMUM DISTANCE OF TEN FEET FROM STRUCTURES.
3. RIP-RAP MUST BE PLACED BELOW DOWNSPOUTS OR WHERE STORMWATER ENTERS THE PLANTER TO PREVENT EROSION.
4. STORMWATER PLANTERS ARE DESIGNED TO POND WATER LESS THEN 12 HOURS, WITH A MAXIMUM OF PONDING DEPTH OF 12 INCHES.
5. FLOW-THROUGH AND INFILTRATION PLANTERS MUST HAVE A MINIMUM WIDTH OF 1.5 AND 2.5 FEET, RESPECTIVELY.
6. SOILS SPECIFICATIONS FOR THE STORMWATER PLANTERS GROWING MEDIUM SHOULD ALLOW AN INFILTRATION RATE OF 2 INCHES PER HOUR, AND 5 INCHES AN HOUR FOR THE DRAINAGE LAYER.
7. SOIL COMPACTION MUST BE NO GREATER THAN 85% IN THE PLANTER.
8. THE GROWING MEDIUM DEPTH FOR ALL THREE STORMWATER PLANTERS TYPES SHOULD BE AT LEAST 18 INCHES. GROWING MEDIA SHOULD BE A UNIFORM MIXTURE OF 70% SAND (100% PASSING THE 1-INCH SIEVE AND 5% PASSING THE NO. 200 SIEVE) AND 30% TOPSOIL WITH AN AVERAGE OF 5% ORGANIC MATERIAL, SUCH AS COMPOST OR PEAT, FREE OF STONES, ROOTS AND WOODY DEBRIS AND ANIMAL WASTE.
9. FOR INFILTRATION AND FLOW-THROUGH PLANTERS THE DRAINAGE LAYER SHOULD HAVE A MINIMUM DEPTH OF 12 INCHES. DRAINAGE LAYER SHOULD BE CLEAN SAND WITH 100% PASSING THE 1-INCH SIEVE AND 5% PASSING THE NO. 200 SIEVE.
10. A MINIMUM INFILTRATION DEPTH OF 3 FEET SHOULD BE PROVIDED BETWEEN THE BOTTOM OF THE INFILTRATION PRACTICE AND ANY IMPERMEABLE BOUNDARIES, SUCH AS THE SEASONAL HIGH GROUNDWATER LEVEL OR ROCK.
11. INFILTRATION PLANTERS MUST BE DESIGNED AND CONSTRUCTED WITH NO LONGITUDINAL OR LATERAL SLOPE.

FLOW-THROUGH STORMWATER PLANTER 55

(WITH UNDER DRAIN)



NOTES:

1. MAXIMUM BRANCH TAP IS MAIN DIAMETER – 2".
2. PROVIDE TWO LAYERS OF 15# ASPHALT FELT ROOFING PAPER BETWEEN VALVE BOX AND CONCRETE COLLAR TO PREVENT CONCRETE FROM ADHERING TO RISER.

WET TAP MAIN CONNECTION 56

No.	Revision	Date
2.	REVISED PER CITY COMMENTS	02/24/2020
3.	REVISED PER CITY COMMENTS	09/29/2020
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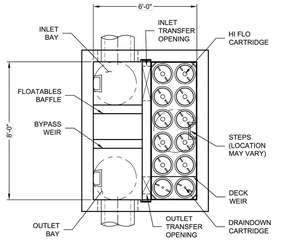
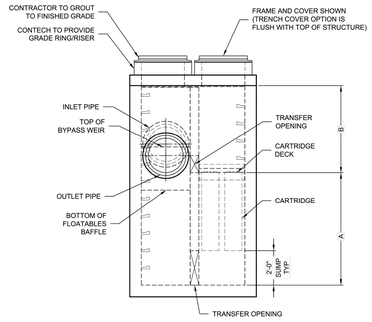


PLAN VIEW
(TOP SLAB NOT SHOWN FOR CLARITY)



ELEVATION VIEW

JELLYFISH DESIGN NOTES

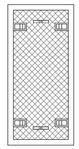
JELLYFISH TREATMENT CAPACITY IS A FUNCTION OF THE CARTRIDGE LENGTH AND THE NUMBER OF CARTRIDGES. THE STANDARD PEAK DIVERSION STYLE WITH PRECAST TOP SLAB IS SHOWN. ALTERNATE OFFLINE VAULT AND/OR SHALLOW ORIENTATIONS ARE AVAILABLE. PEAK CONVEYANCE CAPACITY TO BE DETERMINED BY ENGINEER OF RECORD

CARTRIDGE SELECTION

CARTRIDGE LENGTH	54"	40"	27"	15"
OUTLET INVERT TO STRUCTURE INVERT (A)	6'-6"	5'-4"	4'-3"	3'-3"
FLOW RATE HI-FLO / DRAINDOWN (CFS) (PER CART)	0.178 / 0.089	0.133 / 0.067	0.089 / 0.045	0.049 / 0.025
MAX. TREATMENT (CFS)	1.96	1.47	0.98	0.54
DECK TO INSIDE TOP (MIN) (B)	5.00	4.00	4.00	4.00



FRAME AND COVER
(DIAMETER VARIES)
N.T.S.



24" TRENCH COVER
(LENGTH VARIES)
N.T.S.

SITE SPECIFIC DATA REQUIREMENTS

STRUCTURE ID	*
WATER QUALITY FLOW RATE (cfs)	*
PEAK FLOW RATE (cfs)	*
RETURN PERIOD OF PEAK FLOW (yrs)	*
# OF CARTRIDGES REQUIRED (HF / DD)	*
CARTRIDGE LENGTH	*

PIPE DATA:	I.E.	MAT'L	DIA	SLOPE %	HGL
INLET #1	*	*	*	*	*
INLET #2	*	*	*	*	*
OUTLET	*	*	*	*	*

SEE GENERAL NOTES 6-7 FOR INLET AND OUTLET HYDRAULIC AND SIZING REQUIREMENTS.

RIM ELEVATION	*

ANTI-FLOTATION BALLAST	WIDTH	HEIGHT
	*	*

NOTES/SPECIAL REQUIREMENTS:

* PER ENGINEER OF RECORD

GENERAL NOTES:
1. CONTECH TO PROVIDE ALL MATERIALS UNLESS NOTED OTHERWISE.
2. FOR SITE SPECIFIC DRAWINGS WITH DETAILED STRUCTURE DIMENSIONS AND WEIGHT, PLEASE CONTACT YOUR CONTECH ENGINEERED SOLUTIONS REPRESENTATIVE. www.ContechES.com
3. JELLYFISH WATER QUALITY STRUCTURE SHALL BE IN ACCORDANCE WITH ALL DESIGN DATA AND INFORMATION CONTAINED IN THIS DRAWING. CONTRACTOR TO CONFIRM STRUCTURE MEETS REQUIREMENTS OF PROJECT.
4. STRUCTURE SHALL MEET AASHTO HS-20 OR PER APPROVING JURISDICTION REQUIREMENTS, WHICHEVER IS MORE STRINGENT, ASSUMING EARTH COVER OF 0' - 10', AND GROUNDWATER ELEVATION AT, OR BELOW, THE OUTLET PIPE INVERT ELEVATION. ENGINEER OF RECORD TO CONFIRM ACTUAL GROUNDWATER ELEVATION. CASTINGS SHALL MEET AASHTO M306 LOAD RATING AND BE CAST WITH THE CONTECH LOGO.
5. STRUCTURE SHALL BE PRECAST CONCRETE CONFORMING TO ASTM C-857, ASTM C-918, AND AASHTO LOAD FACTOR DESIGN METHOD.
6. OUTLET PIPE INVERT IS EQUAL TO THE CARTRIDGE DECK ELEVATION.
7. THE OUTLET PIPE DIAMETER FOR NEW INSTALLATIONS IS RECOMMENDED TO BE ONE PIPE SIZE LARGER THAN THE INLET PIPE AT EQUAL OR GREATER SLOPE.
8. NO PRODUCT SUBSTITUTIONS SHALL BE ACCEPTED UNLESS SUBMITTED 10 DAYS PRIOR TO PROJECT BID DATE, OR AS DIRECTED BY THE ENGINEER OF RECORD.

INSTALLATION NOTES:
A. ANY SUB-BASE/ BACKFILL DEPTH, AND/OR ANTI-FLOTATION PROVISIONS ARE SITE-SPECIFIC DESIGN CONSIDERATIONS AND SHALL BE SPECIFIED BY ENGINEER OF RECORD.
B. CONTRACTOR TO PROVIDE EQUIPMENT WITH SUFFICIENT LIFTING AND REACH CAPACITY TO LIFT AND SET THE STRUCTURE.
C. CONTRACTOR WILL INSTALL AND LEVEL THE STRUCTURE, SEALING THE JOINTS, LINE ENTRY AND EXIT POINTS (NON-SHRINK GROUT WITH APPROVED WATERSTOP OR FLEXIBLE BOOT).
D. CARTRIDGE INSTALLATION, BY CONTECH, SHALL OCCUR ONLY AFTER SITE HAS BEEN STABILIZED AND THE JELLYFISH UNIT IS CLEAN AND FREE OF DEBRIS. CONTACT CONTECH TO COORDINATE CARTRIDGE INSTALLATION WITH SITE STABILIZATION.

Jellyfish® Filter
THIS PRODUCT MAY BE PROTECTED BY ONE OR MORE OF THE FOLLOWING: U.S. PATENT NO. 7,425,262; 7,470,370; 7,622,918; US 9,103,809; OTHER INTERNATIONAL PATENTS PENDING

CONTECH ENGINEERED SOLUTIONS LLC
www.ContechES.com
9025 Centre Pointe Dr., Suite 400, West Chester, OH 45069
800-338-1122 513-645-7000 513-645-7993 FAX

JELLYFISH JFPD0806
STANDARD DETAIL
PEAK DIVERSION CONFIGURATION

JELLYFISH FILTER

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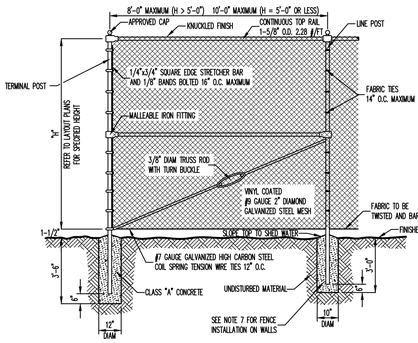
NOTES:

REQUIRED MAINTENANCE FOR THE JELLYFISH FILTER IS BASED UPON RESULTS OF THE MOST RECENT INSPECTION, HISTORICAL MAINTENANCE RECORDS, OR THE SITE SPECIFIC WATER QUALITY MANAGEMENT PLAN; WHICHEVER IS MORE FREQUENT. IN GENERAL, MAINTENANCE REQUIRES SOME COMBINATION OF THE FOLLOWING:

1. SEDIMENT REMOVAL FOR DEPTHS REACHING 12 INCHES OR GREATER, OR WITHIN 3 YEARS OF THE MOST RECENT SEDIMENT CLEANING, WHICHEVER OCCURS SOONER.
2. FLOATABLE TRASH, DEBRIS AND OIL REMOVAL.
3. DECK CLEANED AND FREE FROM SEDIMENT.
4. FILTER CARTRIDGES RINSED AND RE-INSTALLED AS REQUIRED BY THE MOST RECENT INSPECTION RESULTS, OR WITHIN 12 MONTHS OF THE MOST RECENT FILTER RINSING, WHICHEVER OCCURS SOONER.
5. REPLACE TENTACLES IF RINSING DOES NOT RESTORE ADEQUATE HYDRAULIC CAPACITY, REMOVE ACCUMULATED SEDIMENT, OR IF DAMAGED OR MISSING. IT IS RECOMMENDED THAT TENTACLES SHOULD REMAIN IN SERVICE NO LONGER THAN 5 YEARS BEFORE REPLACEMENT.
6. DAMAGED OR MISSING CARTRIDGE DECK COMPONENTS MUST BE REPAIRED OR REPLACED AS INDICATED BY RESULTS OF THE MOST RECENT INSPECTION.
7. THE UNIT MUST BE CLEANED OUT AND FILTER CARTRIDGES INSPECTED IMMEDIATELY AFTER AN UPSTREAM OIL, FUEL, OR CHEMICAL SPILL. Filter CARTRIDGE TENTACLES SHOULD BE REPLACES IF DAMAGED OR COMPROMISED BY THE SPILL.

"H" (FT)	LINE POST	TERMINAL POST
5' OR LESS	2" O.D./2.72 #/FT	2.5" O.D./3.65 #/FT
> 5'-0"	2.5" O.D./3.65 #/FT	3" O.D./5.79 #/FT



NOTES:

1. ALL POSTS, RAILS, FABRIC AND ACCESSORIES SHALL BE VINYL COATED. COLOR OF VINYL COATING SHALL BE BLACK.
2. POST AND RAILS SHALL BE STANDARD FULL WEIGHT VINYL COATED GALVANIZED SCHEDULE 40 PIPE MANUFACTURED AND GALVANIZED IN ACCORDANCE WITH ASTM A-120. ALL MATERIALS SHALL BE NEW AND FIRST CLASS AND SHALL NOT INCLUDE RECONDITIONED OR REROLLED PIPE.
3. FITTINGS SHALL BE VINYL COATED MALLEABLE IRON FITTINGS CONFORMING TO THE REQUIREMENTS OF ASTM A-47 GALVANIZED IN ACCORDANCE WITH ASTM A-153.
4. FABRIC SHALL BE 9 GAUGE GALVANIZED 2" MESH, WHICH SHALL BE VINYL CLAD IN CONFORMANCE WITH THE REQUIREMENTS OF AASHTO M-181, TYPE III. VINYL COATING SHALL BE FIRMLY AND CONTINUOUSLY EXTRUSION BONDED TO THE GALVANIZED STEEL WIRE. TOP SELVAGE SHALL HAVE KNUCKLED FINISH.
5. TENSION WIRE SHALL BE VINYL COATED 7 GAUGE MEETING THE REQUIREMENTS OF ASTM A-641 AS MODIFIED HEREIN. THE TENSILE STRENGTH SHALL BE AT LEAST 80,000 PSI WITH A GALVANIZED COATING OF NOT LESS THAN 0.7 OZ. PER SQUARE FOOT.
6. FABRIC TIES SHALL BE MINIMUM 9 GAUGE VINYL COATED GALVANIZED STEEL OR ALUMINUM. MINIMUM SPACING SHALL BE AS FOLLOWS:
   A. 14" O.C. AT LINE POSTS
   B. 24" O.C. AT TOP RAIL
   C. 12" O.C. AT TENSION WIRE
7. WHERE CHAIN LINK FENCE IS TO BE INSTALLED ON WALLS, THE FENCE POSTS SHALL BE IMBEDDED A MINIMUM OF TWELVE (12) INCHES IN THE WALL. NEWLY CONSTRUCTED WALLS SHALL BE PROVIDED WITH PROPER SIZE SLEEVES TO ACCOMMODATE FENCE POSTS. FENCE POSTS SHALL BE SECURELY GROUTED IN PLACE USING AN APPROVED HIGH STRENGTH, NON-SHRINKING, NON-STAINING GROUT.
8. THE CONTRACTOR WILL BE REQUIRED TO SUBMIT SHOP AND ERECTION DRAWINGS INDICATING MATERIALS, SIZES AND DIMENSIONS OF FENCING TO THE OWNER'S FIELD REPRESENTATIVE PRIOR TO ORDERING MATERIALS FOR HIS REVIEW AND APPROVAL.
9. PRIOR TO INSTALLATION OF THE FENCE, THE CONTRACTOR SHALL CHECK THE FENCE LAYOUT WITH THE OWNER'S FIELD REPRESENTATIVE WHO MUST APPROVE THE LAYOUT BEFORE ANY OF THE WORK IS TO BE DONE.
10. REFER TO SITE PLAN FOR HEIGHT AND LOCATIONS WHERE PRIVACY SLATS ARE REQUIRED

SAFETY FENCE (BLACK VINYL COATED CHAIN LINK FENCE)

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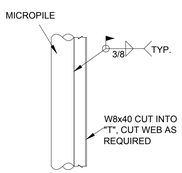
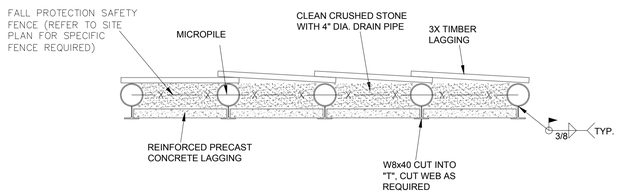
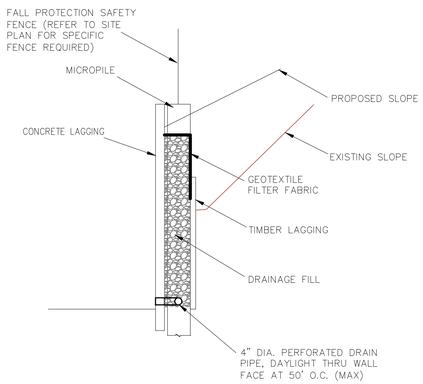




PLAN



TYPICAL SECTION



EXAMPLE IMAGE

NOTE:

1. RETAINING WALLS THAT INCLUDE FALL PROTECTION SHALL USE ALUMINUM DECORATIVE FENCE AND INSTALL PER MANUFACTURERS RECOMMENDATIONS.

SOLDIER PILE RETAINING WALL

(FOR REFERENCE ONLY)

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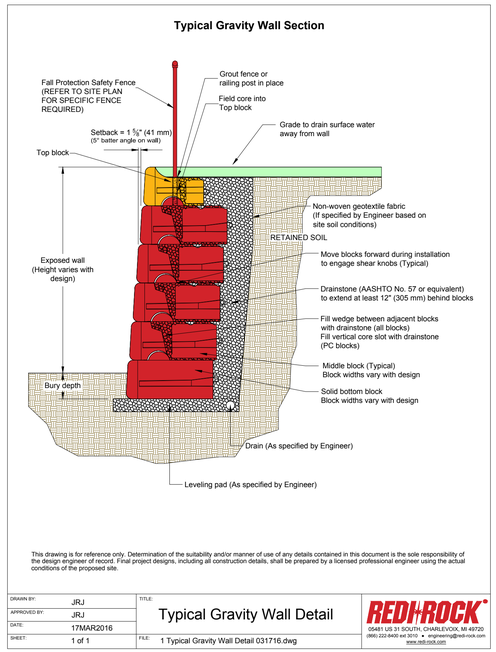

This drawing is for reference only. Determination of the suitability and/or manner of use of any details contained in this document is the sole responsibility of the design engineer of record. Final project designs, including all construction details, shall be prepared by a licensed professional engineer using the actual conditions of the proposed site.

DRAWN BY:	JRJ	TITLE: Typical Gravity Wall Detail	REDI ROCK® 05481 US 31 SOUTH, CHARLEVOIX, MI 49720 (866) 222-8400 ext 3010 • engineering@redi-rock.com www.redi-rock.com
APPROVED BY:	JRJ		
DATE:	17MAR2016		
SHEET:	1 of 1	FILE: 1 Typical Gravity Wall Detail 031716.dwg	



EXAMPLE IMAGE

NOTE:

1. RETAINING WALLS THAT INCLUDE FALL PROTECTION SHALL USE FENCE TYPE DESIGNATED ON THE SITE PLAN AND SPECIFIED IN THE DETAILS AND SHALL BE INSTALLED PER MANUFACTURERS RECOMMENDATIONS.

REDI ROCK GRAVITY WALL

(FOR REFERENCE ONLY)

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No.	Revision	Date
2.	REVISED PER CITY COMMENTS	02/24/2020
3.	REVISED PER CITY COMMENTS	09/29/2020
4.	REVISED PER CITY COMMENTS	07/27/2021
5.	REVISED PER CITY COMMENTS	03/25/2022
6.	REVISED PER CITY COMMENTS	05/31/2022
7.	REVISED PER CITY COMMENTS	06/28/2022
8.	REVISED PER CITY COMMENTS	08/30/2022

Previous Editions Obsolete

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voice 914.273.5225 • fax 914.273.2102
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JMC

CONSTRUCTION DETAILS

BEACON COMMONS
16 WEST MAIN STREET
BEACON, NY 12508

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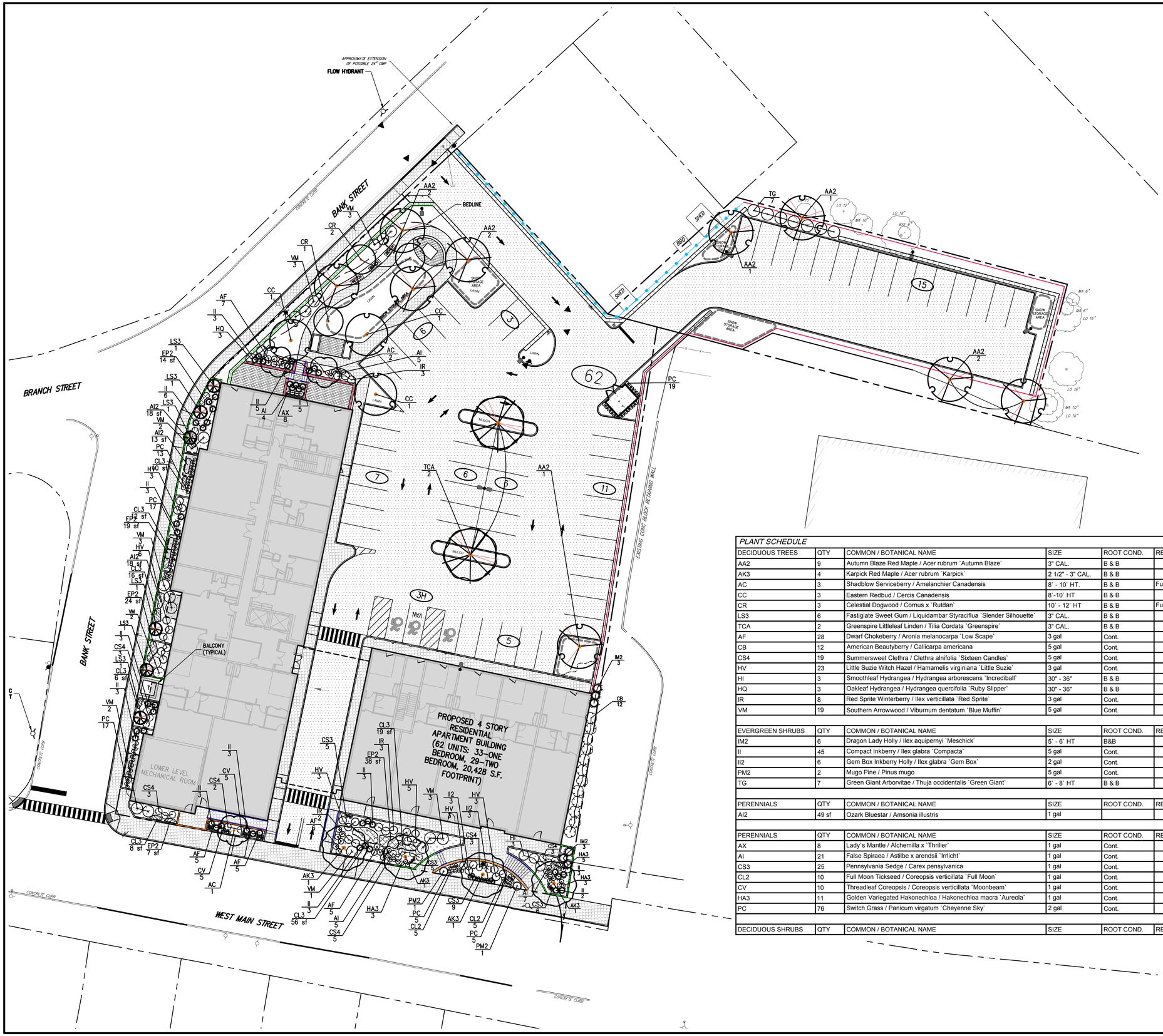
STATE OF NEW YORK · STEPHEN SPINA · 085983 · LICENSED PROFESSIONAL ENGINEER

Drawn:	BMS	Approved:	SS
Scale:	NOT TO SCALE		
Date:	09/29/2020		
Project No:	18119		
18119-DETAILS	C-908	-	

Drawing No: C-908
(Sheet 27 OF 28)



LEGEND

- EXISTING TREE AND DESIGNATION
- PROPOSED DECIDUOUS TREE
- PROPOSED FLOWERING TREE
- PROPOSED CONIFEROUS TREE
- PROPOSED SHRUBS
- PROPOSED CONCRETE WALL WITH BRICK VENEER (42" ABOVE SIDEWALK)
- PROPOSED BLACK VINYL COATED CHAIN LINK FENCE WITH PRIVACY SLATS
- PROPOSED DECORATIVE SAFETY FENCE
- PROPOSED PRIVACY FENCE
- PROPOSED HANDRAILS

NOTES:

1. ALL PLANT MATERIAL SHALL BE FIRST QUALITY STOCK. PLANTED MATERIAL AND METHODS OF INSTALLATION SHALL CONFORM TO THE AMERICAN NURSERY AND LANDSCAPE ASSOCIATION, AMERICAN STANDARD FOR NURSERY STOCK, LATEST EDITION.
2. ALL AREAS OF THE SITE NOT OCCUPIED BY BUILDING OR PAVEMENT AND NOT SPECIFIED AS BEING PLANTED WITH TREES, SHRUBS OR GROUND COVER SHALL BE LAWN.
3. ALL PLANTING BEDS SHALL BE MULCHED WITH 3" OF BROWN MULCH. MULCH SHALL BE CLEAN, NON-DYED, TOXIC FREE, SHREDDED HARDWOOD.
4. PLANT MATERIALS AS SPECIFIED ON THE DRAWINGS AND DELIVERED TO THE SITE SHALL BE NURSERY GROWN AND CERTIFIED TRUE TO THEIR GENUS, SPECIES AND VARIETY. SUBSTITUTIONS ARE NOT PERMITTED WITHOUT THE PROJECT LANDSCAPE ARCHITECTS WRITTEN APPROVAL.
5. ALL LANDSCAPING SHALL CONTINUE TO BE MAINTAINED IN A HEALTHY GROWING CONDITION THROUGHOUT THE DURATION OF THE PROJECT. ANY PLANTING NOT SO MAINTAINED SHALL BE REPLACED WITH NEW PLANTS AT THE BEGINNING OF THE NEXT, IMMEDIATELY FOLLOWING, GROWING SEASON.
6. ALL TREES AND SHRUBS SHALL BE PRUNED AND SHAPED AND BE SUBJECT TO THE APPROVAL OF THE PROJECT LANDSCAPE ARCHITECT AND GOVERNMENTAL AUTHORITIES HAVING JURISDICTION. ANY TREES AND SHRUBS THAT WILL POSSIBLY MATURE AND GROW TOWARDS THE BUILDING, LIGHT POLES, RETAINING WALLS, FENCES, PARKING SPACES, ETC. SHALL BE TRIMMED/PRUNED BACK APPROPRIATELY.
7. PLANTING STOCK SHALL BE WELL-BRANCHED AND WELL-FORMED, SOUND, VIGOROUS, HEALTHY, FREE FROM DISEASE, SUN-SCALE, WINDBURN, ABRASION, AND HARMFUL INSECTS OR INSECTS EGGS; AND SHALL HAVE HEALTHY, NORMAL UNBROKEN ROOT SYSTEMS. DECIDUOUS TREES AND SHRUBS SHALL BE SYMMETRICALLY DEVELOPED, OF UNIFORM HABIT OF GROWTH, WITH STRAIGHT TRUNKS OR STEMS, AND FREE FROM OBJECTIONABLE DISFIGUREMENTS. EVERGREEN TREES AND SHRUBS SHALL HAVE WELL-DEVELOPED SYMMETRICAL TOPS WITH TYPICAL SPREAD OF BRANCHES FOR EACH PARTICULAR SPECIES OR VARIETY. ONLY VINES AND GROUND COVER PLANTS WELL ESTABLISHED IN REMOVAL CONTAINERS, INTEGRAL CONTAINERS, OR FORMED HOMOGENEOUS SOIL SECTIONS SHALL BE USED. PLANTS SHALL BE GROWN UNDER CLIMATIC CONDITIONS SIMILAR TO THOSE IN THE LOCALITY OF THE PROJECT.
8. ALL STOCK SHALL BE BALLED AND BURLAPPED OR CONTAINER GROWN STOCK, UNLESS OTHERWISE SPECIFIED. BARE ROOT STOCK OF ANY KIND IS UNACCEPTABLE UNLESS SPECIFIED.
9. ALL PLANTING BEDS, LAWNS AND LANDSCAPED AREAS SHALL RECEIVE A MINIMUM 4" THICK LAYER OF TOPSOIL, UNLESS OTHERWISE SPECIFIED.

PLANT SCHEDULE

DECIDUOUS TREES	QTY	COMMON / BOTANICAL NAME	SIZE	ROOT COND.	REMARKS
AA2	9	Autumn Blaze Red Maple / Acer rubrum `Autumn Blaze`	3" CAL.	B & B	
AK3	4	Karpick Red Maple / Acer rubrum `Karpick`	2 1/2" - 3" CAL.	B & B	
AC	3	Shadblow Serviceberry / Amelanchier Canadensis	8' - 10' HT.	B & B	Full Heavy Multi Ste
CC	3	Eastern Redbud / Cercis Canadensis	8'-10' HT	B & B	
CR	3	Celestial Dogwood / Cornus x `Rutdan`	10' - 12' HT	B & B	Full Heavy
LS3	6	Fastigiate Sweet Gum / Liquidambar Styraciflua `Slender Silhouette`	3" CAL.	B & B	
TCA	2	Greenspire Littleleaf Linden / Tilia Cordata `Greenspire`	3" CAL.	B & B	
AF	28	Dwarf Chokeberry / Aronia melanocarpa `Low Scape`	3 gal	Cont.	
CB	12	American Beautyberry / Callicarpa americana	5 gal	Cont.	
CS4	19	Summersweet Clethra / Clethra alnifolia `Sixteen Candles`	5 gal	Cont.	
HV	23	Little Suzie Witch Hazel / Hamamelis virginiana `Little Suzie`	3 gal	Cont.	
HI	3	Smoothleaf Hydrangea / Hydrangea arborescens `Incrediball`	30" - 36"	B & B	
HQ	3	Oakleaf Hydrangea / Hydrangea quercifolia `Ruby Slipper`	30" - 36"	B & B	
IR	8	Red Sprite Winterberry / Ilex verticillata `Red Sprite`	3 gal	Cont.	
VM	19	Southern Arrowwood / Viburnum dentatum `Blue Muffin`	5 gal	Cont.	
EVERGREEN SHRUBS	QTY	COMMON / BOTANICAL NAME	SIZE	ROOT COND.	REMARKS
IM2	6	Dragon Lady Holly / Ilex aquipernyi `Meschick`	5` - 6` HT	B&B	
II	45	Compact Inkberry / Ilex glabra `Compacta`	5 gal	Cont.	
II2	6	Gem Box Inkberry Holly / Ilex glabra `Gem Box`	2 gal	Cont.	
PM2	2	Mugo Pine / Pinus mugo	5 gal	Cont.	
TG	7	Green Giant Arborvitae / Thuja occidentalis `Green Giant`	6` - 8` HT	B & B	
PERENNIALS	QTY	COMMON / BOTANICAL NAME	SIZE	ROOT COND.	REMARKS
AI2	49 sf	Ozark Bluestar / Amsonia illustris	1 gal		
PERENNIALS	QTY	COMMON / BOTANICAL NAME	SIZE	ROOT COND.	REMARKS
AX	8	Lady`s Mantle / Alchemilla x `Thriller`	1 gal	Cont.	
AI	21	False Spiraea / Astilbe x arendsii `Irricht`	1 gal	Cont.	
CS3	25	Pennsylvania Sedge / Carex pensylvanica	1 gal	Cont.	
CL2	10	Full Moon Tickseed / Coreopsis verticillata `Full Moon`	1 gal	Cont.	
CV	10	Threadleaf Coreopsis / Coreopsis verticillata `Moonbeam`	1 gal	Cont.	
HA3	11	Golden Variegated Hakonechloa / Hakonechloa macra `Aureola`	1 gal	Cont.	
PC	76	Switch Grass / Panicum virgatum `Cheyenne Sky`	2 gal	Cont.	
DECIDUOUS SHRUBS	QTY	COMMON / BOTANICAL NAME	SIZE	ROOT COND.	REMARKS

APPLICANT/OWNER:
FARRELL COMMUNITIES BEACON LLC
PO BOX 14
BRIDGEHAMPTON, NY 11932

ARCHITECT:
ARYEH SIEGEL ARCHITECT
84 MASON CIRCLE
BEACON, NY 12508

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LANDSCAPING PLAN

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STATE OF NEW YORK · STEPHEN SPINA · LICENSED PROFESSIONAL ENGINEER · 085983

No.	Revision	Date	By
2.	REVISED PER CITY COMMENTS	02/24/2020	AH
3.	REVISED PER CITY COMMENTS	09/29/2020	AH
4.	REVISED PER CITY COMMENTS	07/27/2021	BMS
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7.	REVISED PER CITY COMMENTS	06/28/2022	BMS
8.	REVISED PER CITY COMMENTS	08/30/2022	SMN
	Previous Editions Obsolete		

Drawn: BMS Approved: SS
Scale: 1" = 20'
Date: 10/29/2019
Project No: 18119
18119-LAND | LAND | LAND.scr
Drawing No: L-100
(Sheet 28 of 28)

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Department of Taxation and Finance

TP-584 (9/19)

Recording office time stamp

Combined Real Estate Transfer Tax Return, Credit Line Mortgage Certificate, and Certification of Exemption from the Payment of Estimated Personal Income Tax

See Form TP-584-I, Instructions for Form TP-584, *before completing this form. Print or type.*

Schedule A – Information relating to conveyance

Grantor/Transferor

☐ Individual
☐ Corporation
☐ Partnership
☐ Estate/Trust
☐ Single member LLC
☒ Multi-member LLC
☐ Other

Name *(if individual, last, first, middle initial)* (☐ *mark an X if more than one grantor*): Farrell Communities Beacon LLC

Social Security number (SSN):

Mailing address: 2317 Montaul Highway

SSN:

City: Bridgehampton | State: NY | ZIP code: 11932

Employer Identification Number (EIN): 83-372250

Single member's name if grantor is a single member LLC *(see instructions)*

Single member EIN or SSN:

Grantee/Transferee

☒ Individual
☐ Corporation
☐ Partnership
☐ Estate/Trust
☐ Single member LLC
☐ Multi-member LLC
☐ Other

Name *(if individual, last, first, middle initial)* (☐ *mark an X if more than one grantee*): John Heady Sr. and ~~Rosemary Heady~~

SSN: 054-46-3590

Mailing address:

SSN:

City: Beacon | State: NY | ZIP code:

EIN:

Single member's name if grantee is a single member LLC *(see instructions)*

Single member EIN or SSN:

Location and description of property conveyed

Tax map designation – Section, block & lot *(include dots and dashes)*	SWIS code (six digits)	Street address	City, town, or village	County
			Baecon	Durchess

Type of property conveyed *(mark an X in applicable box)*

1 ☐ One- to three-family house
2 ☐ Residential cooperative
3 ☐ Residential condominium
4 ☒ Vacant land
5 ☐ Commercial/industrial
6 ☐ Apartment building
7 ☐ Office building
8 ☐ Four-family dwelling
9 ☐ Other _____

Date of conveyance: 03 (month) 23 (day) 2022 (year)

Percentage of real property conveyed which is residential real property 100 % *(see instructions)*

Condition of conveyance *(mark an X in all that apply)*

a. ☐ Conveyance of fee interest
b. ☐ Acquisition of a controlling interest (state percentage acquired _____ %)
c. ☐ Transfer of a controlling interest (state percentage transferred _____ %)
d. ☐ Conveyance to cooperative housing corporation
e. ☐ Conveyance pursuant to or in lieu of foreclosure or enforcement of security interest *(attach Form TP-584.1, Schedule E)*
f. ☐ Conveyance which consists of a mere change of identity or form of ownership or organization *(attach Form TP-584.1, Schedule F)*
g. ☐ Conveyance for which credit for tax previously paid will be claimed *(attach Form TP-584.1, Schedule G)*
h. ☐ Conveyance of cooperative apartment(s)
i. ☐ Syndication
j. ☐ Conveyance of air rights or development rights
k. ☐ Contract assignment
l. ☐ Option assignment or surrender
m. ☐ Leasehold assignment or surrender
n. ☐ Leasehold grant
o. ☐ Conveyance of an easement
p. ☐ Conveyance for which exemption from transfer tax claimed *(complete Schedule B, Part 3)*
q. ☐ Conveyance of property partly within and partly outside the state
r. ☐ Conveyance pursuant to divorce or separation
s. ☒ Other *(describe)* easement

For recording officer's use	Amount received	Date received	Transaction number
	Schedule B, Part 1 $		
	Schedule B, Part 2 $		

Schedule B – Real estate transfer tax return (Tax Law Article 31)

Part 1 – Computation of tax due

1	Enter amount of consideration for the conveyance *(if you are claiming a total exemption from tax, mark an X in the Exemption claimed box, enter consideration and proceed to Part 3)* ☐ **Exemption claimed**	1.	0 00
2	Continuing lien deduction *(see instructions if property is taken subject to mortgage or lien)*	2.	00
3	Taxable consideration *(subtract line 2 from line 1)*	3.	0 00
4	Tax: $2 for each $500, or fractional part thereof, of consideration on line 3	4.	00
5	Amount of credit claimed for tax previously paid *(see instructions and attach Form TP-584.1, Schedule G)*	5.	00
6	Total tax due* *(subtract line 5 from line 4)*	6.	0 00

Part 2 – Computation of additional tax due on the conveyance of residential real property for $1 million or more

1	Enter amount of consideration for conveyance *(from Part 1, line 1)*	1.	00
2	Taxable consideration *(multiply line 1 by the percentage of the premises which is residential real property, as shown in Schedule A)*	2.	00
3	Total additional transfer tax due* *(multiply line 2 by 1% (.01))*	3.	00

Part 3 – Explanation of exemption claimed on Part 1, line 1 *(mark an X in all boxes that apply)*

The conveyance of real property is exempt from the real estate transfer tax for the following reason:

a. Conveyance is to the United Nations, the United States of America, New York State, or any of their instrumentalities, agencies, or political subdivisions (or any public corporation, including a public corporation created pursuant to agreement or compact with another state or Canada) ..... a ☐

b. Conveyance is to secure a debt or other obligation ..... b ☐

c. Conveyance is without additional consideration to confirm, correct, modify, or supplement a prior conveyance ..... c ☐

d. Conveyance of real property is without consideration and not in connection with a sale, including conveyances conveying realty as bona fide gifts ..... d ☐

e. Conveyance is given in connection with a tax sale ..... e ☐

f. Conveyance is a mere change of identity or form of ownership or organization where there is no change in beneficial ownership. (This exemption cannot be claimed for a conveyance to a cooperative housing corporation of real property comprising the cooperative dwelling or dwellings.) Attach Form TP-584.1, Schedule F ..... f ☐

g. Conveyance consists of deed of partition ..... g ☐

h. Conveyance is given pursuant to the federal Bankruptcy Act ..... h ☐

i. Conveyance consists of the execution of a contract to sell real property, without the use or occupancy of such property, or the granting of an option to purchase real property, without the use or occupancy of such property ..... i ☐

j. Conveyance of an option or contract to purchase real property with the use or occupancy of such property where the consideration is less than $200,000 and such property was used solely by the grantor as the grantor's personal residence and consists of a one-, two-, or three-family house, an individual residential condominium unit, or the sale of stock in a cooperative housing corporation in connection with the grant or transfer of a proprietary leasehold covering an individual residential cooperative apartment ..... j ☐

k. Conveyance is not a conveyance within the meaning of Tax Law, Article 31, § 1401(e) *(attach documents supporting such claim)* ..... k ☐

* The total tax (from Part 1, line 6 and Part 2, line 3 above) is due within 15 days from the date of conveyance. Make check(s) payable to the county clerk where the recording is to take place. For conveyances of real property within New York City, use Form TP-584-NYC. If a recording is not required, send this return and your check(s) made payable to the ***NYS Department of Taxation and Finance***, directly to the NYS Tax Department, RETT Return Processing, PO Box 5045, Albany NY 12205-0045. If not using U.S. Mail, see Publication 55, *Designated Private Delivery Services.*

Schedule C – Credit Line Mortgage Certificate (Tax Law Article 11)

Complete the following only if the interest being transferred is a fee simple interest.
This is to certify that: *(mark an **X** in the appropriate box)*

1. ☒ The real property being sold or transferred is not subject to an outstanding credit line mortgage.

2. ☐ The real property being sold or transferred is subject to an outstanding credit line mortgage. However, an exemption from the tax is claimed for the following reason:

   a ☐ The transfer of real property is a transfer of a fee simple interest to a person or persons who held a fee simple interest in the real property (whether as a joint tenant, a tenant in common or otherwise) immediately before the transfer.

   b ☐ The transfer of real property is (A) to a person or persons related by blood, marriage or adoption to the original obligor or to one or more of the original obligors or (B) to a person or entity where 50% or more of the beneficial interest in such real property after the transfer is held by the transferor or such related person or persons (as in the case of a transfer to a trustee for the benefit of a minor or the transfer to a trust for the benefit of the transferor).

   c ☐ The transfer of real property is a transfer to a trustee in bankruptcy, a receiver, assignee, or other officer of a court.

   d ☐ The maximum principal amount secured by the credit line mortgage is $3 million or more, and the real property being sold or transferred is **not** principally improved nor will it be improved by a one- to six-family owner-occupied residence or dwelling.

   Note: for purposes of determining whether the maximum principal amount secured is $3 million or more as described above, the amounts secured by two or more credit line mortgages may be aggregated under certain circumstances. See TSB-M-96(6)-R for more information regarding these aggregation requirements.

   e ☐ Other *(attach detailed explanation)*.

3. ☐ The real property being transferred is presently subject to an outstanding credit line mortgage. However, no tax is due for the following reason:

   a ☐ A certificate of discharge of the credit line mortgage is being offered at the time of recording the deed.

   b ☐ A check has been drawn payable for transmission to the credit line mortgagee or mortgagee's agent for the balance due, and a satisfaction of such mortgage will be recorded as soon as it is available.

4. ☐ The real property being transferred is subject to an outstanding credit line mortgage recorded in _____ (insert liber and page or reel or other identification of the mortgage). The maximum principal amount of debt or obligation secured by the mortgage is _____. No exemption from tax is claimed and the tax of _____ is being paid herewith. *(Make check payable to county clerk where deed will be recorded.)*

Signature (both the grantors and grantees must sign)

The undersigned certify that the above information contained in Schedules A, B, and C, including any return, certification, schedule, or attachment, is to the best of their knowledge, true and complete, and authorize the person(s) submitting such form on their behalf to receive a copy for purposes of recording the deed or other instrument effecting the conveyance.

Grantor signature	Title	Grantee signature	Title
x John T Heady Sr		x [signature]	Authorized signer
Grantee		Grantor	

Reminder: Did you complete all of the required information in Schedules A, B, and C? Are you required to complete Schedule D? If you marked *e*, *f*, or *g* in Schedule A, did you complete Form TP-584.1? Have you attached your check(s) made payable to the county clerk where recording will take place? If no recording is required, send this return and your check(s), made payable to the ***NYS Department of Taxation and Finance***, directly to the NYS Tax Department, RETT Return Processing, PO Box 5045, Albany NY 12205-0045. If not using U.S. Mail, see Publication 55, *Designated Private Delivery Services*.

Schedule D - Certification of exemption from the payment of estimated personal income tax (Tax Law, Article 22, section 663)

Complete the following only if a fee simple interest or a cooperative unit is being transferred by an individual or estate or trust.

If the property is being conveyed by a referee pursuant to a foreclosure proceeding, proceed to Part II, and check the second box under *Exemptions for nonresident transferor(s)/seller(s)* and sign at bottom.

Part I - New York State residents

If you are a New York State resident transferor(s)/seller(s) listed in Schedule A of Form TP-584 (or an attachment to Form TP-584), you must sign the certification below. If one or more transferors/sellers of the real property or cooperative unit is a resident of New York State, **each** resident transferor/seller must sign in the space provided. If more space is needed, please photocopy this Schedule D and submit as many schedules as necessary to accommodate all resident transferors/sellers.

Certification of resident transferor(s)/seller(s)

This is to certify that at the time of the sale or transfer of the real property or cooperative unit, the transferor(s)/seller(s) as signed below was a resident of New York State, and therefore is not required to pay estimated personal income tax under Tax Law, section 663(a) upon the sale or transfer of this real property or cooperative unit.

Signature	Print full name	Date
Stanley A. Schutzman	Stanley A. Schutzman	March 30, 2012
Signature	Print full name	Date
Signature	Print full name	Date
Signature	Print full name	Date

Note: A resident of New York State may still be required to pay estimated tax under Tax Law, section 685(c), but not as a condition of recording a deed.

Part II - Nonresidents of New York State

If you are a nonresident of New York State listed as a transferor/seller in Schedule A of Form TP-584 (or an attachment to Form TP-584) but are not required to pay estimated personal income tax because one of the exemptions below applies under Tax Law, section 663(c), check the box of the appropriate exemption below. If any one of the exemptions below applies to the transferor(s)/seller(s), that transferor(s)/seller(s) is not required to pay estimated personal income tax to New York State under Tax Law, section 663. **Each** nonresident transferor/seller who qualifies under one of the exemptions below must sign in the space provided. If more space is needed, please photocopy this Schedule D and submit as many schedules as necessary to accommodate all nonresident transferors/sellers.

If none of these exemption statements apply, you must complete Form IT-2663, *Nonresident Real Property Estimated Income Tax Payment Form*, or Form IT-2664, *Nonresident Cooperative Unit Estimated Income Tax Payment Form*. For more information, see *Payment of estimated personal income tax*, on page 1 of Form TP-584-I.

Exemption for nonresident transferor(s)/seller(s)

This is to certify that at the time of the sale or transfer of the real property or cooperative unit, the transferor(s)/seller(s) (grantor) of this real property or cooperative unit was a nonresident of New York State, but is not required to pay estimated personal income tax under Tax Law, section 663 due to one of the following exemptions:

☐ The real property or cooperative unit being sold or transferred qualifies in total as the transferor's/seller's principal residence (within the meaning of Internal Revenue Code, section 121) from _____ (Date) to _____ (Date) *(see instructions)*.

☐ The transferor/seller is a mortgagor conveying the mortgaged property to a mortgagee in foreclosure, or in lieu of foreclosure with no additional consideration.

☐ The transferor or transferee is an agency or authority of the United States of America, an agency or authority of the state of New York, the Federal National Mortgage Association, the Federal Home Loan Mortgage Corporation, the Government National Mortgage Association, or a private mortgage insurance company.

Signature	Print full name	Date
Signature	Print full name	Date
Signature	Print full name	Date
Signature	Print full name	Date

EASEMENT AGREEMENT

WHEREAS, THIS EASEMENT is made this 23 day of March, 2022 by and between Farrell Communities Beacon LLC, a New York limited liability company and having an address at 2317 Montauk Highway, Bridgehampton, New York 11932 ("Grantor") and John Heady, Sr. and ~~Rosemary Heady~~ Tilse, individuals having an address at _____ (hereinafter collectively referred to as "Grantee").

WHEREAS, Grantor is the owner of certain real property located in Beacon, Dutchess County, New York (Tax Map Section 5954, Block 25 Lot 622988 ("Grantor's Property"); and Grantee is the owner of certain real property located in Beacon, New York (Tax Map Section 5954, Block 26 , Lot 647966) ("Grantee's Property")

WHEREAS, Grantee is desirous of obtaining, and Grantor is willing to grant, a permanent access easement over a portion Grantor's Property for the benefit of Grantee's Property as shown on the Schedule "A" attached hereto.

NOW THEREFORE, for valuable consideration including the mutual promises exchange herein, the receipt and legal sufficiency of which is hereby acknowledged, the parties agree as follows:

1. Grantor hereby grants and releases unto Grantee a permanent access easement upon a portion of the Grantor's Property more particularly described in the Schedule "A' sketch entitled "Beacon Commons" prepared by JMC Planning, Engineering Landscape Architecture & Land Surveying PLLC revised 02/07/2022 annexed hereto and made a part hereof (the "Easement Area"), . for all purposes and. Grantor shall be responsible, as its sole cost and expense, to submit and pursue any and all necessary governmental approvals and Grantee shall cooperate in respect thereof.

2. Grantor reserves the right to install and maintain a fence as shown on Schedule "A" and to fully use the Easement Area for the purpose of installing and maintaining said fence.

3. Grantee shall maintain and keep in force for the mutual benefit of Grantor and Grantee public liability insurance against claims for personal injury, death or property damage occurring in, on, or about the easement area in amount and under such terms as are reasonably acceptable to Grantor. Grantee shall deliver to Grantor a certificate of insurance naming Grantor as an additional insured, prior to entry upon the easement area and shall provide written evidence that such insurance is still in effect upon request of Grantor. Such certificate shall provide that the insurance policy may not be cancelled without ten (10) days prior written notice to Grantor.

any party hereto, but only by an agreement in writing upon consent and signed by the parties hereto.

11. If any provision of the foregoing is deemed unenforceable by the final judgment of any court of competent jurisdiction, the balance of this Easement and hold harmless agreement shall remain in full force and effect. It is hereby agreed that the provisions of this Easement Agreement shall be interpreted in accordance with the laws of the State of New York and that any unresolved disputes between the parties shall be submitted and determined by a court of competent jurisdiction with neither party interfering with the other party's access to the site in accordance with the purpose and intent of this Easement.

12. All Recitals and therein referred to documents are incorporated herein as though herein set forth at length.

13. If any provisions of this Easement Agreement or the application thereof to any purpose or circumstance is found to be invalid, the remainder of the provisions of the agreement or the appearance of such provisions to persons or circumstances other than those which is found to be invalid as the case may be, shall not be affected thereby.

14. The parties shall fully cooperate with each other including entering into such other and further agreements, letters, etc. necessary or appropriate to effectuate the intended purposes.

IN WITNESS WHEREOF, the parties hereto have respectively signed and sealed this Easement Agreement the day and year first written above.

GRANTOR:

By: John T Heady Sr.
Name: John T. Heady Sr. Title:

GRANTEE:

By: Stanley A. Schutz
Name: Stanley A. Schutz Title: Authorized Signer

Notary page follows

STATE OF NEW YORK)
)ss.:
COUNTY OF Dutchess)

On the 23 day of March, 2022, before me, the undersigned, personally appeared John T Heady Sr, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that he/she executed the same in his/her capacity, and that by his/her signature on the instruction, the individual, or the person upon behalf of which the individual acted, executed the instrument.

Debra E Clark
Notary Public

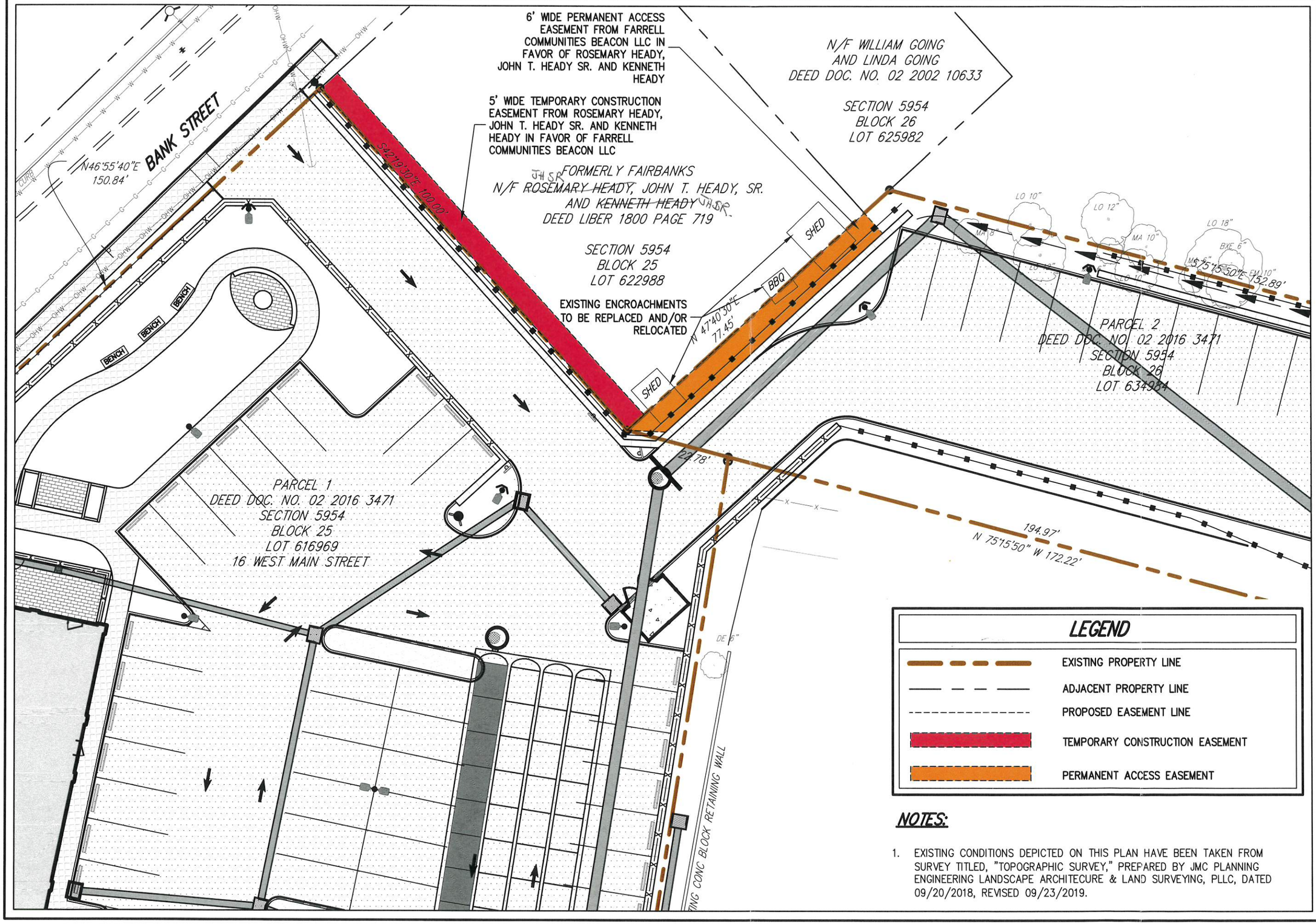
DEBRA E. CLARK
Notary Public, State of New York
ID No. 01CL6071733
Qualified in Dutchess County
My Commission Expires March 25, 2026

STATE OF NEW YORK)
)ss.:
COUNTY OF Dutchess)

On the 30 day of March, 2022, before me, the undersigned, personally appeared Stanley A. Schutzman, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that he/she executed the same in his/her capacity, and that by his/her signature on the instruction, the individual, or the person upon behalf of which the individual acted, executed the instrument.

Notary Public

DIANA E. FRAILEY
Notary Public - State of New York
No. 01FR4900387
Qualified in Dutchess County
My Commission Expires Sept. 28, 2025



LEGEND

- EXISTING PROPERTY LINE
- ADJACENT PROPERTY LINE
- PROPOSED EASEMENT LINE
- TEMPORARY CONSTRUCTION EASEMENT
- PERMANENT ACCESS EASEMENT

NOTES:

1. EXISTING CONDITIONS DEPICTED ON THIS PLAN HAVE BEEN TAKEN FROM SURVEY TITLED, "TOPOGRAPHIC SURVEY," PREPARED BY JMC PLANNING ENGINEERING LANDSCAPE ARCHITECURE & LAND SURVEYING, PLLC, DATED 09/20/2018, REVISED 09/23/2019.

JMC
120 BEDFORD RD
ARMONK
NY 10504
(914) 273-5225
fax 273-2102
JMCPLLC.COM

BEACON, NY 12508

JMC PROJECT: 18119

SCALE: 1" = 20'

BEACON COMMONS

16 WEST MAIN STREET

HEADY EASEMENT PLAN

REVISED: 02/07/2022
DATE: 12/30/2019

FIGURE: 2

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18119-SITE.dwg; EASEMENT-HEADY.tab; EASEMENT-HEADY.lay

For conveyances of real property, or interest therein, located in New York City, you must use Form TP-584-NYC.

NEW YORK STATE

Department of Taxation and Finance

TP-584 (9/19)

Combined Real Estate Transfer Tax Return, Credit Line Mortgage Certificate, and Certification of Exemption from the Payment of Estimated Personal Income Tax

Recording office time stamp

See Form TP-584-I, Instructions for Form TP-584, before completing this form. Print or type.

Schedule A – Information relating to conveyance

Grantor/Transferor

☒ Individual
☐ Corporation
☐ Partnership
☐ Estate/Trust
☐ Single member LLC
☐ Multi-member LLC
☐ Other

Name *(if individual, last, first, middle initial)* (☐ *mark an X if more than one grantor*): John Heady , Sr. and ~~Rosemary Heady~~

Social Security number (SSN): 054-46-3590

Mailing address:

SSN:

City: Beacon | State: NY | ZIP code:

Employer Identification Number (EIN):

Single member's name if grantor is a single member LLC *(see instructions)*:

Single member EIN or SSN:

Grantee/Transferee

☐ Individual
☐ Corporation
☐ Partnership
☐ Estate/Trust
☐ Single member LLC
☒ Multi-member LLC
☐ Other

Name *(if individual, last, first, middle initial)* (☐ *mark an X if more than one grantee*): Farrell Communities Beacon LLC

SSN:

Mailing address: 2317 Montauk Highway

SSN:

City: Bridgehamption | State: NY | ZIP code: 11932

EIN: 83-3722250

Single member's name if grantee is a single member LLC *(see instructions)*:

Single member EIN or SSN:

Location and description of property conveyed

Tax map designation – Section, block & lot *(include dots and dashes)*	SWIS code (six digits)	Street address	City, town, or village	County
			Baecon	Durchess

Type of property conveyed *(mark an X in applicable box)*

1 ☐ One- to three-family house
2 ☐ Residential cooperative
3 ☐ Residential condominium
4 ☒ Vacant land
5 ☐ Commercial/industrial
6 ☐ Apartment building
7 ☐ Office building
8 ☐ Four-family dwelling
9 ☐ Other _____

Date of conveyance: 03 (month) 23 (day) 2022 (year)

Percentage of real property conveyed which is residential real property 100 % *(see instructions)*

Condition of conveyance *(mark an X in all that apply)*

a. ☐ Conveyance of fee interest
b. ☐ Acquisition of a controlling interest (state percentage acquired _____ %)
c. ☐ Transfer of a controlling interest (state percentage transferred _____ %)
d. ☐ Conveyance to cooperative housing corporation
e. ☐ Conveyance pursuant to or in lieu of foreclosure or enforcement of security interest *(attach Form TP-584.1, Schedule E)*
f. ☐ Conveyance which consists of a mere change of identity or form of ownership or organization *(attach Form TP-584.1, Schedule F)*
g. ☐ Conveyance for which credit for tax previously paid will be claimed *(attach Form TP-584.1, Schedule G)*
h. ☐ Conveyance of cooperative apartment(s)
i. ☐ Syndication
j. ☐ Conveyance of air rights or development rights
k. ☐ Contract assignment
l. ☐ Option assignment or surrender
m. ☐ Leasehold assignment or surrender
n. ☐ Leasehold grant
o. ☐ Conveyance of an easement
p. ☐ Conveyance for which exemption from transfer tax claimed *(complete Schedule B, Part 3)*
q. ☐ Conveyance of property partly within and partly outside the state
r. ☐ Conveyance pursuant to divorce or separation
s. ☒ Other *(describe)* easement

For recording officer's use	Amount received	Date received	Transaction number
	Schedule B, Part 1 $ Schedule B, Part 2 $		

Schedule B – Real estate transfer tax return (Tax Law Article 31)

Part 1 – Computation of tax due

1	Enter amount of consideration for the conveyance *(if you are claiming a total exemption from tax, mark an **X** in the Exemption claimed box, enter consideration and proceed to Part 3)* ☐ **Exemption claimed**	1.	0 00
2	Continuing lien deduction *(see instructions if property is taken subject to mortgage or lien)*	2.	00
3	Taxable consideration *(subtract line 2 from line 1)*	3.	0 00
4	Tax: $2 for each $500, or fractional part thereof, of consideration on line 3	4.	00
5	Amount of credit claimed for tax previously paid *(see instructions and attach Form TP-584.1, Schedule G)*	5.	00
6	Total tax due* *(subtract line 5 from line 4)*	6.	0 00

Part 2 – Computation of additional tax due on the conveyance of residential real property for $1 million or more

1	Enter amount of consideration for conveyance *(from Part 1, line 1)*	1.	00
2	Taxable consideration *(multiply line 1 by the percentage of the premises which is residential real property, as shown in Schedule A)*	2.	00
3	Total additional transfer tax due* *(multiply line 2 by 1% (.01))*	3.	00

Part 3 – Explanation of exemption claimed on Part 1, line 1 *(mark an **X** in all boxes that apply)*

The conveyance of real property is exempt from the real estate transfer tax for the following reason:

a. Conveyance is to the United Nations, the United States of America, New York State, or any of their instrumentalities, agencies, or political subdivisions (or any public corporation, including a public corporation created pursuant to agreement or compact with another state or Canada) ..... a ☐

b. Conveyance is to secure a debt or other obligation ..... b ☐

c. Conveyance is without additional consideration to confirm, correct, modify, or supplement a prior conveyance ..... c ☐

d. Conveyance of real property is without consideration and not in connection with a sale, including conveyances conveying realty as bona fide gifts ..... d ☐

e. Conveyance is given in connection with a tax sale ..... e ☐

f. Conveyance is a mere change of identity or form of ownership or organization where there is no change in beneficial ownership. (This exemption cannot be claimed for a conveyance to a cooperative housing corporation of real property comprising the cooperative dwelling or dwellings.) Attach Form TP-584.1, Schedule F ..... f ☐

g. Conveyance consists of deed of partition ..... g ☐

h. Conveyance is given pursuant to the federal Bankruptcy Act ..... h ☐

i. Conveyance consists of the execution of a contract to sell real property, without the use or occupancy of such property, or the granting of an option to purchase real property, without the use or occupancy of such property ..... i ☐

j. Conveyance of an option or contract to purchase real property with the use or occupancy of such property where the consideration is less than $200,000 and such property was used solely by the grantor as the grantor's personal residence and consists of a one-, two-, or three-family house, an individual residential condominium unit, or the sale of stock in a cooperative housing corporation in connection with the grant or transfer of a proprietary leasehold covering an individual residential cooperative apartment ..... j ☐

k. Conveyance is not a conveyance within the meaning of Tax Law, Article 31, § 1401(e) *(attach documents supporting such claim)* ..... k ☐

* The total tax (from Part 1, line 6 and Part 2, line 3 above) is due within 15 days from the date of conveyance. Make check(s) payable to the county clerk where the recording is to take place. For conveyances of real property within New York City, use Form TP-584-NYC. If a recording is not required, send this return and your check(s) made payable to the ***NYS Department of Taxation and Finance***, directly to the NYS Tax Department, RETT Return Processing, PO Box 5045, Albany NY 12205-0045. If not using U.S. Mail, see Publication 55, *Designated Private Delivery Services*.

Schedule C – Credit Line Mortgage Certificate (Tax Law Article 11)

Complete the following only if the interest being transferred is a fee simple interest.
This is to certify that: *(mark an **X** in the appropriate box)*

1. ☒ The real property being sold or transferred is not subject to an outstanding credit line mortgage.

2. ☐ The real property being sold or transferred is subject to an outstanding credit line mortgage. However, an exemption from the tax is claimed for the following reason:

   a ☐ The transfer of real property is a transfer of a fee simple interest to a person or persons who held a fee simple interest in the real property (whether as a joint tenant, a tenant in common or otherwise) immediately before the transfer.

   b ☐ The transfer of real property is (A) to a person or persons related by blood, marriage or adoption to the original obligor or to one or more of the original obligors or (B) to a person or entity where 50% or more of the beneficial interest in such real property after the transfer is held by the transferor or such related person or persons (as in the case of a transfer to a trustee for the benefit of a minor or the transfer to a trust for the benefit of the transferor).

   c ☐ The transfer of real property is a transfer to a trustee in bankruptcy, a receiver, assignee, or other officer of a court.

   d ☐ The maximum principal amount secured by the credit line mortgage is $3 million or more, and the real property being sold or transferred is **not** principally improved nor will it be improved by a one- to six-family owner-occupied residence or dwelling.

   Note: for purposes of determining whether the maximum principal amount secured is $3 million or more as described above, the amounts secured by two or more credit line mortgages may be aggregated under certain circumstances. See TSB-M-96(6)-R for more information regarding these aggregation requirements.

   e ☐ Other *(attach detailed explanation)*.

3. ☐ The real property being transferred is presently subject to an outstanding credit line mortgage. However, no tax is due for the following reason:

   a ☐ A certificate of discharge of the credit line mortgage is being offered at the time of recording the deed.

   b ☐ A check has been drawn payable for transmission to the credit line mortgagee or mortgagee's agent for the balance due, and a satisfaction of such mortgage will be recorded as soon as it is available.

4. ☐ The real property being transferred is subject to an outstanding credit line mortgage recorded in _____ (insert liber and page or reel or other identification of the mortgage). The maximum principal amount of debt or obligation secured by the mortgage is _____. No exemption from tax is claimed and the tax of _____ is being paid herewith. *(Make check payable to county clerk where deed will be recorded.)*

Signature (both the grantors and grantees must sign)

The undersigned certify that the above information contained in Schedules A, B, and C, including any return, certification, schedule, or attachment, is to the best of their knowledge, true and complete, and authorize the person(s) submitting such form on their behalf to receive a copy for purposes of recording the deed or other instrument effecting the conveyance.

Grantor signature	Title	Grantee signature	Title
× John T Healy Jr		× Stanley A. Schlitt	Authorized Signer

Reminder: Did you complete all of the required information in Schedules A, B, and C? Are you required to complete Schedule D? If you marked *e*, *f*, or *g* in Schedule A, did you complete Form TP-584.1? Have you attached your check(s) made payable to the county clerk where recording will take place? If no recording is required, send this return and your check(s), made payable to the ***NYS Department of Taxation and Finance***, directly to the NYS Tax Department, RETT Return Processing, PO Box 5045, Albany NY 12205-0045. If not using U.S. Mail, see Publication 55, *Designated Private Delivery Services.*

Schedule D – Certification of exemption from the payment of estimated personal income tax (Tax Law, Article 22, § 663)

Complete the following only if a fee simple interest or a cooperative unit is being transferred by an individual or estate or trust.

If the property is being conveyed by a referee pursuant to a foreclosure proceeding, proceed to Part 2, mark an *X* in the second box under *Exemption for nonresident transferors/sellers*, and sign at bottom.

Part 1 – New York State residents

If you are a New York State resident transferor/seller listed in Form TP-584, Schedule A (or an attachment to Form TP-584), you must sign the certification below. If one or more transferor/seller of the real property or cooperative unit is a resident of New York State, **each** resident transferor/seller must sign in the space provided. If more space is needed, photocopy this Schedule D and submit as many schedules as necessary to accommodate all resident transferors/sellers.

Certification of resident transferors/sellers

This is to certify that at the time of the sale or transfer of the real property or cooperative unit, the transferor/seller as signed below was a resident of New York State, and therefore is not required to pay estimated personal income tax under Tax Law § 663(a) upon the sale or transfer of this real property or cooperative unit.

Signature	Print full name	Date
John T Heady Sr	John Heady Sr.	3-23-2022
Signature	Print full name Rosemary Heady	Date
Signature	Print full name	Date
Signature	Print full name	Date

Note: A resident of New York State may still be required to pay estimated tax under Tax Law § 685(c), but not as a condition of recording a deed.

Part 2 – Nonresidents of New York State

If you are a nonresident of New York State listed as a transferor/seller in Form TP-584, Schedule A (or an attachment to Form TP-584) but are not required to pay estimated personal income tax because one of the exemptions below applies under Tax Law § 663(c), mark an *X* in the box of the appropriate exemption below. If any one of the exemptions below applies to the transferor/seller, that transferor/seller is not required to pay estimated personal income tax to New York State under Tax Law § 663. **Each** nonresident transferor/seller who qualifies under one of the exemptions below must sign in the space provided. If more space is needed, photocopy this Schedule D and submit as many schedules as necessary to accommodate all nonresident transferors/sellers.

If none of these exemption statements apply, you must complete Form IT-2663, *Nonresident Real Property Estimated Income Tax Payment Form*, or Form IT-2664, *Nonresident Cooperative Unit Estimated Income Tax Payment Form.* For more information, see *Payment of estimated personal income tax,* on Form TP-584-I, page 1.

Exemption for nonresident transferors/sellers

This is to certify that at the time of the sale or transfer of the real property or cooperative unit, the transferor/seller (grantor) of this real property or cooperative unit was a nonresident of New York State, but is not required to pay estimated personal income tax under Tax Law § 663 due to one of the following exemptions:

☐ The real property or cooperative unit being sold or transferred qualifies in total as the transferor's/seller's principal residence (within the meaning of Internal Revenue Code, section 121) from _____ (Date) to _____ (Date) *(see instructions)*.

☐ The transferor/seller is a mortgagor conveying the mortgaged property to a mortgagee in foreclosure, or in lieu of foreclosure with no additional consideration.

☐ The transferor or transferee is an agency or authority of the United States of America, an agency or authority of New York State, the Federal National Mortgage Association, the Federal Home Loan Mortgage Corporation, the Government National Mortgage Association, or a private mortgage insurance company.

Signature	Print full name	Date
Signature	Print full name	Date
Signature	Print full name	Date
Signature	Print full name	Date

EASEMENT AGREEMENT

THIS EASEMENT is made this 23 day of March 2022 by and between John J. Heady, Sr. and ~~Rosemary Heady~~, individuals having an address at _____ (hereinafter collectively referred to as "Grantor") and Farrell Communities Beacon LLC, a New York limited liability company and having an address at 2317 Montauk Highway, Bridgehampton, New York 11932 (hereinafter referred to as "Grantee").

WHEREAS, Grantor is the owner of certain real property located in Beacon, Dutchess County, New York (Tax Map Section 5954, Block 25, Lot 6222988) ("Grantor's Property");

WHEREAS, Grantee is the owner of certain real property located in Beacon, Dutchess County. New York (Tax Map Section 595Y, Block 26, Lot 647966) (Grantee's Property"). and

WHEREAS, Grantee is desirous of obtaining, and Grantor is willing to grant a temporary construction easement, over a portion Grantor's Property for the benefit of Grantee's Property all as shown on the Schedule "A" attached hereto.

NOW THEREFORE, for valuable consideration including the mutual promises exchange herein, the receipt and legal sufficiency of which is hereby acknowledged, the parties agree as follows:

1. Grantor hereby grants and releases unto Grantee a temporary construction and grading easement for use in connection with the construction of improvements on the Grantee's Property upon a portion of the Grantor's Property more particularly described in the Schedule "A' sketch entitled "Beacon Commons" prepared by JMC Planning, Engineering Landscape Architecture & Land Surveying PLLC revised 02/07/2022, annexed hereto and made a part hereof, and for all purposes together with the permanent right of the Grantee to enter onto and over the Grantor's premises in addition to the Easement area for the purpose of installing, maintaining, repairing and replacing the same.

2. Grantee shall be responsible, as its sole cost and expense, to remove and replace and/or relocate the existing encroachments onto Grantor's property and off of the Easement Area.

3. Grantee shall maintain and keep in force for the mutual benefit of Grantor and Grantee public liability insurance against claims for personal injury, death or property damage occurring in, on, or about the easement area in amount and under such terms as are reasonably acceptable to Grantor. Grantee shall deliver to Grantor a certificate of insurance naming Grantor as an additional insured, prior to entry upon the easement area and shall provide written evidence that such insurance is still in effect upon request

of Grantor. Such certificate shall provide that the insurance policy may not be cancelled without ten (10) days prior written notice to Grantor.

4. Grantee shall be fully responsible at its cost for proper installation and the proper functioning of the improvements made by Grantee within the Easement Area in a reasonably safe condition and good and workmanlike manner. Grantee will indemnify and hold harmless Grantor from any claims, losses, liabilities, costs, expenses, damages or suits including attorneys fees arising out the Grantee's use of the Easement area including any installation or use of the improvements made by Grantee in the Easement Area.

5. This Easement shall run with the real property described on Schedule "A" and shall be binding upon all parties including any successors or assigns having or acquiring any right, title or interest in such real property.

6. This Easement Agreement and any provisions thereof, may not be altered, modified, amended, waived, extended, changed, discharged or terminated orally or by any act of failure to act on the part of any party hereto but only by an agreement in writing upon consent and signed by the parties hereto.

7. Grantor hereby covenants that the Grantor is seized of the Easement Area in fee simple and has good right to convey this Easement; shall not erect any buildings, walls, fences, structures or other improvements, or plant any trees or shrubs on the Easement Area; shall not interfere with or cause injury or damage to the Easement Area; shall do nothing in the Easement Area which would prevent, impede or disturb the full use and intended purpose of this Easement by the Grantee.

8. Each of the persons executing this Easement Agreement on behalf of the parties is duly authorized to do so. Each party has full right and authority to enter into this Easement Agreement and to consummate the transaction described in this Easement Agreement. This Easement Agreement constitutes the valid and legally binding obligation of the parties and is enforceable against each of them Purchaser in accordance with its terms.

9. Each of the parties hereby agrees to indemnify, defend and hold harmless the other , its successors and assigns, from all actions, causes of action, suits, debts, dues, sums of money, accounts, reckonings, bonds, bills, specialties, covenants, contracts, controversies, agreements, promises, variances, trespasses, damages, judgments, extents, executions, claims, and demands, whatsoever, in law, admiralty or equity, which against such party, its successors and assigns, ever had, now have, or hereafter can, shall or may have for, upon, or by reason of any matter, cause or thing arising out of, based upon or related to such other party's use or occupancy of the Easement.

10. The Easement rights and responsibilities set forth in this Agreement shall be perpetual and shall run with the land and shall be binding upon and inure to the

benefit of the heirs, successors and assigns of the parties. This Easement Agreement and any provisions thereof, may not be altered, modified, amended, waived, extended, changed, discharged or terminated orally or by any act or failure to act on the part of any party hereto, but only by an agreement in writing upon consent and signed by the parties hereto.

11. If any provision of the foregoing is deemed unenforceable by the final judgment of any court of competent jurisdiction, the balance of this Easement and hold harmless agreement shall remain in full force and effect. It is hereby agreed that the provisions of this Easement Agreement shall be interpreted in accordance with the laws of the State of New York and that any unresolved disputes between the parties shall be submitted and determined by a court of competent jurisdiction with neither party interfering with the other party's access to the site in accordance with the purpose and intent of this Easement.

12. All Recitals and therein referred to documents are incorporated herein as though herein set forth at length.

13. If any provisions of this Easement Agreement or the application thereof to any purpose or circumstance is found to be invalid, the remainder of the provisions of the agreement or the appearance of such provisions to persons or circumstances other than those which is found to be invalid as the case may be, shall not be affected thereby.

14. The parties shall fully cooperate with each other including entering into such other and further agreements, letters, etc. necessary or appropriate to effectuate the intended purposes.

IN WITNESS WHEREOF, the parties hereto have respectively signed and sealed this Easement Agreement the day and year first written above.

GRANTOR:

By: John T Brady Sr
Name: Title:

GRANTEE:

By: Stanley A. Schaftman
Name: Stanley A. Schaftman Title: Authorized Signer

Notary page follows

STATE OF NEW YORK)
)ss.:
COUNTY OF Dutchess)

On the 23 day of March, 2022, before me, the undersigned, personally appeared John T. Heady Sr, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that he/she executed the same in his/her capacity, and that by his/her signature on the instruction, the individual, or the person upon behalf of which the individual acted, executed the instrument.

Debra E Clark
Notary Public

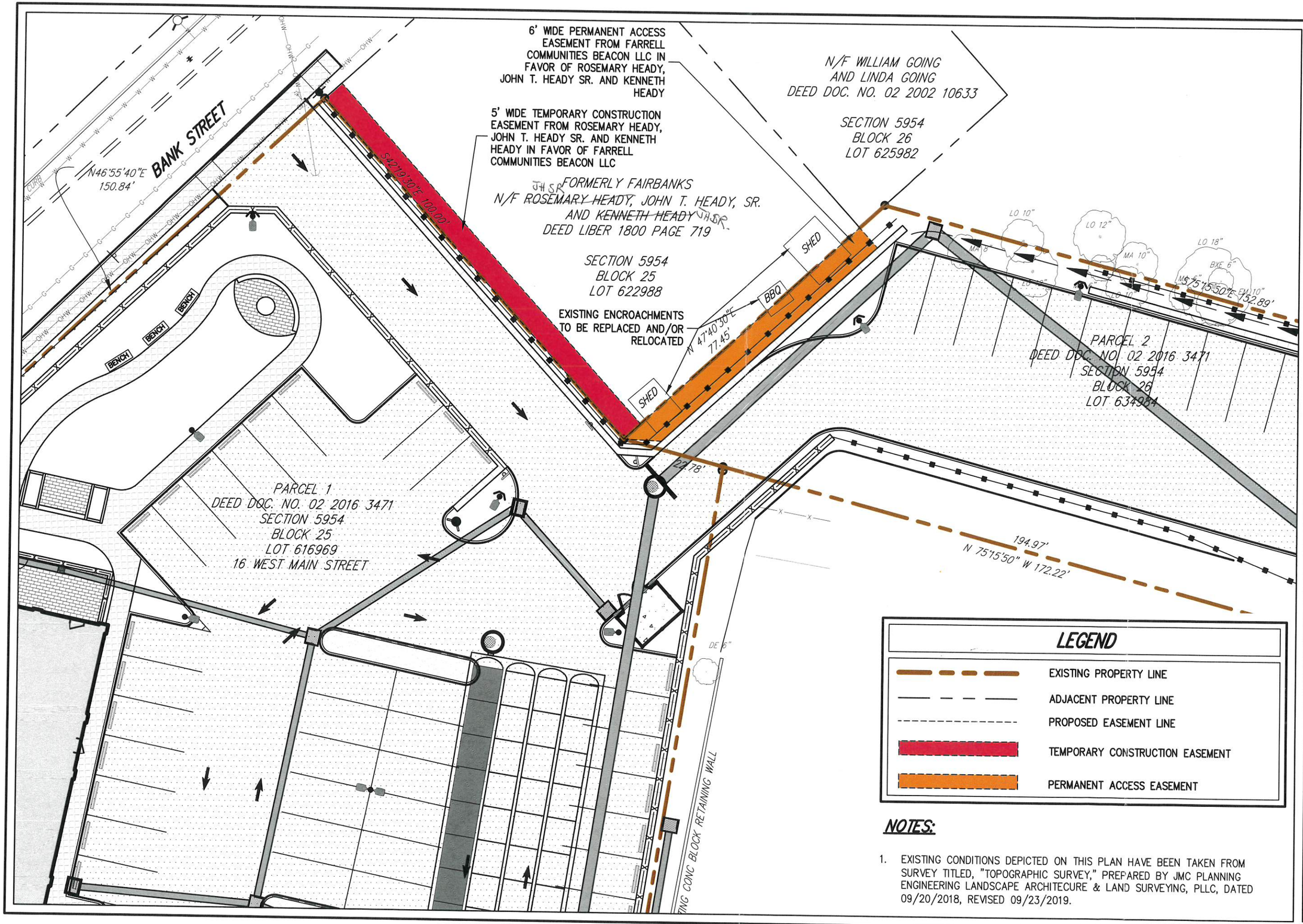
DEBRA E. CLARK
Notary Public, State of New York
ID No. 01CL6071733
Qualified in Dutchess County
My Commission Expires March 25, 2026

STATE OF NEW YORK)
)ss.:
COUNTY OF DUTCHESS)

On the 30 day of March, 2022, before me, the undersigned, personally appeared Stanley A. Schuman, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that he/she executed the same in his/her capacity, and that by his/her signature on the instruction, the individual, or the person upon behalf of which the individual acted, executed the instrument.

Notary Public

DIANA E. FRAILEY
Notary Public - State of New York
No. 01FR4900387
Qualified in Dutchess County
My Commission Expires Sept. 28, 2025



NOTES:

1. EXISTING CONDITIONS DEPICTED ON THIS PLAN HAVE BEEN TAKEN FROM SURVEY TITLED, "TOPOGRAPHIC SURVEY," PREPARED BY JMC PLANNING ENGINEERING LANDSCAPE ARCHITECURE & LAND SURVEYING, PLLC, DATED 09/20/2018, REVISED 09/23/2019.

JMC
120 BEDFORD RD
ARMONK
NY 10504
(914) 273-5225
fax 273-2102
JMCPLLC.COM

BEACON, NY 12508

JMC PROJECT: 18119

SCALE: 1" = 20'

BEACON COMMONS

16 WEST MAIN STREET

HEADY EASEMENT PLAN

REVISED: 02/07/2022
DATE: 12/30/2019

FIGURE: 2

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18119-SITE.dwg; EASEMENT-HEADY.tab; EASEMENT-HEADY.lay

For conveyances of real property, or interest therein, located in New York City, you must use Form TP-584-NYC.

TP-584 (9/19)

Department of Taxation and Finance

Combined Real Estate Transfer Tax Return, Credit Line Mortgage Certificate, and Certification of Exemption from the Payment of Estimated Personal Income Tax

Recording office time stamp

See Form TP-584-I, Instructions for Form TP-584, *before completing this form. Print or type.*

Schedule A – Information relating to conveyance

Grantor/Transferor

☐ Individual
☐ Corporation
☐ Partnership
☐ Estate/Trust
☐ Single member LLC
☒ Multi-member LLC
☐ Other

Name *(if individual, last, first, middle initial)* (☐ *mark an* ***X*** *if more than one grantor)*: Farrell Communities Beacon LLC

Social Security number (SSN)

Mailing address: 2317 Montauk Highway

SSN

City	State	ZIP code
Bridgehampton	NY	11932

Employer Identification Number (EIN)

Single member's name if grantor is a single member LLC *(see instructions)*

Single member EIN or SSN

Grantee/Transferee

☐ Individual
☐ Corporation
☐ Partnership
☐ Estate/Trust
☐ Single member LLC
☒ Multi-member LLC
☐ Other

Name *(if individual, last, first, middle initial)* (☐ *mark an* ***X*** *if more than one grantee)*: Beacon Todd LLC

SSN

Mailing address

SSN

City	State	ZIP code
Beacon	NY	

EIN

Single member's name if grantee is a single member LLC *(see instructions)*

Single member EIN or SSN

Location and description of property conveyed

Tax map designation – Section, block & lot *(include dots and dashes)*	SWIS code (six digits)	Street address	City, town, or village	County
			Baecon	Durchess

Type of property conveyed *(mark an* ***X*** *in applicable box)*

1 ☐ One- to three-family house
2 ☐ Residential cooperative
3 ☐ Residential condominium
4 ☒ Vacant land
5 ☐ Commercial/industrial
6 ☐ Apartment building
7 ☐ Office building
8 ☐ Four-family dwelling
9 ☐ Other _____

Date of conveyance: 03 (month) / (day) / 2022 (year)

Percentage of real property conveyed which is residential real property 100 % *(see instructions)*

Condition of conveyance *(mark an* ***X*** *in all that apply)*

a. ☐ Conveyance of fee interest
b. ☐ Acquisition of a controlling interest (state percentage acquired _____ %)
c. ☐ Transfer of a controlling interest (state percentage transferred _____ %)
d. ☐ Conveyance to cooperative housing corporation
e. ☐ Conveyance pursuant to or in lieu of foreclosure or enforcement of security interest *(attach Form TP-584.1, Schedule E)*
f. ☐ Conveyance which consists of a mere change of identity or form of ownership or organization *(attach Form TP-584.1, Schedule F)*
g. ☐ Conveyance for which credit for tax previously paid will be claimed *(attach Form TP-584.1, Schedule G)*
h. ☐ Conveyance of cooperative apartment(s)
i. ☐ Syndication
j. ☐ Conveyance of air rights or development rights
k. ☐ Contract assignment
l. ☐ Option assignment or surrender
m. ☐ Leasehold assignment or surrender
n. ☐ Leasehold grant
o. ☐ Conveyance of an easement
p. ☐ Conveyance for which exemption from transfer tax claimed *(complete Schedule B, Part 3)*
q. ☐ Conveyance of property partly within and partly outside the state
r. ☐ Conveyance pursuant to divorce or separation
s. ☒ Other *(describe)* easement

For recording officer's use	Amount received	Date received	Transaction number
	Schedule B, Part 1 $		
	Schedule B, Part 2 $		

Schedule B – Real estate transfer tax return (Tax Law Article 31)

Part 1 – Computation of tax due

1 Enter amount of consideration for the conveyance *(if you are claiming a total exemption from tax, mark an **X** in the* Exemption claimed *box, enter consideration and proceed to Part 3)* ☐ **Exemption claimed**	**1.**	0	00
2 Continuing lien deduction *(see instructions if property is taken subject to mortgage or lien)*	**2.**		00
3 Taxable consideration *(subtract line 2 from line 1)*	**3.**	0	00
4 Tax: $2 for each $500, or fractional part thereof, of consideration on line 3	**4.**		00
5 Amount of credit claimed for tax previously paid *(see instructions and attach Form TP-584.1, Schedule G)*	**5.**		00
6 Total tax due* *(subtract line 5 from line 4)*	**6.**	0	00

Part 2 – Computation of additional tax due on the conveyance of residential real property for $1 million or more

1 Enter amount of consideration for conveyance *(from Part 1, line 1)*	**1.**		00
2 Taxable consideration *(multiply line 1 by the percentage of the premises which is residential real property, as shown in Schedule A)*	**2.**		00
3 Total additional transfer tax due* *(multiply line 2 by 1% (.01))*	**3.**		00

Part 3 – Explanation of exemption claimed on Part 1, line 1 *(mark an **X** in all boxes that apply)*

The conveyance of real property is exempt from the real estate transfer tax for the following reason:

a. Conveyance is to the United Nations, the United States of America, New York State, or any of their instrumentalities, agencies, or political subdivisions (or any public corporation, including a public corporation created pursuant to agreement or compact with another state or Canada) ..... a ☐

b. Conveyance is to secure a debt or other obligation ..... b ☐

c. Conveyance is without additional consideration to confirm, correct, modify, or supplement a prior conveyance ..... c ☐

d. Conveyance of real property is without consideration and not in connection with a sale, including conveyances conveying realty as bona fide gifts ..... d ☐

e. Conveyance is given in connection with a tax sale ..... e ☐

f. Conveyance is a mere change of identity or form of ownership or organization where there is no change in beneficial ownership. (This exemption cannot be claimed for a conveyance to a cooperative housing corporation of real property comprising the cooperative dwelling or dwellings.) Attach Form TP-584.1, Schedule F ..... f ☐

g. Conveyance consists of deed of partition ..... g ☐

h. Conveyance is given pursuant to the federal Bankruptcy Act ..... h ☐

i. Conveyance consists of the execution of a contract to sell real property, without the use or occupancy of such property, or the granting of an option to purchase real property, without the use or occupancy of such property ..... i ☐

j. Conveyance of an option or contract to purchase real property with the use or occupancy of such property where the consideration is less than $200,000 and such property was used solely by the grantor as the grantor's personal residence and consists of a one-, two-, or three-family house, an individual residential condominium unit, or the sale of stock in a cooperative housing corporation in connection with the grant or transfer of a proprietary leasehold covering an individual residential cooperative apartment ..... j ☐

k. Conveyance is not a conveyance within the meaning of Tax Law, Article 31, § 1401(e) *(attach documents supporting such claim)* ..... k ☐

* The total tax (from Part 1, line 6 and Part 2, line 3 above) is due within 15 days from the date of conveyance. Make check(s) payable to the county clerk where the recording is to take place. For conveyances of real property within New York City, use Form TP-584-NYC. If a recording is not required, send this return and your check(s) made payable to the ***NYS Department of Taxation and Finance***, directly to the NYS Tax Department, RETT Return Processing, PO Box 5045, Albany NY 12205-0045. If not using U.S. Mail, see Publication 55, *Designated Private Delivery Services*.

Schedule C – Credit Line Mortgage Certificate (Tax Law Article 11)

Complete the following only if the interest being transferred is a fee simple interest.
This is to certify that: *(mark an **X** in the appropriate box)*

1. ☒ The real property being sold or transferred is not subject to an outstanding credit line mortgage.

2. ☐ The real property being sold or transferred is subject to an outstanding credit line mortgage. However, an exemption from the tax is claimed for the following reason:

   a ☐ The transfer of real property is a transfer of a fee simple interest to a person or persons who held a fee simple interest in the real property (whether as a joint tenant, a tenant in common or otherwise) immediately before the transfer.

   b ☐ The transfer of real property is (A) to a person or persons related by blood, marriage or adoption to the original obligor or to one or more of the original obligors or (B) to a person or entity where 50% or more of the beneficial interest in such real property after the transfer is held by the transferor or such related person or persons (as in the case of a transfer to a trustee for the benefit of a minor or the transfer to a trust for the benefit of the transferor).

   c ☐ The transfer of real property is a transfer to a trustee in bankruptcy, a receiver, assignee, or other officer of a court.

   d ☐ The maximum principal amount secured by the credit line mortgage is $3 million or more, and the real property being sold or transferred is **not** principally improved nor will it be improved by a one- to six-family owner-occupied residence or dwelling.

   Note: for purposes of determining whether the maximum principal amount secured is $3 million or more as described above, the amounts secured by two or more credit line mortgages may be aggregated under certain circumstances. See TSB-M-96(6)-R for more information regarding these aggregation requirements.

   e ☐ Other *(attach detailed explanation)*.

3. ☐ The real property being transferred is presently subject to an outstanding credit line mortgage. However, no tax is due for the following reason:

   a ☐ A certificate of discharge of the credit line mortgage is being offered at the time of recording the deed.

   b ☐ A check has been drawn payable for transmission to the credit line mortgagee or mortgagee's agent for the balance due, and a satisfaction of such mortgage will be recorded as soon as it is available.

4. ☐ The real property being transferred is subject to an outstanding credit line mortgage recorded in _____ (insert liber and page or reel or other identification of the mortgage). The maximum principal amount of debt or obligation secured by the mortgage is _____. No exemption from tax is claimed and the tax of _____ is being paid herewith. *(Make check payable to county clerk where deed will be recorded.)*

Signature (both the grantors and grantees must sign)

The undersigned certify that the above information contained in Schedules A, B, and C, including any return, certification, schedule, or attachment, is to the best of their knowledge, true and complete, and authorize the person(s) submitting such form on their behalf to receive a copy for purposes of recording the deed or other instrument effecting the conveyance.

Grantor signature	Title	Grantee signature	Title

Grantor signature	Title	Grantee signature	Title

Reminder: Did you complete all of the required information in Schedules A, B, and C? Are you required to complete Schedule D? If you marked *e*, *f*, or *g* in Schedule A, did you complete Form TP-584.1? Have you attached your check(s) made payable to the county clerk where recording will take place? If no recording is required, send this return and your check(s), made payable to the ***NYS Department of Taxation and Finance,*** directly to the NYS Tax Department, RETT Return Processing, PO Box 5045, Albany NY 12205-0045. If not using U.S. Mail, see Publication 55, *Designated Private Delivery Services*.

Schedule D – Certification of exemption from the payment of estimated personal income tax (Tax Law, Article 22, § 663)

Complete the following only if a fee simple interest or a cooperative unit is being transferred by an individual or estate or trust.

If the property is being conveyed by a referee pursuant to a foreclosure proceeding, proceed to Part 2, mark an *X* in the second box under *Exemption for nonresident transferors/sellers*, and sign at bottom.

Part 1 – New York State residents

If you are a New York State resident transferor/seller listed in Form TP-584, Schedule A (or an attachment to Form TP-584), you must sign the certification below. If one or more transferor/seller of the real property or cooperative unit is a resident of New York State, **each** resident transferor/seller must sign in the space provided. If more space is needed, photocopy this Schedule D and submit as many schedules as necessary to accommodate all resident transferors/sellers.

Certification of resident transferors/sellers

This is to certify that at the time of the sale or transfer of the real property or cooperative unit, the transferor/seller as signed below was a resident of New York State, and therefore is not required to pay estimated personal income tax under Tax Law § 663(a) upon the sale or transfer of this real property or cooperative unit.

Signature	Print full name	Date
Signature	Print full name	Date
Signature	Print full name	Date
Signature	Print full name	Date

Note: A resident of New York State may still be required to pay estimated tax under Tax Law § 685(c), but not as a condition of recording a deed.

Part 2 – Nonresidents of New York State

If you are a nonresident of New York State listed as a transferor/seller in Form TP-584, Schedule A (or an attachment to Form TP-584) but are not required to pay estimated personal income tax because one of the exemptions below applies under Tax Law § 663(c), mark an ***X*** in the box of the appropriate exemption below. If any one of the exemptions below applies to the transferor/seller, that transferor/seller is not required to pay estimated personal income tax to New York State under Tax Law § 663. **Each** nonresident transferor/seller who qualifies under one of the exemptions below must sign in the space provided. If more space is needed, photocopy this Schedule D and submit as many schedules as necessary to accommodate all nonresident transferors/sellers.

If none of these exemption statements apply, you must complete Form IT-2663, *Nonresident Real Property Estimated Income Tax Payment Form*, or Form IT-2664, *Nonresident Cooperative Unit Estimated Income Tax Payment Form.* For more information, see *Payment of estimated personal income tax,* on Form TP-584-I, page 1.

Exemption for nonresident transferors/sellers

This is to certify that at the time of the sale or transfer of the real property or cooperative unit, the transferor/seller (grantor) of this real property or cooperative unit was a nonresident of New York State, but is not required to pay estimated personal income tax under Tax Law § 663 due to one of the following exemptions:

☐ The real property or cooperative unit being sold or transferred qualifies in total as the transferor's/seller's principal residence (within the meaning of Internal Revenue Code, section 121) from _____ (Date) to _____ (Date) *(see instructions)*.

☐ The transferor/seller is a mortgagor conveying the mortgaged property to a mortgagee in foreclosure, or in lieu of foreclosure with no additional consideration.

☐ The transferor or transferee is an agency or authority of the United States of America, an agency or authority of New York State, the Federal National Mortgage Association, the Federal Home Loan Mortgage Corporation, the Government National Mortgage Association, or a private mortgage insurance company.

Signature	Print full name	Date
Signature	Print full name	Date
Signature	Print full name	Date
Signature	Print full name	Date

EASEMENT AGREEMENT

THIS EASEMENT is made this ___ day of ____, 2022 by and between Farrell Communities Beacon LLC, a New York limited liability company and having an address at2317 Montauk Highway, Bridgehampton, New York 11932 (hereinafter referred to as "Grantor") and Beacon Todd LLC, a New York State limited liability company having an address at_____ (hereinafter referred to as "Grantee").

WHEREAS, Grantor is the owner of certain real property located in Beacon, New York (Tax Map Section 5954, Block 26, Lot 634984) ("Grantor's Property")

WHEREAS, Grantee is the owner of certain real property located in Beacon, New York (Tax Map Section 5954, Block 26 , Lot 647966) ("Grantee's Property")

WHEREAS, Grantee is desirous of obtaining, and Grantor is willing to grant, a permanent access easement over a portion Grantor's Property for the benefit of Grantees Property as shown on the Schedule "A" attached hereto.

NOW THEREFORE, for valuable consideration including the mutual promises exchange herein, the receipt and legal sufficiency of which is hereby acknowledged, the parties agree as follows:

1. Grantor hereby grants and releases unto Grantee a permanent access easement upon a portion of the Grantor's Property more particularly described in the Schedule "A' figure entitled "Beacon Todd LLC Permanent Easement Plan", revised 07/22/2022 and further described in the "Permanent Access Easement in favor of Beacon Todd LLC", dated 07/28/2022, prepared by JMC Planning, Engineering Landscape Architecture & Land Surveying, PLLC annexed hereto and made a part hereof (the "Easement Area") at all times for the purpose of ingress and egress of motor vehicles and pedestrians including the right to construct and maintain roadways. Grantee shall be responsible, as its sole cost and expense, to submit and pursue any and all necessary governmental approvals and Grantor shall cooperate in respect thereof.

2. Grantor reserves the right to install a fence as shown on Schedule "A" and to fully use the Easement Area for the purpose of installing and maintaining said fence.

3. Grantee shall maintain and keep in force for the mutual benefit of Grantor and Grantee public liability insurance against claims for personal injury, death or property damage occurring in, on, or about the easement area in amount and under such terms as are reasonably acceptable to Grantor. Grantee shall deliver to Grantor a certificate of insurance naming Grantor as an additional insured, prior to entry upon the easement area and shall provide written evidence that such insurance is still in effect upon request of Grantor. Such certificate shall provide that the insurance policy may not be cancelled without ten (10) days prior written notice to Grantor.

4. Grantee shall be fully responsible at its cost for proper installation and the proper functioning of the improvements made by Grantee within the Easement Area in a reasonably safe condition and good and workmanlike manner. Grantee will indemnify and hold harmless Grantor from any claims, losses, liabilities, costs, expenses, damages or suits including attorneys fees arising out the Grantee's use of the Easement area including any installation or use of the improvements made by Grantee in the Easement Area.

5. This Easement shall run with the real property described on Schedule "A" and shall be binding upon all parties including any successors or assigns having or acquiring any right, title or interest in such real property.

6. This Easement Agreement and any provisions thereof, may not be altered, modified, amended, waived, extended, changed, discharged or terminated orally or by any act of failure to act on the part of any party hereto but only by an agreement in writing upon consent and signed by the parties hereto.

7. Grantor hereby covenants that the Grantor is seized of the Easement Area in fee simple and has good right to convey this Easement; shall not erect any buildings, walls, fences, structures or other improvements, or plant any trees or shrubs on the Easement Area; shall not interfere with or cause injury or damage to the Easement Area; shall do nothing in the Easement Area which would prevent, impede or disturb the full use and intended purpose of this Easement by the Grantee.

8. Each of the persons executing this Easement Agreement on behalf of the parties is duly authorized to do so. Each party has full right and authority to enter into this Easement Agreement and to consummate the transaction described in this Easement Agreement. This Easement Agreement constitutes the valid and legally binding obligation of the parties and is enforceable against each of them Purchaser in accordance with its terms.

9. Each of the parties hereby agrees to indemnify, defend and hold harmless the other , its successors and assigns, from all actions, causes of action, suits, debts, dues, sums of money, accounts, reckonings, bonds, bills, specialties, covenants, contracts, controversies, agreements, promises, variances, trespasses, damages, judgments, extents, executions, claims, and demands, whatsoever, in law, admiralty or equity, which against such party, its successors and assigns, ever had, now have, or hereafter can, shall or may have for, upon, or by reason of any matter, cause or thing arising out of, based upon or related to such other party's use or occupancy of the Easement.

10. The Easement rights and responsibilities set forth in this Agreement shall be perpetual and shall run with the land and shall be binding upon and inure to the benefit of the heirs, successors and assigns of the parties. This Easement Agreement and any provisions thereof, may not be altered, modified, amended, waived, extended,

changed, discharged or terminated orally or by any act or failure to act on the part of any party hereto, but only by an agreement in writing upon consent and signed by the parties hereto.

11. If any provision of the foregoing is deemed unenforceable by the final judgment of any court of competent jurisdiction, the balance of this Easement and hold harmless agreement shall remain in full force and effect. It is hereby agreed that the provisions of this Easement Agreement shall be interpreted in accordance with the laws of the State of New York and that any unresolved disputes between the parties shall be submitted and determined by a court of competent jurisdiction with neither party interfering with the other party's access to the site in accordance with the purpose and intent of this Easement.

12. All Recitals and therein referred to documents are incorporated herein as though herein set forth at length.

13. If any provisions of this Easement Agreement or the application thereof to any purpose or circumstance is found to be invalid, the remainder of the provisions of the agreement or the appearance of such provisions to persons or circumstances other than those which is found to be invalid as the case may be, shall not be affected thereby.

14. The parties shall fully cooperate with each other including entering into such other and further agreements, letters, etc. necessary or appropriate to effectuate the intended purposes.

IN WITNESS WHEREOF, the parties hereto have respectively signed and sealed this Easement Agreement the day and year first written above.

GRANTOR:

By:_____
Name: Title:

GRANTEE:

By:_____
Name: Title:

Notary page follows

STATE OF NEW YORK)
)ss.:
COUNTY OF)

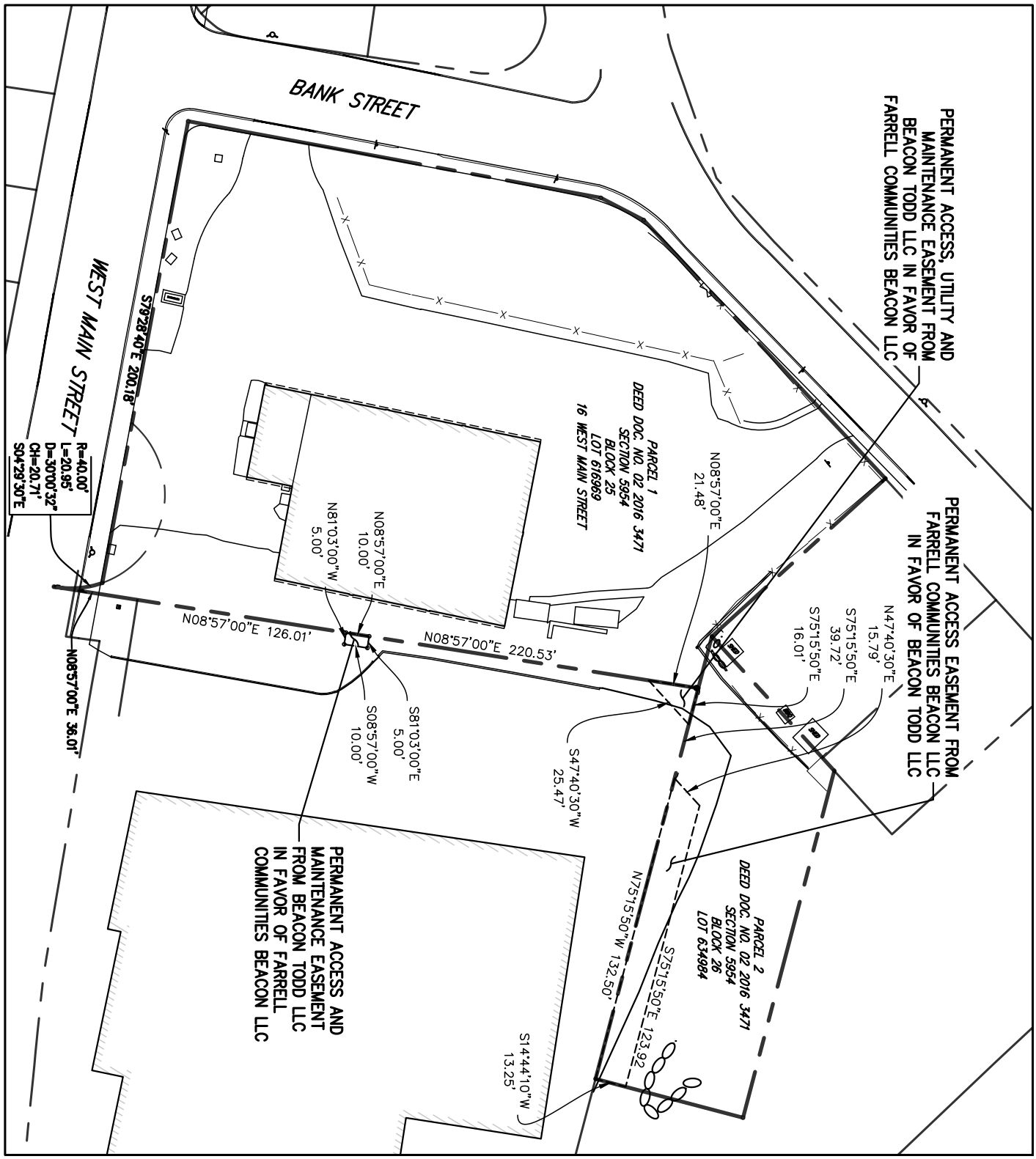
On the ___ day of _____ , 2022, before me, the undersigned, personally appeared _____, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that he/she executed the same in his/her capacity, and that by his/her signature on the instruction, the individual, or the person upon behalf of which the individual acted, executed the instrument.

_____
Notary Public

STATE OF NEW YORK)
)ss.:
COUNTY OF)

On the ___ day of _____, 2022, before me, the undersigned, personally appeared _____, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that he/she executed the same in his/her capacity, and that by his/her signature on the instruction, the individual, or the person upon behalf of which the individual acted, executed the instrument.

_____
Notary Public



BEACON COMMONS

16 WEST MAIN STREET — BEACON, NY 12508

REVISED: 07/22/2022
REVISED: 06/28/2022
REVISED: 04/28/2022
REVISED: 02/07/2022
DATE: 12/30/2019

BEACON TODD LLC PERMANENT EASEMENT PLAN

JMC PROJECT: 18119

FIGURE: SCHEDULE 'A' — SCALE: 1" = 60'

120 BEDFORD RD
ARMONK
NY 10504

(914) 273-5225
fax 273-2102

JMCPLLC.COM

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18119-SITE.dwg; EASEMENT-TODD-PERM.tab; EASEMENT.scr

JMC Project 18119
Beacon Commons
16 West Main Street
Town of Newburgh
Dutchess County, New York
July 28, 2022

Permanent Access Easement in favor of Beacon Todd LLC

A permanent access easement over a portion of lands formerly of Beacon Realty Management of America Corp. as described in deed dated May 5, 2016 and recorded in the Dutchess County Clerk's Office as Document No. 02 2016 3471 on June 2, 2016;

COMMENCING at a point along the northerly line West Main Street at its point of intersection with the easterly line of Bank Street;

Thence along the right of way line of said West Main Street, South 79 degrees 28 minutes 40 seconds East, 200.18 feet to a point of curvature and Southerly along the arc of a curve to the right having a radius of 40.00 feet, a central angle of 30 degrees 00 minutes 32 seconds, an arc length of 20.95 feet and being subtended by a chord bearing South 04 degrees 29 minutes 30 seconds East, 20.71 feet to a point;

Thence continuing along the said right of way line of West Main Street and in part along an easterly line of said lands formerly of Beacon Realty Management of America Corp., North 08 degrees 57 minutes 00 seconds East, 278.02 feet to a point;

Thence along a southerly line of said lands formerly of Beacon Realty Management of America Corp., South 75 degrees 15 minutes 50 seconds East, 39.72 feet to the Point of Beginning;

Thence through said lands formerly of Beacon Realty Management of America Corp., North 47 degrees 40 minutes 30 seconds East, 15.79 feet and South 75 degrees 15 minutes 50 seconds East, 123.92 feet to a point along an easterly line of said lands;

Thence along said easterly line and the aforesaid southerly line of said lands formerly of Beacon Realty Management of America Corp., South 14 degrees 44 minutes 10 seconds West, 13.25 feet and North 75 degrees 15 minutes 50 seconds West, 132.50 feet to the Point of Beginning;

For conveyances of real property, or interest therein, located in New York City, you must use Form TP-584-NYC.

TP-584 (9/19)

Department of Taxation and Finance

Combined Real Estate Transfer Tax Return, Credit Line Mortgage Certificate, and Certification of Exemption from the Payment of Estimated Personal Income Tax

Recording office time stamp

See Form TP-584-I, Instructions for Form TP-584, *before completing this form. Print or type.*

Schedule A – Information relating to conveyance

Grantor/Transferor

☐ Individual
☐ Corporation
☐ Partnership
☐ Estate/Trust
☐ Single member LLC
☒ Multi-member LLC
☐ Other

Name *(if individual, last, first, middle initial)* (☐ *mark an* ***X*** *if more than one grantor)*: between Beacon Todd LLC

Social Security number (SSN)

Mailing address

SSN

City: Beacon | State: NY | ZIP code

Employer Identification Number (EIN)

Single member's name if grantor is a single member LLC *(see instructions)*

Single member EIN or SSN

Grantee/Transferee

☐ Individual
☐ Corporation
☐ Partnership
☐ Estate/Trust
☐ Single member LLC
☒ Multi-member LLC
☐ Other

Name *(if individual, last, first, middle initial)* (☐ *mark an* ***X*** *if more than one grantee)*: Farrell Communities Beacon LLC

SSN

Mailing address: 2317 Montauk Highway

SSN

City: Bridgehamption | State: NY | ZIP code: 11932

EIN

Single member's name if grantee is a single member LLC *(see instructions)*

Single member EIN or SSN

Location and description of property conveyed

Tax map designation – Section, block & lot *(include dots and dashes)*	SWIS code (six digits)	Street address	City, town, or village	County
			Baecon	Durchess

Type of property conveyed *(mark an* ***X*** *in applicable box)*

1 ☐ One- to three-family house
2 ☐ Residential cooperative
3 ☐ Residential condominium
4 ☒ Vacant land
5 ☐ Commercial/industrial
6 ☐ Apartment building
7 ☐ Office building
8 ☐ Four-family dwelling
9 ☐ Other _____

Date of conveyance: 03 (month) | (day) | 2022 (year)

Percentage of real property conveyed which is residential real property 100 % *(see instructions)*

Condition of conveyance *(mark an* ***X*** *in all that apply)*

a. ☐ Conveyance of fee interest
b. ☐ Acquisition of a controlling interest (state percentage acquired _____ %)
c. ☐ Transfer of a controlling interest (state percentage transferred _____ %)
d. ☐ Conveyance to cooperative housing corporation
e. ☐ Conveyance pursuant to or in lieu of foreclosure or enforcement of security interest *(attach Form TP-584.1, Schedule E)*
f. ☐ Conveyance which consists of a mere change of identity or form of ownership or organization *(attach Form TP-584.1, Schedule F)*
g. ☐ Conveyance for which credit for tax previously paid will be claimed *(attach Form TP-584.1, Schedule G)*
h. ☐ Conveyance of cooperative apartment(s)
i. ☐ Syndication
j. ☐ Conveyance of air rights or development rights
k. ☐ Contract assignment
l. ☐ Option assignment or surrender
m. ☐ Leasehold assignment or surrender
n. ☐ Leasehold grant
o. ☐ Conveyance of an easement
p. ☐ Conveyance for which exemption from transfer tax claimed *(complete Schedule B, Part 3)*
q. ☐ Conveyance of property partly within and partly outside the state
r. ☐ Conveyance pursuant to divorce or separation
s. ☒ Other *(describe)* easement

For recording officer's use	Amount received	Date received	Transaction number
	Schedule B, Part 1 $ Schedule B, Part 2 $		

Schedule B – Real estate transfer tax return (Tax Law Article 31)

Part 1 – Computation of tax due

1 Enter amount of consideration for the conveyance *(if you are claiming a total exemption from tax, mark an **X** in the Exemption claimed box, enter consideration and proceed to Part 3)* ☐ **Exemption claimed**	**1.**	0	00
2 Continuing lien deduction *(see instructions if property is taken subject to mortgage or lien)*	**2.**		00
3 Taxable consideration *(subtract line 2 from line 1)*	**3.**	0	00
4 Tax: $2 for each $500, or fractional part thereof, of consideration on line 3	**4.**		00
5 Amount of credit claimed for tax previously paid *(see instructions and attach Form TP-584.1, Schedule G)*	**5.**		00
6 Total tax due* *(subtract line 5 from line 4)*	**6.**	0	00

Part 2 – Computation of additional tax due on the conveyance of residential real property for $1 million or more

1 Enter amount of consideration for conveyance *(from Part 1, line 1)*	**1.**		00
2 Taxable consideration *(multiply line 1 by the percentage of the premises which is residential real property, as shown in Schedule A)*	**2.**		00
3 Total additional transfer tax due* *(multiply line 2 by 1% (.01))*	**3.**		00

Part 3 – Explanation of exemption claimed on Part 1, line 1 *(mark an **X** in all boxes that apply)*

The conveyance of real property is exempt from the real estate transfer tax for the following reason:

a. Conveyance is to the United Nations, the United States of America, New York State, or any of their instrumentalities, agencies, or political subdivisions (or any public corporation, including a public corporation created pursuant to agreement or compact with another state or Canada) ..... a ☐

b. Conveyance is to secure a debt or other obligation ..... b ☐

c. Conveyance is without additional consideration to confirm, correct, modify, or supplement a prior conveyance ..... c ☐

d. Conveyance of real property is without consideration and not in connection with a sale, including conveyances conveying realty as bona fide gifts ..... d ☐

e. Conveyance is given in connection with a tax sale ..... e ☐

f. Conveyance is a mere change of identity or form of ownership or organization where there is no change in beneficial ownership. (This exemption cannot be claimed for a conveyance to a cooperative housing corporation of real property comprising the cooperative dwelling or dwellings.) Attach Form TP-584.1, Schedule F ..... f ☐

g. Conveyance consists of deed of partition ..... g ☐

h. Conveyance is given pursuant to the federal Bankruptcy Act ..... h ☐

i. Conveyance consists of the execution of a contract to sell real property, without the use or occupancy of such property, or the granting of an option to purchase real property, without the use or occupancy of such property ..... i ☐

j. Conveyance of an option or contract to purchase real property with the use or occupancy of such property where the consideration is less than $200,000 and such property was used solely by the grantor as the grantor's personal residence and consists of a one-, two-, or three-family house, an individual residential condominium unit, or the sale of stock in a cooperative housing corporation in connection with the grant or transfer of a proprietary leasehold covering an individual residential cooperative apartment ..... j ☐

k. Conveyance is not a conveyance within the meaning of Tax Law, Article 31, § 1401(e) *(attach documents supporting such claim)* ..... k ☐

* The total tax (from Part 1, line 6 and Part 2, line 3 above) is due within 15 days from the date of conveyance. Make check(s) payable to the county clerk where the recording is to take place. For conveyances of real property within New York City, use Form TP-584-NYC. If a recording is not required, send this return and your check(s) made payable to the ***NYS Department of Taxation and Finance***, directly to the NYS Tax Department, RETT Return Processing, PO Box 5045, Albany NY 12205-0045. If not using U.S. Mail, see Publication 55, *Designated Private Delivery Services*.

Schedule C – Credit Line Mortgage Certificate (Tax Law Article 11)

Complete the following only if the interest being transferred is a fee simple interest.
This is to certify that: *(mark an **X** in the appropriate box)*

1. ☒ The real property being sold or transferred is not subject to an outstanding credit line mortgage.

2. ☐ The real property being sold or transferred is subject to an outstanding credit line mortgage. However, an exemption from the tax is claimed for the following reason:

   a ☐ The transfer of real property is a transfer of a fee simple interest to a person or persons who held a fee simple interest in the real property (whether as a joint tenant, a tenant in common or otherwise) immediately before the transfer.

   b ☐ The transfer of real property is (A) to a person or persons related by blood, marriage or adoption to the original obligor or to one or more of the original obligors or (B) to a person or entity where 50% or more of the beneficial interest in such real property after the transfer is held by the transferor or such related person or persons (as in the case of a transfer to a trustee for the benefit of a minor or the transfer to a trust for the benefit of the transferor).

   c ☐ The transfer of real property is a transfer to a trustee in bankruptcy, a receiver, assignee, or other officer of a court.

   d ☐ The maximum principal amount secured by the credit line mortgage is $3 million or more, and the real property being sold or transferred is **not** principally improved nor will it be improved by a one- to six-family owner-occupied residence or dwelling.

   Note: for purposes of determining whether the maximum principal amount secured is $3 million or more as described above, the amounts secured by two or more credit line mortgages may be aggregated under certain circumstances. See TSB-M-96(6)-R for more information regarding these aggregation requirements.

   e ☐ Other *(attach detailed explanation)*.

3. ☐ The real property being transferred is presently subject to an outstanding credit line mortgage. However, no tax is due for the following reason:

   a ☐ A certificate of discharge of the credit line mortgage is being offered at the time of recording the deed.

   b ☐ A check has been drawn payable for transmission to the credit line mortgagee or mortgagee's agent for the balance due, and a satisfaction of such mortgage will be recorded as soon as it is available.

4. ☐ The real property being transferred is subject to an outstanding credit line mortgage recorded in _____ (insert liber and page or reel or other identification of the mortgage). The maximum principal amount of debt or obligation secured by the mortgage is _____. No exemption from tax is claimed and the tax of _____ is being paid herewith. *(Make check payable to county clerk where deed will be recorded.)*

Signature (both the grantors and grantees must sign)

The undersigned certify that the above information contained in Schedules A, B, and C, including any return, certification, schedule, or attachment, is to the best of their knowledge, true and complete, and authorize the person(s) submitting such form on their behalf to receive a copy for purposes of recording the deed or other instrument effecting the conveyance.

Grantor signature	Title	Grantee signature	Title
Grantor signature	Title	Grantee signature	Title

Reminder: Did you complete all of the required information in Schedules A, B, and C? Are you required to complete Schedule D? If you marked *e*, *f*, or *g* in Schedule A, did you complete Form TP-584.1? Have you attached your check(s) made payable to the county clerk where recording will take place? If no recording is required, send this return and your check(s), made payable to the ***NYS Department of Taxation and Finance,*** directly to the NYS Tax Department, RETT Return Processing, PO Box 5045, Albany NY 12205-0045. If not using U.S. Mail, see Publication 55, *Designated Private Delivery Services*.

Schedule D – Certification of exemption from the payment of estimated personal income tax (Tax Law, Article 22, § 663)

Complete the following only if a fee simple interest or a cooperative unit is being transferred by an individual or estate or trust.

If the property is being conveyed by a referee pursuant to a foreclosure proceeding, proceed to Part 2, mark an *X* in the second box under *Exemption for nonresident transferors/sellers*, and sign at bottom.

Part 1 – New York State residents

If you are a New York State resident transferor/seller listed in Form TP-584, Schedule A (or an attachment to Form TP-584), you must sign the certification below. If one or more transferor/seller of the real property or cooperative unit is a resident of New York State, **each** resident transferor/seller must sign in the space provided. If more space is needed, photocopy this Schedule D and submit as many schedules as necessary to accommodate all resident transferors/sellers.

Certification of resident transferors/sellers

This is to certify that at the time of the sale or transfer of the real property or cooperative unit, the transferor/seller as signed below was a resident of New York State, and therefore is not required to pay estimated personal income tax under Tax Law § 663(a) upon the sale or transfer of this real property or cooperative unit.

Signature	Print full name	Date
Signature	Print full name	Date
Signature	Print full name	Date
Signature	Print full name	Date

Note: A resident of New York State may still be required to pay estimated tax under Tax Law § 685(c), but not as a condition of recording a deed.

Part 2 – Nonresidents of New York State

If you are a nonresident of New York State listed as a transferor/seller in Form TP-584, Schedule A (or an attachment to Form TP-584) but are not required to pay estimated personal income tax because one of the exemptions below applies under Tax Law § 663(c), mark an ***X*** in the box of the appropriate exemption below. If any one of the exemptions below applies to the transferor/seller, that transferor/seller is not required to pay estimated personal income tax to New York State under Tax Law § 663. **Each** nonresident transferor/seller who qualifies under one of the exemptions below must sign in the space provided. If more space is needed, photocopy this Schedule D and submit as many schedules as necessary to accommodate all nonresident transferors/sellers.

If none of these exemption statements apply, you must complete Form IT-2663, *Nonresident Real Property Estimated Income Tax Payment Form*, or Form IT-2664, *Nonresident Cooperative Unit Estimated Income Tax Payment Form.* For more information, see *Payment of estimated personal income tax,* on Form TP-584-I, page 1.

Exemption for nonresident transferors/sellers

This is to certify that at the time of the sale or transfer of the real property or cooperative unit, the transferor/seller (grantor) of this real property or cooperative unit was a nonresident of New York State, but is not required to pay estimated personal income tax under Tax Law § 663 due to one of the following exemptions:

☐ The real property or cooperative unit being sold or transferred qualifies in total as the transferor's/seller's principal residence (within the meaning of Internal Revenue Code, section 121) from _____ (Date) to _____ (Date) *(see instructions)*.

☐ The transferor/seller is a mortgagor conveying the mortgaged property to a mortgagee in foreclosure, or in lieu of foreclosure with no additional consideration.

☐ The transferor or transferee is an agency or authority of the United States of America, an agency or authority of New York State, the Federal National Mortgage Association, the Federal Home Loan Mortgage Corporation, the Government National Mortgage Association, or a private mortgage insurance company.

Signature	Print full name	Date
Signature	Print full name	Date
Signature	Print full name	Date
Signature	Print full name	Date

EASEMENT AGREEMENT

THIS EASEMENT is made this ___ day of ____, 2022 by and between Beacon Todd LLC, a New York State limited liability company having an address at_____ (hereinafter referred to as "Grantor") and Farrell Communities Beacon LLC, a New York limited liability company and having an address at 2317 Montauk Highway, Bridgehampton, New York 11932 (hereinafter referred to as "Grantee").

WHEREAS, Grantor is the owner of certain real property located in Beacon, Dutchess County, New York (Tax Map Section 5954, Block 26, Lot 647966) ("Grantor's Property");

WHEREAS, Grantee is the owner of certain real property located in Beacon, Dutchess County. New York (Tax Map Section 5954, Block 25, Lot 616969) (Grantee's Property"). and

WHEREAS, Grantee is desirous of obtaining, and Grantor is willing to grant (a) a permanent access, utility, drainage and maintenance easement, and (b) a temporary construction easement, each over a portion Grantor's Property for the benefit of Grantee's Property all as shown on the Schedule "A" attached hereto.

NOW THEREFORE, for valuable consideration including the mutual promises exchange herein, the receipt and legal sufficiency of which is hereby acknowledged, the parties agree as follows:

1. Grantor hereby grants and releases unto Grantee the following easements upon a portion of the Grantor's Property more particularly described in the Schedule "A' :

i. Figure entitled "Beacon Todd LLC Permanent Easement Plan", revised 07/22/2022, prepared by JMC Planning, Engineering Landscape Architecture & Land Surveying, PLLC.
ii. Figure entitled "Beacon Todd LLC Temporary Easement Plan", revised 07/22/2022, prepared by JMC Planning, Engineering Landscape Architecture & Land Surveying, PLLC.
iii. "Permanent Access, Utility and Maintenance Easement in favor of Farrell Communities Beacon LLC", dated 07/28/2022, prepared by JMC Planning, Engineering Landscape Architecture & Land Surveying, PLLC.
iv. "Permanent Access and Maintenance Easement in favor of Farrell Communities Beacon LLC", dated 07/28/2022, prepared by JMC Planning, Engineering Landscape Architecture & Land Surveying, PLLC.
v. "Temporary Construction Easement in favor of Farrell Communities Beacon LLC", dated 07/28/2022, prepared by JMC Planning, Engineering Landscape Architecture & Land Surveying, PLLC.

annexed hereto and made a part hereof:

A. a permanent access, utility and maintenance easement more particularly described in the Schedule "A", for the purpose of (a) ingress and egress of motor vehicles and pedestrians including the right to construct and maintain roadways and sidewalks, (b) drainage including of discharging storm water, including the right to be exercised from time to time, to maintain, repair, and replace drainage improvements therein, including the maintenance of drainage pipes, and drainage swales, together with the right, and/or option, to conduct grading, slope stabilization and erosion control measures, (c) utilities for the construction, reconstruction, accessing, grading, installation, repair, replacement, maintenance, operation and removal of utility lines, pipes, mains, cleanouts and other necessary or incidental appurtenances thereto

B. a temporary construction and grading easement for use in connection with the construction of Grantee's Property; and

C. for all purposes with the right of Grantee to enter onto and over the Grantor's premises in addition to the Easement area for the purpose of installing, maintaining, repairing and replacing the same.

2. Grantee shall be responsible, as its sole cost and expense, to submit and pursue any and all necessary governmental approvals and Grantor shall cooperate in respect thereof.

3. Grantee shall maintain and keep in force for the mutual benefit of Grantor and Grantee public liability insurance against claims for personal injury, death or property damage occurring in, on, or about the easement area in amount and under such terms as are reasonably acceptable to Grantor. Grantee shall deliver to Grantor a certificate of insurance naming Grantor as an additional insured, prior to entry upon the easement area and shall provide written evidence that such insurance is still in effect upon request of Grantor. Such certificate shall provide that the insurance policy may not be cancelled without ten (10) days prior written notice to Grantor.

4. Grantee shall be fully responsible at its cost for proper installation and the proper functioning of the improvements made by Grantee within the Easement Area in a reasonably safe condition and good and workmanlike manner. Grantee will indemnify and hold harmless Grantor from any claims, losses, liabilities, costs, expenses, damages or suits including attorneys fees arising out the Grantee's use of the Easement area including any installation or use of the improvements made by Grantee in the Easement Area.

5. This Easement shall run with the real property described on Schedule "A" and shall be binding upon all parties including any successors or assigns having or acquiring any right, title or interest in such real property.

6. This Easement Agreement and any provisions thereof, may not be altered, modified, amended, waived, extended, changed, discharged or terminated orally or by any act of failure to act on the part of any party hereto but only by an agreement in writing upon consent and signed by the parties hereto.

7. Grantor hereby covenants that the Grantor is seized of the Easement Area in fee simple and has good right to convey this Easement; shall not erect any buildings, walls, fences, structures or other improvements, or plant any trees or shrubs on the Easement Area; shall not interfere with or cause injury or damage to the Easement Area; shall do nothing in the Easement Area which would prevent, impede or disturb the full use and intended purpose of this Easement by the Grantee.

8. Each of the persons executing this Easement Agreement on behalf of the parties is duly authorized to do so. Each party has full right and authority to enter into this Easement Agreement and to consummate the transaction described in this Easement Agreement. This Easement Agreement constitutes the valid and legally binding obligation of the parties and is enforceable against each of them Purchaser in accordance with its terms.

9. Each of the parties hereby agrees to indemnify, defend and hold harmless the other , its successors and assigns, from all actions, causes of action, suits, debts, dues, sums of money, accounts, reckonings, bonds, bills, specialties, covenants, contracts, controversies, agreements, promises, variances, trespasses, damages, judgments, extents, executions, claims, and demands, whatsoever, in law, admiralty or equity, which against such party, its successors and assigns, ever had, now have, or hereafter can, shall or may have for, upon, or by reason of any matter, cause or thing arising out of, based upon or related to such other party's use or occupancy of the Easement.

10. The Easement rights and responsibilities set forth in this Agreement shall be perpetual and shall run with the land and shall be binding upon and inure to the benefit of the heirs, successors and assigns of the parties. This Easement Agreement and any provisions thereof, may not be altered, modified, amended, waived, extended, changed, discharged or terminated orally or by any act or failure to act on the part of any party hereto, but only by an agreement in writing upon consent and signed by the parties hereto.

11. If any provision of the foregoing is deemed unenforceable by the final judgment of any court of competent jurisdiction, the balance of this Easement and hold harmless agreement shall remain in full force and effect. It is hereby agreed that the provisions of this Easement Agreement shall be interpreted in accordance with the laws of the State of New York and that any unresolved disputes between the parties shall be submitted and determined by a court of competent jurisdiction with neither party interfering with the other party's access to the site in accordance with the purpose and intent of this Easement.

12. All Recitals and therein referred to documents are incorporated herein as though herein set forth at length.

13. If any provisions of this Easement Agreement or the application thereof to any purpose or circumstance is found to be invalid, the remainder of the provisions of the agreement or the appearance of such provisions to persons or circumstances other than those which is found to be invalid as the case may be, shall not be affected thereby.

14. The parties shall fully cooperate with each other including entering into such other and further agreements, letters, etc. necessary or appropriate to effectuate the intended purposes.

IN WITNESS WHEREOF, the parties hereto have respectively signed and sealed this Easement Agreement the day and year first written above.

GRANTOR:

By:_____
Name: Title:

GRANTEE:

By:_____
Name: Title:

STATE OF NEW YORK)
)ss.:
COUNTY OF)

On the ___ day of _____ , 2022, before me, the undersigned, personally appeared _____, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that he/she executed the same in his/her capacity, and that by his/her signature on the instruction, the individual, or the person upon behalf of which the individual acted, executed the instrument.

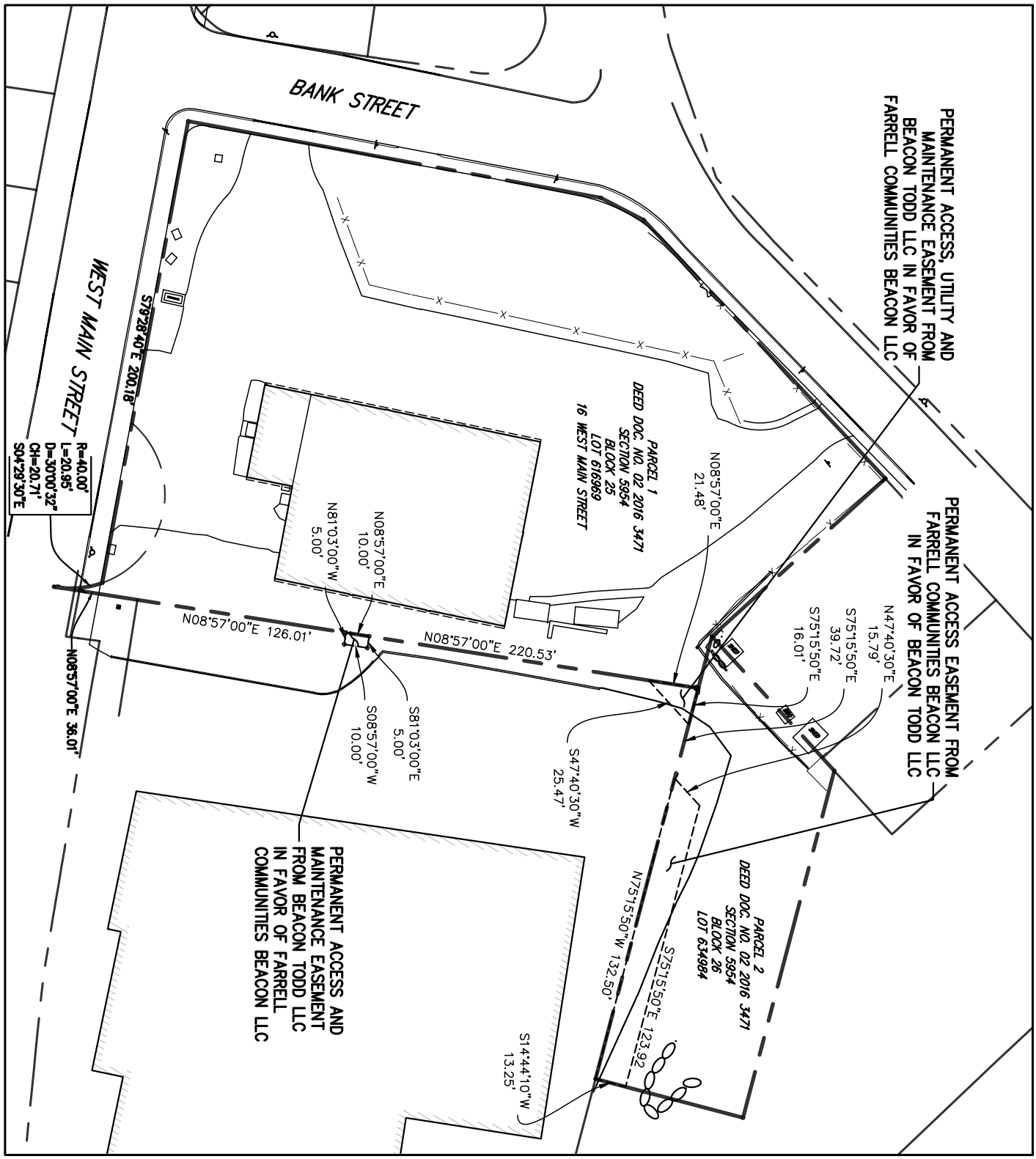
_____

Notary Public

STATE OF NEW YORK)
)ss.:
COUNTY OF)

On the ___ day of _____, 2022, before me, the undersigned, personally appeared _____, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that he/she executed the same in his/her capacity, and that by his/her signature on the instruction, the individual, or the person upon behalf of which the individual acted, executed the instrument.

_____
Notary Public



BEACON COMMONS

16 WEST MAIN STREET — BEACON, NY 12508

REVISED: 07/22/2022
REVISED: 06/28/2022
REVISED: 04/28/2022
REVISED: 02/07/2022
DATE: 12/30/2019

BEACON TODD LLC PERMANENT EASEMENT PLAN

JMC PROJECT: 18119

FIGURE: SCHEDULE 'A' — SCALE: 1" = 60'

120 BEDFORD RD
ARMONK
NY 10504

(914) 273-5225
fax 273-2102

JMCPLLC.COM

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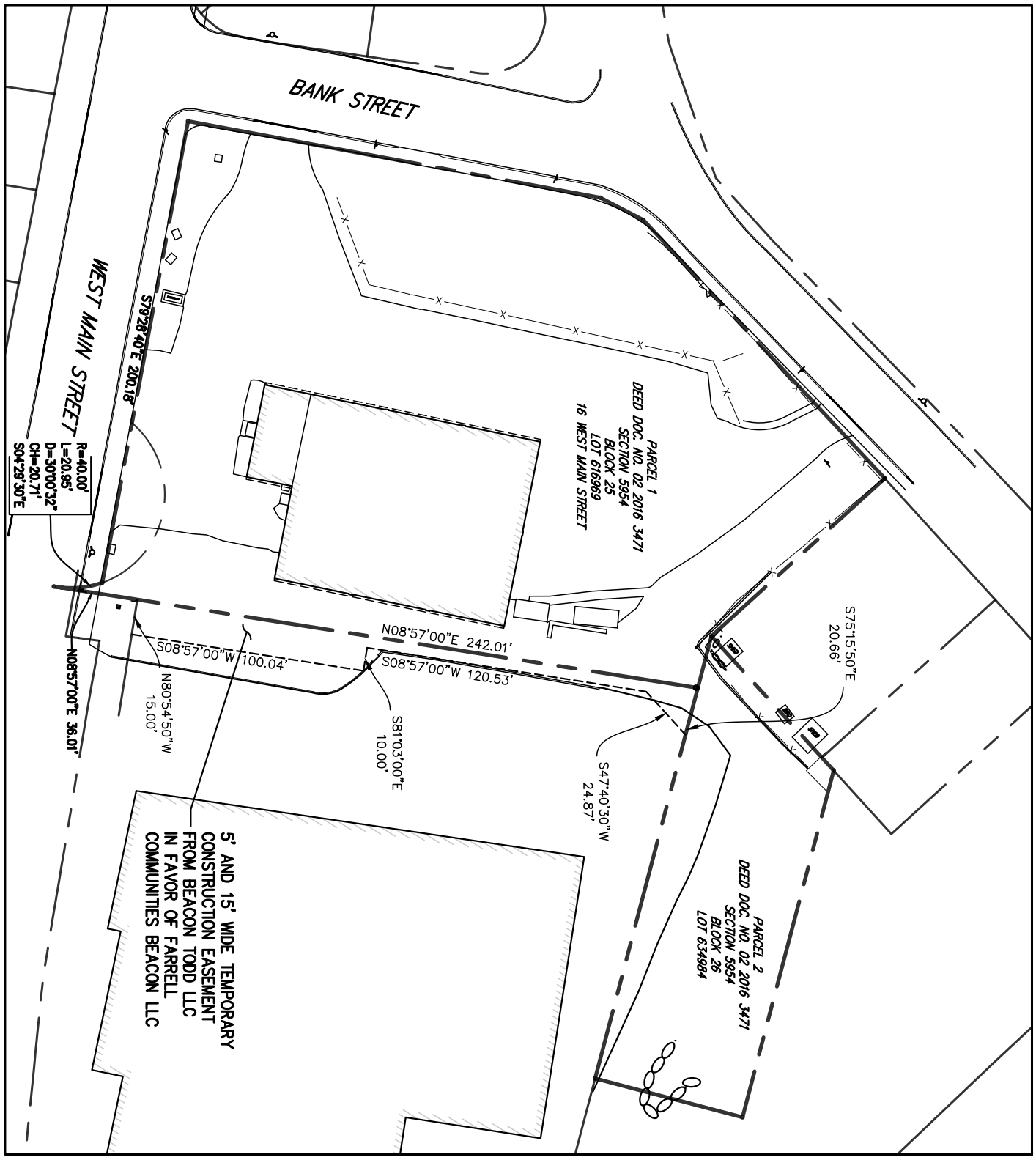
18119-SITE.dwg; EASEMENT-TODD-PERM.tab; EASEMENT.scr



BEACON COMMONS

16 WEST MAIN STREET — BEACON, NY 12508

REVISED: 07/22/2022
REVISED: 06/28/2022
REVISED: 04/28/2022
REVISED: 02/07/2022
DATE: 12/30/2019

BEACON TODD LLC TEMPORARY EASEMENT PLAN

JMC PROJECT: 18119

FIGURE: SCHEDULE 'A' — SCALE: 1" = 60'

120 BEDFORD RD
ARMONK
NY 10504

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fax 273-2102

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JMC Project 18119
Beacon Commons
16 West Main Street
Town of Newburgh
Dutchess County, New York
July 28, 2022

Permanent Access and Maintenance Easement in favor of Farrell Communities Beacon LLC

A permanent access and maintenance easement over a portion of lands now or formerly of Beacon Todd LLC as described in deed dated October 17, 2017 and recorded in the Dutchess County Clerk's Office as Document No. 02 2017 8111 on October 27, 2017;

COMMENCING at a point along the northerly line West Main Street at its point of intersection with the easterly line of Bank Street;

Thence along the right of way line of said West Main Street, South 79 degrees 28 minutes 40 seconds East, 200.18 feet to a point of curvature and Southerly along the arc of a curve to the right having a radius of 40.00 feet, a central angle of 30 degrees 00 minutes 32 seconds, an arc length of 20.95 feet and being subtended by a chord bearing South 04 degrees 29 minutes 30 seconds East, 20.71 feet to a point;

Thence continuing along the said right of way line of West Main Street and in part along the westerly line of said lands now or formerly of Beacon Todd LLC, North 08 degrees 57 minutes 00 seconds East, 126.01 feet to the Point of Beginning;

Thence continuing along said westerly line of said lands now or formerly of Beacon Todd LLC, North 08 degrees 57 minutes 00 seconds East, 10.00 feet to a point;

Thence through said lands now or formerly of Beacon Todd LLC the following three (3) courses and distances;

1) South 81 degrees 03 minutes 00 seconds East, 5.00 feet to a point;
2) South 08 degrees 57 minutes 00 seconds West, 10.00 feet to a point;
3) North 81 degrees 03 minutes 00 seconds West, 5.00 feet to the Point of Beginning.

JMC Project 18119
Beacon Commons
16 West Main Street
Town of Newburgh
Dutchess County, New York
July 28, 2022

Permanent Access, Utility and Maintenance Easement in favor of Farrell Communities Beacon LLC

A permanent access, utility and maintenance construction easement over a portion of lands now or formerly of Beacon Todd LLC as described in deed dated October 17, 2017 and recorded in the Dutchess County Clerk's Office as Document No. 02 2017 8111 on October 27, 2017;

COMMENCING at a point along the northerly line West Main Street at its point of intersection with the easterly line of Bank Street;

Thence along the right of way line of said West Main Street, South 79 degrees 28 minutes 40 seconds East, 200.18 feet to a point of curvature and Southerly along the arc of a curve to the right having a radius of 40.00 feet, a central angle of 30 degrees 00 minutes 32 seconds, an arc length of 20.95 feet and being subtended by a chord bearing South 04 degrees 29 minutes 30 seconds East, 20.71 feet to a point;

Thence continuing along the said right of way line of West Main Street and in part along the westerly line of said lands now or formerly of Beacon Todd LLC, North 08 degrees 57 minutes 00 seconds East, 256.54 feet to the Point of Beginning;

Thence along the westerly and northerly lines of said lands now or formerly of Beacon Todd LLC, North 08 degrees 57 minutes 00 seconds East, 21.48 feet and South 75 degrees 15 minutes 50 seconds East, 16.01 feet to a point;

Thence through said lands now or formerly of Beacon Todd LLC, South 47 degrees 40 minutes 30 seconds West, 25.47 feet to the Point of Beginning.

JMC Project 18119
Beacon Commons
16 West Main Street
Town of Newburgh
Dutchess County, New York
July 28, 2022

Temporary Construction Easement in favor of Farrell Communities Beacon LLC

A temporary construction easement over a portion of lands now or formerly of Beacon Todd LLC as described in deed dated October 17, 2017 and recorded in the Dutchess County Clerk's Office as Document No. 02 2017 8111 on October 27, 2017;

COMMENCING at a point along the northerly line West Main Street at its point of intersection with the easterly line of Bank Street;

Thence along the right of way line of said West Main Street the following three (3) courses and distances;

1) South 79 degrees 28 minutes 40 seconds East, 200.18 feet to a point of curvature;
2) Southerly along the arc of a curve to the right having a radius of 40.00 feet, a central angle of 30 degrees 00 minutes 32 seconds, an arc length of 20.95 feet and being subtended by a chord bearing South 04 degrees 29 minutes 30 seconds East, 20.71 feet to a point;
3) North 08 degrees 57 minutes 00 seconds East, 36.01 feet to the Point of Beginning;

Thence along the westerly and northerly lines of said lands now or formerly of Beacon Todd LLC, North 08 degrees 57 minutes 00 seconds East, 242.01 feet and South 75 degrees 15 minutes 50 seconds East, 20.66 feet to a point;

Thence through said lands now or formerly of Beacon Todd LLC the following four (4) courses and distances;

1) South 47 degrees 40 minutes 30 seconds West, 24.87 feet to a point;
2) South 08 degrees 57 minutes 00 seconds West, 120.53 feet to a point;
3) South 81 degrees 03 minutes 00 seconds East, 10.00 feet to a point;
4) South 08 degrees 57 minutes 00 seconds West, 100.04 feet to the aforesaid northerly line of West Main Street;

Thence along said northerly line of West Main Street, North 80 degrees 54 minutes 50 seconds West, 15.00 feet to the Point of Beginning.

STORMWATER CONTROL FACILITY

MAINTENANCE AGREEMENT AND EASEMENT

WHEREAS, the **CITY OF BEACON** ("Municipality"), ") and Farrell Communities Beacon LLC, a New York limited liability company and having an address at 2317 Montauk Highway, Bridgehampton, New York 11932 ("Facility Owner") desire to enter into this agreement (the "Agreement"), dated this ____ day of _____, 2022, to provide for the long term maintenance and continuation of stormwater control measures approved by the Municipality for certain real property located at 16 West Main Street, Beacon, NY 12508, shown on the "Survey of Property" prepared by JMC Planning, Engineering Landscape Architecture & Land Surveying PLLC, and further described by metes and bounds in Schedule A annexed hereto (the "Premises"); and

WHEREAS, this Agreement is provided in connection with a residential development project known as Beacon Commons, which received Subdivision and Site Plan approval from the City of Beacon Planning Board on _____, based on plans entitled _____ and on file at the City of Beacon Building Department ("Approved Project Plans"), which Approved Project Plans include certain stormwater management facilities and stormwater control measures (collectively, the "Facility") required to be constructed and maintained in accordance with the Approved Project Plans and the approved Stormwater Pollution Prevention Plan ("SWPPP") dated _____; and

WHEREAS, the Municipality and the Facility Owner desire that the Facility be built in accordance with the Approved Project Plans and thereafter be maintained, cleaned, repaired, replaced and continued in perpetuity in order to ensure optimum performance of the Facility;

NOW, THEREFORE, IN WITNESS WHEREOF, the Municipality and the Facility Owner agree as follows:

1. This Agreement binds the Municipality and the Facility Owner, its successors and assigns, to the maintenance provisions depicted in the Approved Project Plans and described in the approved SWPPP, which are included in Schedule C of this Agreement.

2. The Facility Owner shall maintain, clean, repair, and replace the Facility and keep the Facility in continuous operation in accordance with the in the Approved Project Plans and the SWPPP as necessary to ensure optimum performance of the stormwater control measures to design specifications. The stormwater control measures shall include, if applicable, but shall not be limited to, the following items located at the Premises: underground detention system, stormwater planters, water quality structures, drainage swales, drain inlets and pipes as shown on the "Stormwater Maintenance and Easement Agreement Exhibit (Schedule B)", prepared by JMC Planning, Engineering Landscape Architecture & Land Surveying PLLC which is included in Schedule B of this Agreement. The maintenance schedule of the SWPPP is included in Schedule C of this Agreement.

3. The Facility Owner hereby grants unto the Municipality, its successors and assigns a perpetual easement and right-of-way to enter upon the Premises in order to access the Facility at reasonable times and in a reasonable manner for periodic inspection by the Municipality to ensure that the Facility is maintained in proper working condition and meets the design standards established by the SWPPP.

4. The Facility Owner shall be responsible for all expenses related to the maintenance of the Facility and shall establish a means for the collection and distribution of expenses among parties for any commonly owned facilities, as applicable, except as otherwise set forth hereinafter.

5. The Facility Owner shall provide for the periodic inspection of the Facility in accordance with the SWPPP, and shall have the facilities inspected on a yearly basis by a Professional Engineer licensed by the State of New York, to determine the condition and integrity of the stormwater control measures. The inspecting professional shall prepare and submit to the Municipality within 30 days of the inspection but not later than June 1 of each year, a written report of the findings including recommendations for those actions necessary for the continuation of the stormwater control measures.

6. The Facility Owner shall not authorize, undertake or permit alteration, abandonment, modification or discontinuation of the Facility except in accordance with written approval of the Municipality which approval shall not be unreasonably withheld, delayed or conditioned.

7. The Facility Owner shall promptly undertake necessary repairs and replacement of the Facility at the direction of the Municipality or in accordance with the recommendations of the inspecting professional.

8. The Facility Owner hereby covenants that it is seized of the Premises in fee simple and has full authority to execute this Agreement; shall do nothing in the Premises which would prevent, impede or disturb the full use and intended purpose of this Agreement; and shall execute and deliver any further documents reasonably necessary to assure the benefits of this Agreement to the Municipality.

9. This Agreement shall not confer unto the Municipality any duty or obligation to repair or maintain the Facility. Further, the Municipality’s acceptance of any rights pursuant to this Agreement shall not be deemed as the acceptance of any duty or obligation to repair or maintain the Facility, except that any damage to the Facility caused by the Municipality's negligence during inspections or otherwise shall be restored, repaired or otherwise remedied by the Municipality at the Municipality’s sole cost.

10. This Agreement shall be recorded in the Office of the County Clerk, County of Dutchess as a condition of final site plan approval and as a condition to the issuance of a building permit.

11. If ever the Municipality determines that the Facility Owner has failed to construct or maintain the Facility in accordance with the Approved Project Plan or SWPPP, or has

failed to undertake corrective action specified by the Municipality or by the inspecting engineer, the Municipality shall provide the Facility Owner with written notice via certified mail, return receipt requested, specifying such failure. Copies of any written notices to the Facility Owner shall be contemporaneously provided to the Fee Owner, if different from the Facility Owner, via certified mail, return receipt requested. The written notice shall provide that the Facility Owner has fifteen (15) days to cure any defect and/or failure specified therein. In the event the failure cannot be cured within fifteen (15) days, the Facility Owner shall advise the Municipality as to same in writing within fifteen (15) days of receipt of the Municipality's notice to cure. The Facility Owner shall be afforded the opportunity to request a reasonable time frame to cure said failure/defect if the Facility Owner so desires. If the Facility Owner fails to provide written notice requesting an extension of time to cure a failure/defect and the Facility Owner does not cure said failure/defect, the Municipality is authorized to undertake such steps as are reasonably necessary for the preservation, continuation or maintenance of the Facility and to affix the expenses thereof as a lien against the Premises.

12. In the event the Municipality exercises its rights hereunder, it shall return the Premises to a reasonably similar condition as it existed prior to the exercise of such rights.

13. All notice and demands shall be made in writing and delivered by certified mail, return receipt requested, with postage pre-paid thereon, addressed as follows:

City of Beacon:
City Administrator
City Hall
1 Municipal Plaza
Beacon, New York 12508

Facility Owner:
Farrell Communities Beacon LLC
16 West Main Street
Beacon, NY 12508

With a copy to:
Keane & Beane, P.C.
445 Hamilton Avenue, Ste 1500
White Plains, New York 10601
Attn: Jennifer Gray, Esq.

With a copy to:

14. This Agreement may be executed in one or more counterparts, each of which shall be deemed an original, and all of which, when taken together, shall constitute one and the same instrument.

Signature pages follow.

IN WITNESS WHEREOF, the Facility Owner and the Municipality have each executed this Agreement as of the date first herein above set forth.

CITY OF BEACON

By: _____
Name:
Title:

Farrell Communities Beacon LLC

By: _____
Name:
Title:

STATE OF NEW YORK)
) SS.:
COUNTY OF_____)

On the ____ day of _____, 2022, before me, the undersigned, a Notary Public in and for said State, personally appeared _____ personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his capacity, and that by his signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument.

_____
Notary Public – State of New York

STATE OF NEW YORK)
) SS.:
COUNTY OF_____)

On the ____ day of _____ 2022, before me, the undersigned, a Notary Public in and for said State, personally appeared _____ personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his capacity, and that by his signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument.

_____
Notary Public – State of New York

Record & Return:
Keane & Beane, P.C.
445 Hamilton Avenue, Ste 1500
White Plains, New York 10601
Attn: Jennifer Gray, Esq.

Section:
Block:
Lot(s):
County: Dutchess

Schedule A

Description of Premises

All that certain parcel of land situate in the City of Beacon, Dutchess County and State of New York, being and intended to be the lands described in a deed to Beacon Realty Management of America Corp. from Lo-Rac Fuel Corp., dated May 5, 2016 and recorded June 6, 2016 as Deed Document No. 02 2016 3471 and a deed to Beacon Realty Management of America Corp. from City of Beacon, dated May 2, 2016 and recorded June 6, 2016 as Deed Document No. 02 2016 3472, more particularly bounded and described as follows:

BEGINNING at a point along the northerly line of West Main Street at its point of intersection with the easterly line of Bank Street;

Thence along said easterly line of Bank Street the following three (3) course and distances;

1) North 10 degrees 31 minutes 20 seconds East, 178.88 feet;
2) North 27 degrees 23 minutes 10 seconds East, 20.59 feet;
3) North 46 degrees 55 minutes 40 seconds East, 150.84 feet to its point of intersection with the southwesterly line of lands now or formerly of Rosemary Heady et al as described in Deed Liber 1800 at Page 719;

Thence along said southwesterly line, South 42 degrees 19 minutes 30 seconds East, 100.00 feet to a point

Thence continuing along said lands and in part along the southeasterly line of lands now or formerly of William Going and Linda Going as described in Deed Document No. 02 2002 10633, North 47 degrees 40 minutes 30 seconds East, 77.45 feet to its point of intersection with the southerly line of lands now or formerly of Juan Diaz and Jaqueline Diaz as described in Deed Document No. 02 2003 752;

Thence along said lands, South 75 degrees 15 minutes 50 seconds East, 152.89 feet and South 14 degrees 44 minutes 10 seconds West, 65.00 feet to its point of intersection with the northerly line of lands now or formerly of Beacon Todd LLC as described in Deed Document No. 02 2017 8111;

Thence along said lands, North 75 degrees 15 minutes 50 seconds West, 172.22 feet and South 08 degrees 57 minutes 00 seconds West, 278.02 feet to a point in the pavement of West Main Street;

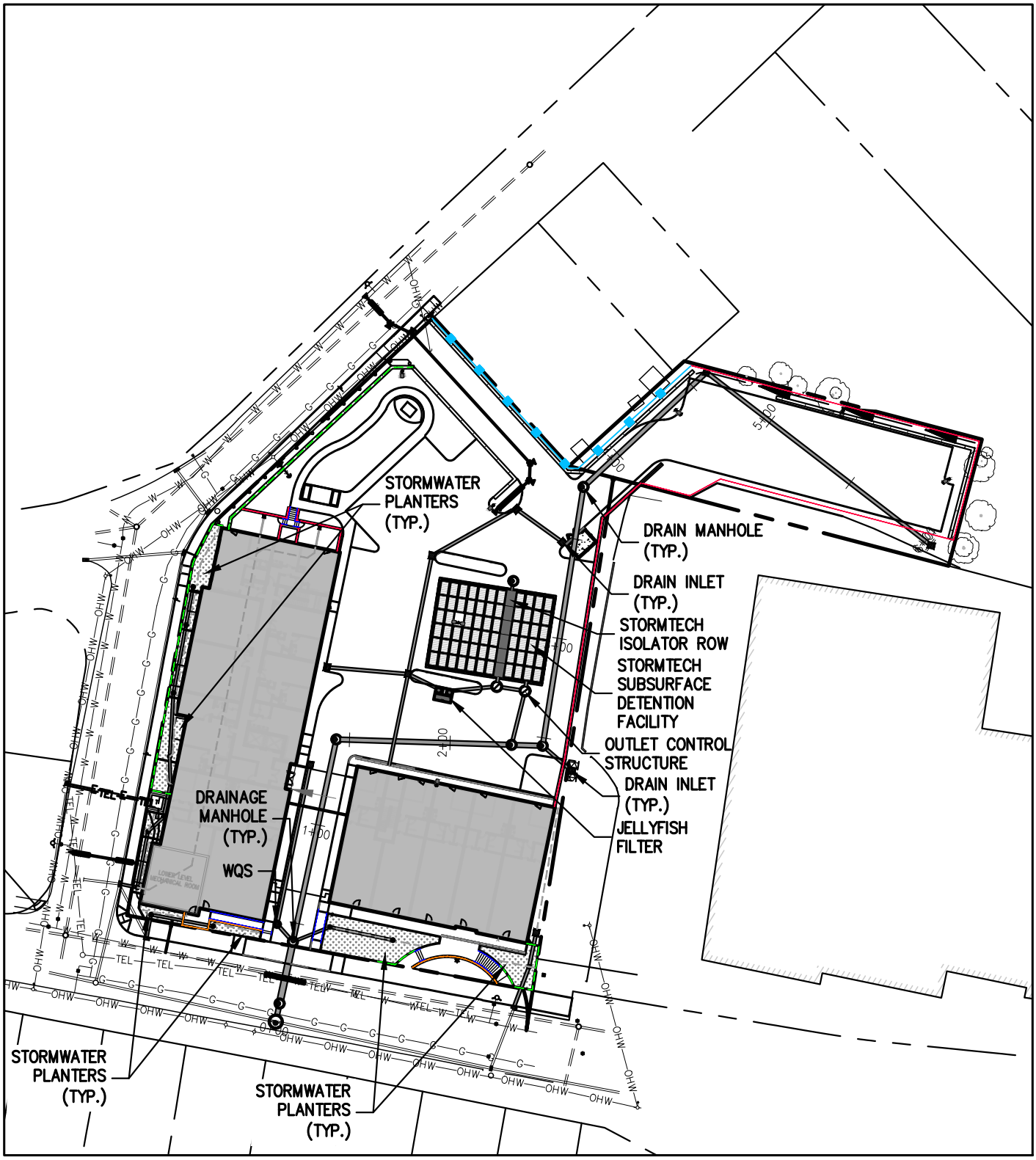
Thence northerly through said pavement along the arc of a curve to the left having a radius of 40.00 feet, a central angle of 30 degrees 00 minutes 32 seconds, an arc length of 20.95 feet and being subtended by a chord bearing North 04 degrees 29 minutes 30

seconds West, 20.71 feet to the aforesaid northerly line of West Main Street;

Thence along said northerly line of West Main Street, North 79 degrees 28 minutes 40 seconds West, 200.18 feet to the Point of Beginning.

Schedule B

Stormwater Maintenance Figure



BEACON COMMONS

16 WEST MAIN STREET — BEACON, NY 12508

STORMWATER MAINTENANCE AND EASEMENT AGREEMENT EXHIBIT (SCHEDULE B)

DATE: 08/26/2022 — JMC PROJECT: 18119

SCHEDULE B — SCALE: 1" = 70'

120 BEDFORD RD
ARMONK
NY 10504

(914) 273-5225
fax 273-2102

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Schedule C

Stormwater Maintenance Inspection and Maintenance Program

General

The JMC Site Plan drawings are integral components of the post-construction stormwater facility inspection and maintenance program. The owner, its successors and/or assigns shall completely familiarize themselves with the plans, details, and notes.

The drainage collection system, detention system, manufactured treatment devices, stormwater planters, conveyance system, and their related appurtenances shall be collectively referred to herein as the "stormwater facilities."

The owner, its successors and/or assigns shall be responsible for the ongoing inspection and maintenance of the stormwater facilities. The purpose of the inspection/maintenance program is to provide basic instructions to the owner as to the proper inspection and maintenance of the stormwater facilities and related appurtenances and to help the owner identify if these facilities are not performing properly.

The applicant must execute a maintenance and access agreement that shall be binding on all subsequent landowners served by the stormwater management facilities. The agreement shall provide for access to the facility at reasonable times for periodic inspection by the City of Beacon to ensure that the facility is maintained in proper working condition to meet design standards and any other provisions established by the Town. The agreement shall be recorded by the grantor in the office of the County Clerk and Town Clerk after approval by the Town Attorney for the City of Beacon.

I. Maintenance and Inspection Requirements:

Maintenance and inspections are required in order to ensure the stormwater and erosion & sediment control practices are acting as designed. Inspections will be performed once a week during construction by a qualified inspector. Upon completion of construction and the subsequent filing of the Notice of Termination, maintenance and inspections are expected to be minimal. Temporary and permanent maintenance and inspection requirements are further discussed below. Proper maintenance and inspections will ensure the longevity and effectiveness of the stormwater pollution prevention plan, and erosion and sediment control plan.

II. Long Term Maintenance and Inspection Requirements:

Once final stabilization is achieved, and construction is complete, maintenance and inspections will be limited to the permanent practices. The Maintenance and Inspection Checklists from Appendix "E" of the approved Stormwater Pollution Prevention Plan (SWPPP), prepared by JMC and the New York State Stormwater Management Design Manual shall serve as a guide for maintaining and inspecting the infiltration facilities. Appendix "E" can be found as part of the SWPPP on file with the City of Beacon and is included in Schedule “C” of this agreement.

JMC Project 18119
Beacon Commons
16 West Main Street
City of Beacon, NY

Permanent Stormwater Management Practice Inspection & Maintenance Checklist

Stormwater Management Practice	Inspection/Maintenance Intervals	Inspection/Maintenance Requirements
StormTech Subsurface Detention Facility	(See Maintenance Guidelines in Schedule C)	• Check level of sediment accumulated within the isolator row through the access manhole. If 3 inches of sediment or greater, clean out utilizing a high pressure water nozzle to scour and suspend sediments. • Flush all sediment to access manhole and remove using a vacuum truck.
Drain Inlets	Monthly	• Check for blockage and/or erosion at top of each inlet. Repair/remove as necessary. • Check for sediment and debris collected within sumps and clean out as necessary.
Hydrodynamic Separator Water Quality Structure	(See Maintenance Guidelines in Schedule C)	• Open access cover for visual inspection and measure the distance from the standing water surface to the sediment pile with a measuring stick or tape. If less than 4 feet, insert hose from vacuum truck into the sump and screen through both access covers to clean out the standing water, layer of oil, sediment, trash, etc. • The screen must be powerwashed to ensure it is free of trash and debris.

Stormwater Planters	Early Spring (before new growth is 3 inches high)	• Cut and remove dead stalks and seed heads remaining from previous season. • Remove sticks and debris. • Prune shrubs if necessary. • Divide and move perennials if they are too crowded. • Replenish mulch layer to maintain a • 3 inch layer of shredded bark.
	Late Spring	• Remove weeds. • Water as needed during periods of drought.
	Fall	• Removed weeds and diseased plants. • Remove excess leaves. • If fall is dry, continue to water trees and shrubs until ground begins to freeze (later October). These woody plants need moisture entering winter to ensure survival.

The owner/operator responsible for inspection and maintenance as outlined above:

Farrell Building Company
Mr. Stephen Zagoren
2317 Montauk Highway
Bridgehampton, NY 11932
Phone: (631) 766-0023
Email: zags1413@gmail.com

Isolator® Row
O&M Manual



ADS StormTech 521™

The Isolator® Row

Introduction

An important component of any Stormwater Pollution Prevention Plan is inspection and maintenance. The StormTech Isolator Row is a technique to inexpensively enhance Total Suspended Solids (TSS) and Total Phosphorus (TP) removal with easy access for inspection and maintenance.

The Isolator Row

The Isolator Row is a row of StormTech chambers, either SC-160, SC-310, SC-310-3, SC-740, DC-780, MC-3500 or MC-7200 models, that is surrounded with filter fabric and connected to a closely located manhole for easy access. The fabric-wrapped chambers provide for sediment settling and filtration as stormwater rises in the Isolator Row and passes through the filter fabric. The open bottom chambers and perforated sidewalls (SC-310, SC- 310-3 and SC-740 models) allow stormwater to flow both vertically and horizontally out of the chambers. Sediments are captured in the Isolator Row protecting the adjacent stone and chambers storage areas from sediment accumulation.

ADS geotextile fabric is placed between the stone and the Isolator Row chambers. The woven geotextile provides a media for stormwater filtration, a durable surface for maintenance, prevents scour of the underlying stone and remains intact during high pressure jetting. A non-woven fabric is placed over the chambers to provide a filter media for flows passing through the chamber's sidewall. The non-woven fabric is not required over the SC-160, DC-780, MC-3500 or MC-7200 models as these chambers do not have perforated side walls.

The Isolator Row is designed to capture the "first flush" runoff and offers the versatility to be sized on a volume basis or a flow-rate basis. An upstream manhole provides access to the Isolator Row and includes a high/low concept such that stormwater flow rates or volumes that exceed the capacity of the Isolator Row bypass through a manifold to the other chambers. This is achieved with an elevated bypass manifold or a high-flow weir. This creates a differential between the Isolator Row row of chambers and the manifold to the rest of the system, thus allowing for settlement time in the Isolator Row. After Stormwater flows through the Isolator Row and into the rest of the chamber system it is either exfiltrated into the soils below or passed at a controlled rate through an outlet manifold and outlet control structure.

The Isolator Row may be part of a treatment train system. The treatment train design and pretreatment device selection by the design engineer is often driven by regulatory requirements. Whether pretreatment is used or not, StormTech recommend using the Isolator Row to minimize maintenance requirements and maintenance costs.

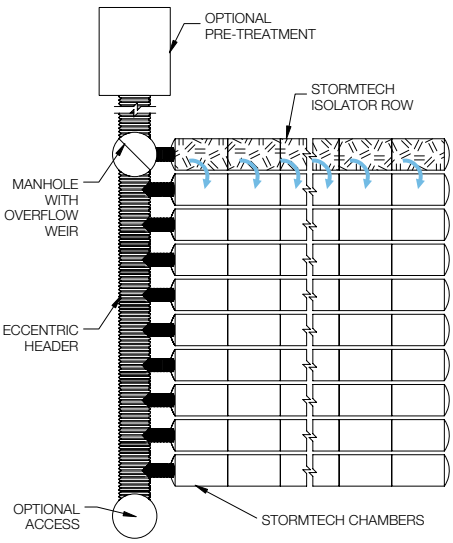
Note: *See the StormTech Design Manual for detailed information on designing inlets for a StormTech system, including the Isolator Row.*



Looking down the Isolator Row from the manhole opening, woven geotextile Fabric is shown between the chamber and stone base.



StormTech Isolator Row with Overflow Spillway (*not to scale*)



Isolator Row Inspection/Maintenance

Inspection

The frequency of inspection and maintenance varies by location. A routine inspection schedule needs to be established for each individual location based upon site specific variables. The type of land use (i.e. industrial, commercial, residential), anticipated pollutant load, percent imperviousness, climate, etc. all play a critical role in determining the **actual frequency of inspection and maintenance practices.**

At a minimum, StormTech recommends annual inspections. Initially, the Isolator Row should be inspected every 6 months for the first year of operation. For subsequent years, the inspection should be adjusted based upon previous observation of sediment deposition.

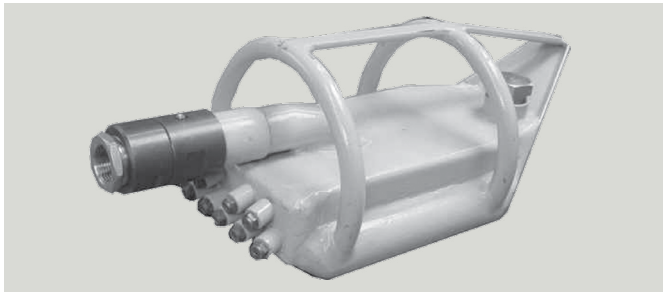
The Isolator Row incorporates a combination of standard manhole(s) and strategically located inspection ports (as needed). The inspection ports allow for easy access to the system from the surface, eliminating the need to perform a confined space entry for inspection purposes.

If upon visual inspection it is found that sediment has accumulated, a stadia rod should be inserted to determine the depth of sediment. When the average depth of sediment exceeds 3 inches throughout the length of the Isolator Row, clean-out should be performed.

Maintenance

The Isolator Row was designed to reduce the cost of periodic maintenance. By “isolating” sediments to just one row, costs are dramatically reduced by eliminating the need to clean out each row of the entire storage bed. If inspection indicates the potential need for maintenance, access is provided via a manhole(s) located on the end(s) of the row for cleanout. If entry into the manhole is required, please follow local and OSHA rules for a confined space entries.

Maintenance is accomplished with the JetVac process. The JetVac process utilizes a high pressure water nozzle to propel itself down the Isolator Row while scouring and suspending sediments. As the nozzle is retrieved, the captured pollutants are flushed back into the manhole for vacuuming. Most sewer and pipe maintenance companies have vacuum/JetVac combination vehicles. Selection of an appropriate JetVac nozzle will improve maintenance efficiency. Fixed nozzles designed for culverts or large diameter pipe cleaning are preferable. Rear facing jets with an effective spread of at least 45” are best. JetVac reels can vary in length. For ease of maintenance, ADS recommends Isolator Row lengths up to 200" (61 m). **The JetVac process shall only be performed on StormTech Isolator Rows that have AASHTO class 1 woven geotextile (as specified by StormTech) over their angular base stone.**

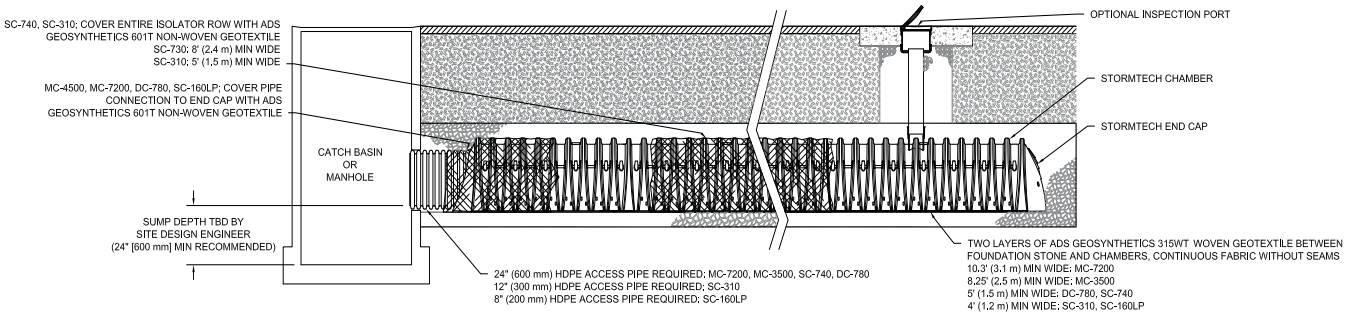






StormTech Isolator Row (not to scale)

Note: *Non-woven fabric is only required over the inlet pipe connection into the end cap for SC-160LP, DC-780, MC-3500 and MC-7200 chamber models and is not required over the entire Isolator Row.*



Isolator Row Step By Step Maintenance Procedures

Step 1

Inspect Isolator Row for sediment.

A) Inspection ports (if present)
   i. Remove lid from floor box frame
   ii. Remove cap from inspection riser
   iii. Using a flashlight and stadia rod,measure depth of sediment and record results on maintenance log.
   iv. If sediment is at or above 3 inch depth, proceed to Step 2. If not, proceed to Step 3.

B) All Isolator Row
   i. Remove cover from manhole at upstream end of Isolator Row
   ii. Using a flashlight, inspect down Isolator Row through outlet pipe
      1. Mirrors on poles or cameras may be used to avoid a confined space entry
      2. Follow OSHA regulations for confined space entry if entering manhole
   iii. If sediment is at or above the lower row of sidewall holes (approximately 3 inches), proceed to Step 2. If not, proceed to Step 3.

Step 2

Clean out Isolator Row using the JetVac process.

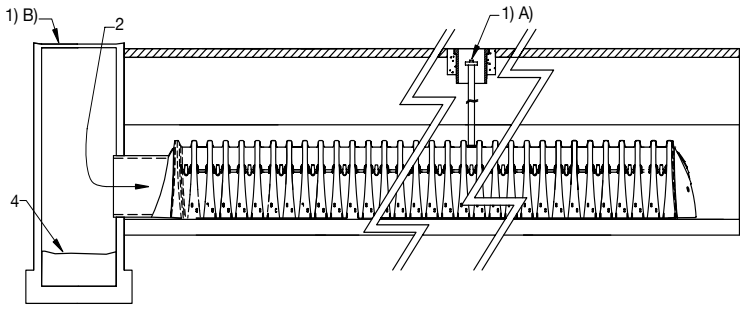
A) A fixed floor cleaning nozzle with rear facing nozzle spread of 45 inches or more is preferable
B) Apply multiple passes of JetVac until backflush water is clean
C) Vacuum manhole sump as required

Step 3

Replace all caps, lids and covers, record observations and actions.

Step 4

Inspect & clean catch basins and manholes upstream of the StormTech system.



Sample Maintenance Log

Date	Stadia Rod Readings		Sedi-ment Depth (1)–(2)	Observations/Actions	Inspector
	Fixed point to chamber bottom (1)	Fixed point to top of sediment (2)			
3/15/11	6.3 ft	none		New installation. Fixed point is CI frame at grade	DJM
9/24/11		6.2	0.1 ft	Some grit felt	SM
6/20/13		5.8	0.5 ft	Mucky feel, debris visible in manhole and in Isolator Row, maintenance due	NV
7/7/13	6.3 ft		0	System jetted and vacuumed	DJM

adspipe.com
800-821-6710

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CONTECH®
ENGINEERED SOLUTIONS

Jellyfish® Filter
Owner's Manual



Jellyfish® Filter

525

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THANK YOU FOR PURCHASING THE JELLYFISH® FILTER!

Contech Engineered Solutions would like to thank you for selecting the Jellyfish Filter to meet your project's stormwater treatment needs. With proper inspection and maintenance, the Jellyfish Filter is designed to deliver ongoing, high levels of stormwater pollutant removal.

If you have any questions, please feel free to call us or e-mail us:

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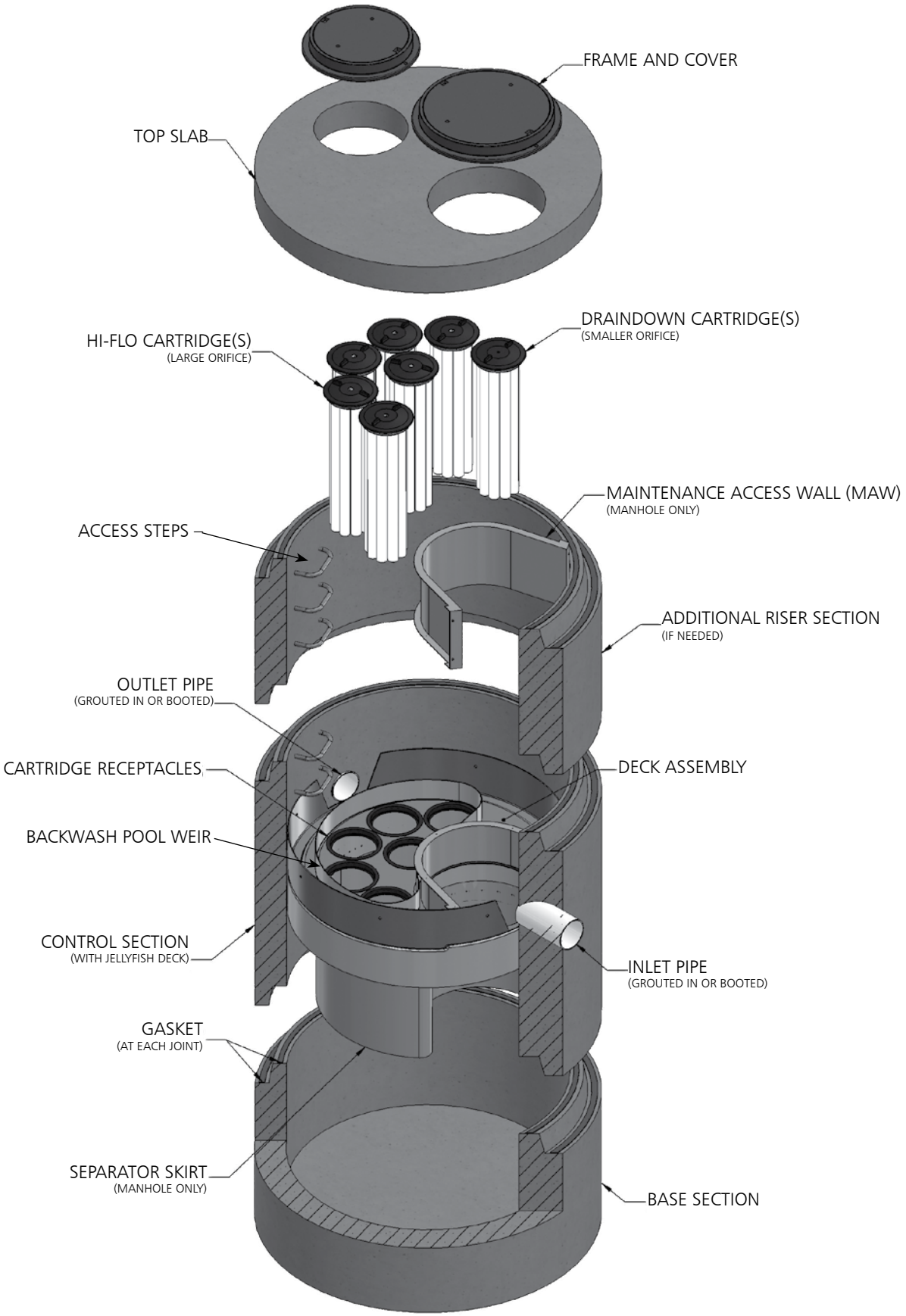

FRAME AND COVER
TOP SLAB
DRAINDOWN CARTRIDGE(S)
(SMALLER ORIFICE)
HI-FLO CARTRIDGE(S)
(LARGE ORIFICE)
MAINTENANCE ACCESS WALL (MAW)
(MANHOLE ONLY)
ACCESS STEPS
ADDITIONAL RISER SECTION
(IF NEEDED)
OUTLET PIPE
(GROUTED IN OR BOOTED)
CARTRIDGE RECEPTACLES
DECK ASSEMBLY
BACKWASH POOL WEIR
CONTROL SECTION
(WITH JELLYFISH DECK)
INLET PIPE
(GROUTED IN OR BOOTED)
GASKET
(AT EACH JOINT)
SEPARATOR SKIRT
(MANHOLE ONLY)
BASE SECTION

WARNINGS / CAUTION

1. FALL PROTECTION may be required.
2. WATCH YOUR STEP if standing on the Jellyfish Filter Deck at any time; Great care and safety must be taken while walking or maneuvering on the Jellyfish Filter Deck. Attentive care must be taken while standing on the Jellyfish Filter Deck at all times to prevent stepping onto a lid, into or through a cartridge hole or slipping on the deck.
3. The Jellyfish Filter Deck can be SLIPPERY WHEN WET.
4. If the Top Slab, Covers or Hatches have not yet been installed, or are removed for any reason, great care must be taken to NOT DROP ANYTHING ONTO THE JELLYFISH FILTER DECK. The Jellyfish Filter Deck and Cartridge Receptacle Rings can be damaged under high impact loads. This type of activity voids all warranties. All damaged items to be replaced at owner's expense.
5. Maximum deck load 2 persons, total weight 450 lbs.

Safety Notice

Jobsite safety is a topic and practice addressed comprehensively by others. The inclusions here are intended to be reminders to whole areas of Safety Practice that are the responsibility of the Owner(s), Manager(s) and Contractor(s). OSHA and Canadian OSH, and Federal, State/Provincial, and Local Jurisdiction Safety Standards apply on any given site or project. The knowledge and applicability of those responsibilities is the Contractor's responsibility and outside the scope of Contech Engineered Solutions.

Confined Space Entry

Secure all equipment and perform all training to meet applicable local and OSHA regulations regarding confined space entry. It is the Contractor's or entry personnel's responsibility to proceed safely at all times.

Personal Safety Equipment

Contractor is responsible to provide and wear appropriate personal protection equipment as needed including, but not limited to safety boots, hard hat, reflective vest, protective eyewear, gloves and fall protection equipment as necessary. Make sure all equipment is staffed with trained and/or certified personnel, and all equipment is checked for proper operation and safety features prior to use.

- Fall protection equipment
- Eye protection
- Safety boots
- Ear protection
- Gloves
- Ventilation and respiratory protection
- Hard hat
- Maintenance and protection of traffic plan

Chapter 1

1.0 – Owner Specific Jellyfish Filter Product Information

Below you will find a reference page that can be filled out according to your Jellyfish Filter specification to help you easily inspect, maintain and order parts for your system.

Owner Name:	
Phone Number:	
Site Address:	
Site GPS Coordinates/unit location:	
Unit Location Description:	
Jellyfish Filter Model No.:	
Contech Project & Sequence Number	
No. of Hi-Flo Cartridges	
No. of Cartridges:	
Length of Draindown Cartridges:	
No. of Blank Cartridge Lids:	
Bypass Configuration (Online/Offline):	

Notes:

_____

_____

_____

_____

Chapter 2

2.0 – Jellyfish Filter System Operations and Functions

The Jellyfish Filter is an engineered stormwater quality treatment technology that removes a high level and wide variety of stormwater pollutants. Each Jellyfish Filter cartridge consists of eleven membrane - encased filter elements ("filtration tentacles") attached to a cartridge head plate. The filtration tentacles provide a large filtration surface area, resulting in high flow and high pollutant removal capacity.

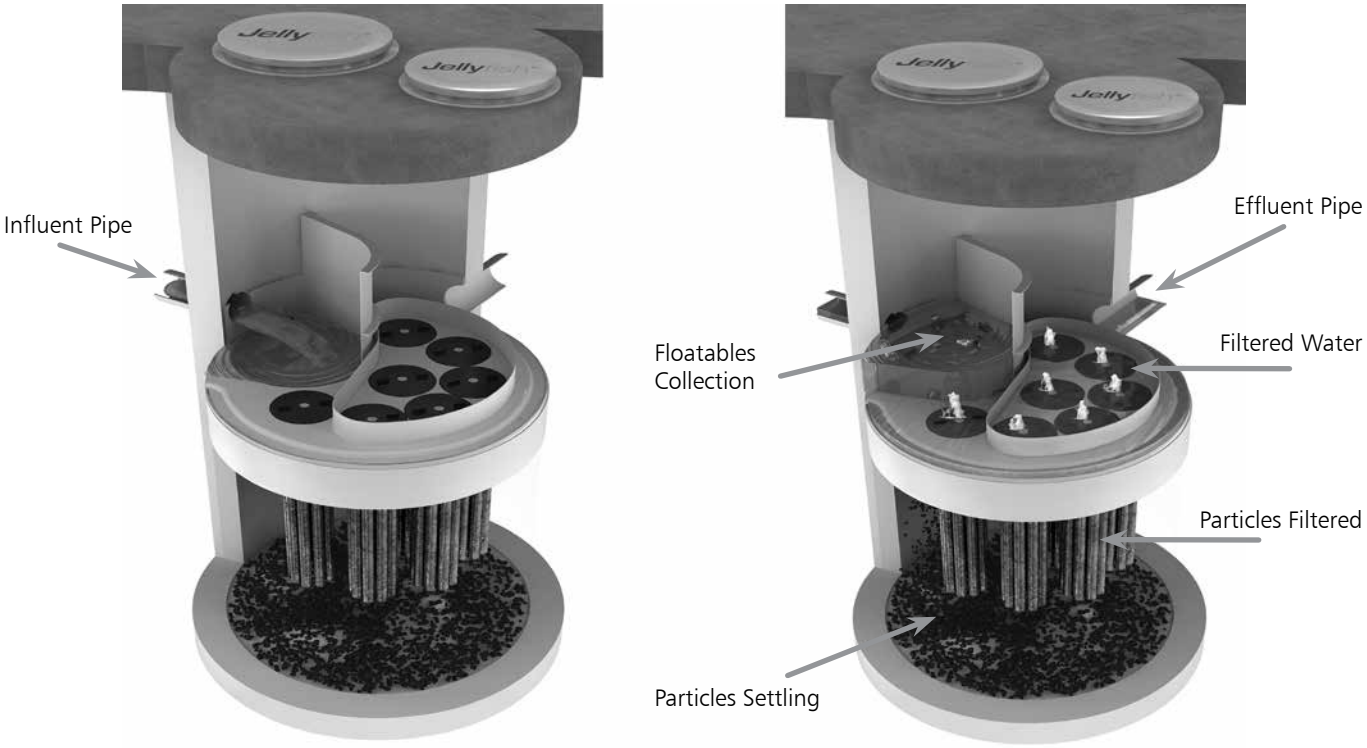
The Jellyfish Filter functions are depicted in Figure 1 below.

FIGURE 1

Jellyfish Filter Treatment Functions

Membrane Filtration

Section View with Maintenance Access Wall (MAW) Cutaway



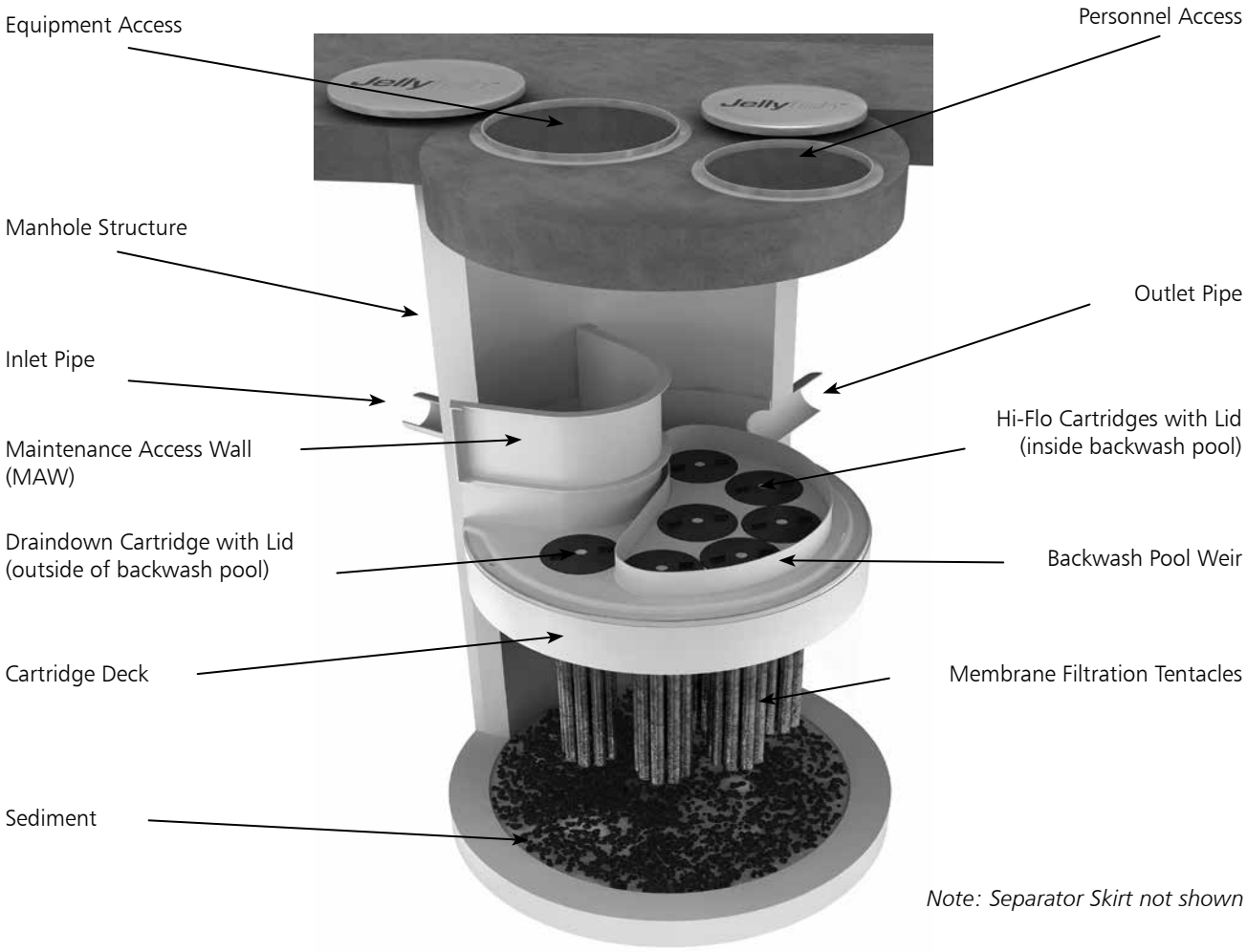
Jellyfish Filter cartridges are backwashed after each peak storm event, which removes accumulated sediment from the membranes. This backwash process extends the service life of the cartridges and increases the time between maintenance events.

For additional details on the operation and pollutant capabilities of the Jellyfish Filter please refer to additional details on our website at www.ContechES.com.

2.1 – Components and Cartridges

The Jellyfish Filter and components are depicted in Figure 2 below.

FIGURE 2 **Jellyfish Filter Components**



Tentacles are available in various lengths as depicted in Table 1 below.

Table 1 – Cartridge Lengths / Weights and Cartridge Lid Orifice Diameters

Cartridge Lengths	Dry Weight	Hi-Flo Orifice Diameter	Draindown Orifice Diameter
15 inches (381 mm)	10 lbs (4.5 kg)	35 mm	20 mm
27 inches (686 mm)	14.5 lbs (6.6 kg)	45 mm	25 mm
40 inches (1,016 mm)	19.5 lbs (8.9 kg)	55 mm	30 mm
54 inches (1,372 mm)	25 lbs (11.4 kg)	70 mm	35 mm

2.2 – Jellyfish Membrane Filtration Cartridge Assembly

The Jellyfish Filter utilizes multiple membrane filtration cartridges. Each cartridge consists of removable cylindrical filtration "tentacles" attached to a cartridge head plate. Each filtration tentacle has a threaded pipe nipple and o-ring. To attach, insert the top pipe nipples with the o-ring through the head plate holes and secure with locking nuts. Hex nuts to be hand tightened and checked with a wrench as shown below.

2.3 – Jellyfish Membrane Filtration Cartridge Installation

- Cartridge installation will be performed by trained individuals and coordinated with the installing site Contractor. Flow diversion devices are required to be in place until the site is stabilized (final paving and landscaping in place). Failure to address this step completely will reduce the time between required maintenance.
- Descend to the cartridge deck (see Safety Notice and page 3).
- Refer to Contech's submittal drawings to determine proper quantity and placement of Hi-Flo, Draindown and Blank cartridges with appropriate lids. Lower the Jellyfish membrane filtration cartridges into the cartridge receptacles within the cartridge deck. It is possible that not all cartridge receptacles will be filled with a filter cartridge. In that case, a blank headplate and blank cartridge lid (no orifice) would be installed.



Cartridge Assembly

Do not force the tentacles down into the cartridge receptacle, as this may damage the membranes. Apply downward pressure on the cartridge head plate to seat the lubricated rim gasket (thick circular gasket surrounding the circumference of the head plate) into the cartridge receptacle. (See Figure 3 for details on approved lubricants for use with rim gasket.)

- Examine the cartridge lids to differentiate lids with a small orifice, a large orifice, and no orifice.
  - Lids with a small orifice are to be inserted into the Draindown cartridge receptacles, outside of the backwash pool weir.
  - Lids with a large orifice are to be inserted into the Hi-Flo cartridge receptacles within the backwash pool weir.
  - Lids with no orifice (blank cartridge lids) and a blank headplate are to be inserted into unoccupied cartridge receptacles.
- To install a cartridge lid, align both cartridge lid male threads with the cartridge receptacle female threads before rotating approximately 1/3 of a full rotation until firmly seated. Use of an approved rim gasket lubricant may facilitate installation.

3.0 Inspection and Maintenance Overview

The primary purpose of the Jellyfish® Filter is to capture and remove pollutants from stormwater runoff. As with any filtration system, these pollutants must be removed to maintain the filter's maximum treatment performance. Regular inspection and maintenance are required to insure proper functioning of the system.
Maintenance frequencies and requirements are site specific and vary depending on pollutant loading. Additional maintenance activities may be required in the event of non-storm event runoff, such as base-flow or seasonal flow, an upstream chemical spill or due to excessive sediment loading from site erosion or extreme runoff events. It is a good practice to inspect the system after major storm events.
Inspection activities are typically conducted from surface observations and include:

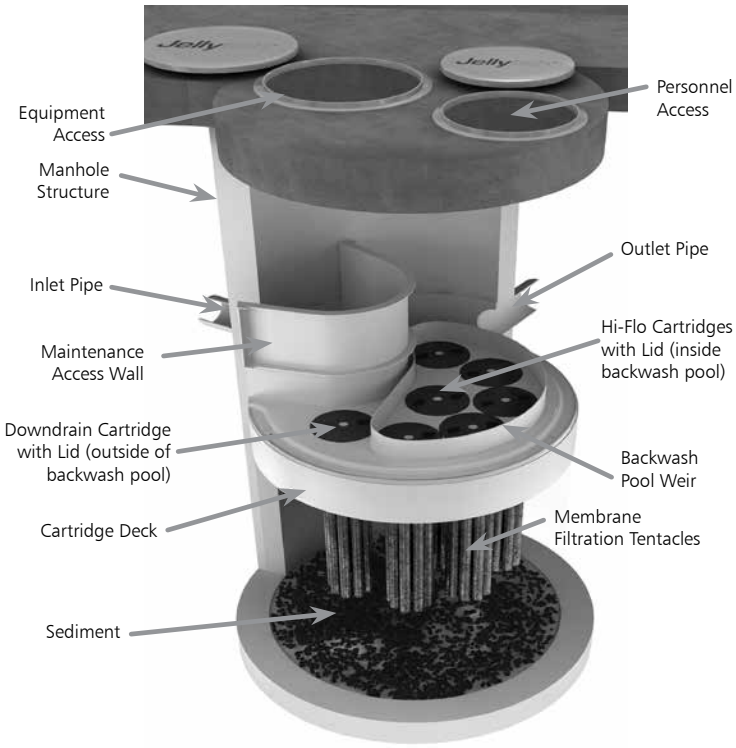
- Observe if standing water is present
- Observe if there is any physical damage to the deck or cartridge lids
- Observe the amount of debris in the Maintenance Access Wall (MAW) or inlet bay for vault systems

Maintenance activities include:

- Removal of oil, floatable trash and debris
- Removal of collected sediments
- Rinsing and re-installing the filter cartridges
- Replace filter cartridge tentacles, as needed

4.0 Inspection Timing

Inspection of the Jellyfish Filter is key in determining the maintenance requirements for, and to develop a history of, the site's pollutant loading characteristics. In general, inspections should be performed at the times indicated below; *or per the approved project stormwater quality documents (if applicable), whichever is more frequent*.



Note: Separator Skirt not shown

1. A minimum of quarterly inspections during the first year of operation to assess the sediment and floatable pollutant accumulation, and to ensure proper functioning of the system.
2. Inspection frequency in subsequent years is based on the inspection and maintenance plan developed in the first year of operation. Minimum frequency should be once per year.
3. Inspection is recommended after each major storm event.
4. Inspection is required immediately after an upstream oil, fuel or other chemical spill.

5.0 Inspection Procedure

The following procedure is recommended when performing inspections:

1. Provide traffic control measures as necessary.
2. Inspect the MAW or inlet bay for floatable pollutants such as trash, debris, and oil sheen.
3. Measure oil and sediment depth in several locations, by lowering a sediment probe until contact is made with the floor of the structure. Record sediment depth, and presences of any oil layers.
4. Inspect cartridge lids. Missing or damaged cartridge lids to be replaced.
5. Inspect the MAW (where appropriate), cartridge deck and receptacles, and backwash pool weir, for damaged or broken components.

5.1 Dry weather inspections

- Inspect the cartridge deck for standing water, and/or sediment on the deck.
- No standing water under normal operating conditions.
- Standing water inside the backwash pool, but not outside the backwash pool indicates, that the filter cartridges need to be rinsed.



Inspection Utilizing Sediment Probe

- Standing water outside the backwash pool is not anticipated and may indicate a backwater condition caused by high water elevation in the receiving water body, or possibly a blockage in downstream infrastructure.
- Any appreciable sediment (≥1/16") accumulated on the deck surface should be removed.

5.2 Wet weather inspections

- Observe the rate and movement of water in the unit. Note the depth of water above deck elevation within the MAW or inlet bay.
- Less than 6 inches, flow should be exiting the cartridge lids of each of the draindown cartridges (i.e. cartridges located outside the backwash pool).
- Greater than 6 inches, flow should be exiting the cartridge lids of each of the draindown cartridges and each of the hi-flo cartridges (i.e. cartridges located inside the backwash pool), and water should be overflowing the backwash pool weir.
- 18 inches or greater and relatively little flow is exiting the cartridge lids and outlet pipe, this condition indicates that the filter cartridges need to be rinsed.

6.0 Maintenance Requirements

Required maintenance for the Jellyfish Filter is based upon results of the most recent inspection, historical maintenance records, or the site specific water quality management plan; whichever is more frequent. In general, maintenance requires some combination of the following:

1. Sediment removal for depths reaching 12 inches or greater, or within 3 years of the most recent sediment cleaning, whichever occurs sooner.
2. Floatable trash, debris, and oil removal.
3. Deck cleaned and free from sediment.
4. Filter cartridges rinsed and re-installed as required by the most recent inspection results, or within 12 months of the most recent filter rinsing, whichever occurs sooner.
5. Replace tentacles if rinsing does not restore adequate hydraulic capacity, remove accumulated sediment, or if damaged or missing. It is recommended that tentacles should remain in service no longer than 5 years before replacement.
6. Damaged or missing cartridge deck components must be repaired or replaced as indicated by results of the most recent inspection.
7. The unit must be cleaned out and filter cartridges inspected immediately after an upstream oil, fuel, or chemical spill. Filter cartridge tentacles should be replaced if damaged or compromised by the spill.

7.0 Maintenance Procedure

The following procedures are recommended when maintaining the Jellyfish Filter:

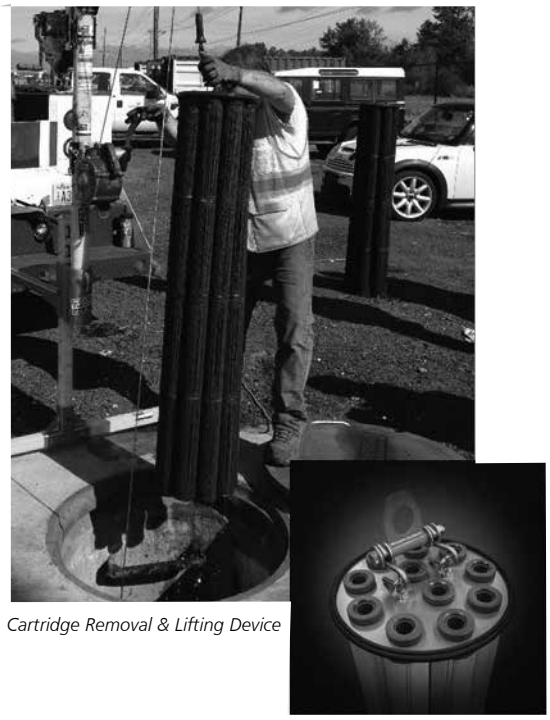
1. Provide traffic control measures as necessary.
2. Open all covers and hatches. Use ventilation equipment as required, according to confined space entry procedures. *Caution: Dropping objects onto the cartridge deck may cause damage*.
3. Perform Inspection Procedure prior to maintenance activity.
4. To access the cartridge deck for filter cartridge service, descend into the structure and step directly onto the deck. Caution: Do not step onto the maintenance access wall (MAW) or backwash pool weir, as damage may result. Note that the cartridge deck may be slippery.
5. Maximum weight of maintenance crew and equipment on the cartridge deck not to exceed 450 lbs.

7.1 Filter Cartridge Removal

1. Remove a cartridge lid.
2. Remove cartridges from the deck using the lifting loops in the cartridge head plate. Rope or a lifting device (available from Contech) should be used. *Caution: Should a snag occur, do not force the cartridge upward as damage to the tentacles may result. Wet cartridges typically weigh between 100 and 125 lbs*.
3. Replace and secure the cartridge lid on the exposed empty receptacle as a safety precaution. Contech does not recommend exposing more than one empty cartridge receptacle at a time.

7.2 Filter Cartridge Rinsing

1. Remove all 11 tentacles from the cartridge head plate. Take care not to lose or damage the O-ring seal as well as the plastic threaded nut and connector.
2. Position tentacles in a container (or over the MAW), with the threaded connector (open end) facing down, so rinse water is flushed through the membrane and captured in the container.



Cartridge Removal & Lifting Device

3. Using the Jellyfish rinse tool (available from Contech) or a low-pressure garden hose sprayer, direct water spray onto the tentacle membrane, sweeping from top to bottom along the length of the tentacle. Rinse until all sediment is removed from the membrane. *Caution: Do not use a high pressure sprayer or focused stream of water on the membrane. Excessive water pressure may damage the membrane*.
4. Collected rinse water is typically removed by vacuum hose.

5. Reassemble cartridges as detailed later in this document. Reuse O-rings and nuts, ensuring proper placement on each tentacle.

7.3 Sediment and Flotables Extraction

1. Perform vacuum cleaning of the Jellyfish Filter only after filter cartridges have been removed from the system. Access the lower chamber for vacuum cleaning only through the maintenance access wall (MAW) opening. Be careful not to damage the flexible plastic separator skirt that is attached to the underside of the deck on manhole systems. Do not lower the vacuum wand through a cartridge receptacle, as damage to the receptacle will result.
2. Vacuum floatable trash, debris, and oil, from the MAW opening or inlet bay. Alternatively, floatable solids may be removed by a net or skimmer.
3. Pressure wash cartridge deck and receptacles to remove all



Rinsing Cartridge with Contech Rinse Tool

sediment and debris. Sediment should be rinsed into the sump area. Take care not to flush rinse water into the outlet pipe.

4. Remove water from the sump area. Vacuum or pump equipment should only be introduced through the MAW or inlet bay.
5. Remove the sediment from the bottom of the unit through the MAW or inlet bay opening.
6. For larger diameter Jellyfish Filter manholes (≥8-ft) and some



Vacuuming Sump Through MAW

vaults complete sediment removal may be facilitated by removing a cartridge lid from an empty receptacle and inserting a jetting wand (not a vacuum wand) through the receptacle. Use the sprayer to rinse loosened sediment toward the vacuum hose in the MAW opening, being careful not to damage the receptacle.

7.4 Filter Cartridge Reinstallation and Replacement

1. Cartridges should be installed after the deck has been cleaned. It is important that the receptacle surfaces be free from grit and debris.
2. Remove cartridge lid from deck and carefully lower the filter cartridge into the receptacle until head plate gasket is seated squarely in receptacle. *Caution: Do not force the cartridge downward; damage may occur.*
3. Replace the cartridge lid and check to see that both male threads are properly seated before rotating approximately 1/3 of a full rotation until firmly seated. Use of an approved rim gasket lubricant may facilitate installation. See next page for additional details.
4. If rinsing is ineffective in removing sediment from the tentacles, or if tentacles are damaged, provisions must be made to replace the spent or damaged tentacles with new tentacles. Contact Contech to order replacement tentacles.

7.5 Chemical Spills

Caution: If a chemical spill has been captured, do not attempt maintenance. Immediately contact the local hazard response agency and contact Contech.

7.6 Material Disposal

The accumulated sediment found in stormwater treatment and conveyance systems must be handled and disposed of in accordance with regulatory protocols. It is possible for sediments to contain measurable concentrations of heavy metals and organic chemicals (such as pesticides and petroleum products). Areas with the greatest potential for high pollutant loading include industrial areas and heavily traveled roads. Sediments and water must be disposed of in accordance with all applicable waste disposal regulations. When scheduling maintenance, consideration must be made for the disposal of solid and liquid wastes. This typically requires coordination with a local landfill for solid waste disposal. For liquid waste disposal a number of options are available including a municipal vacuum truck decant facility, local waste water treatment plant or on-site treatment and discharge.

Jellyfish Filter Components & Filter Cartridge Assembly and Installation

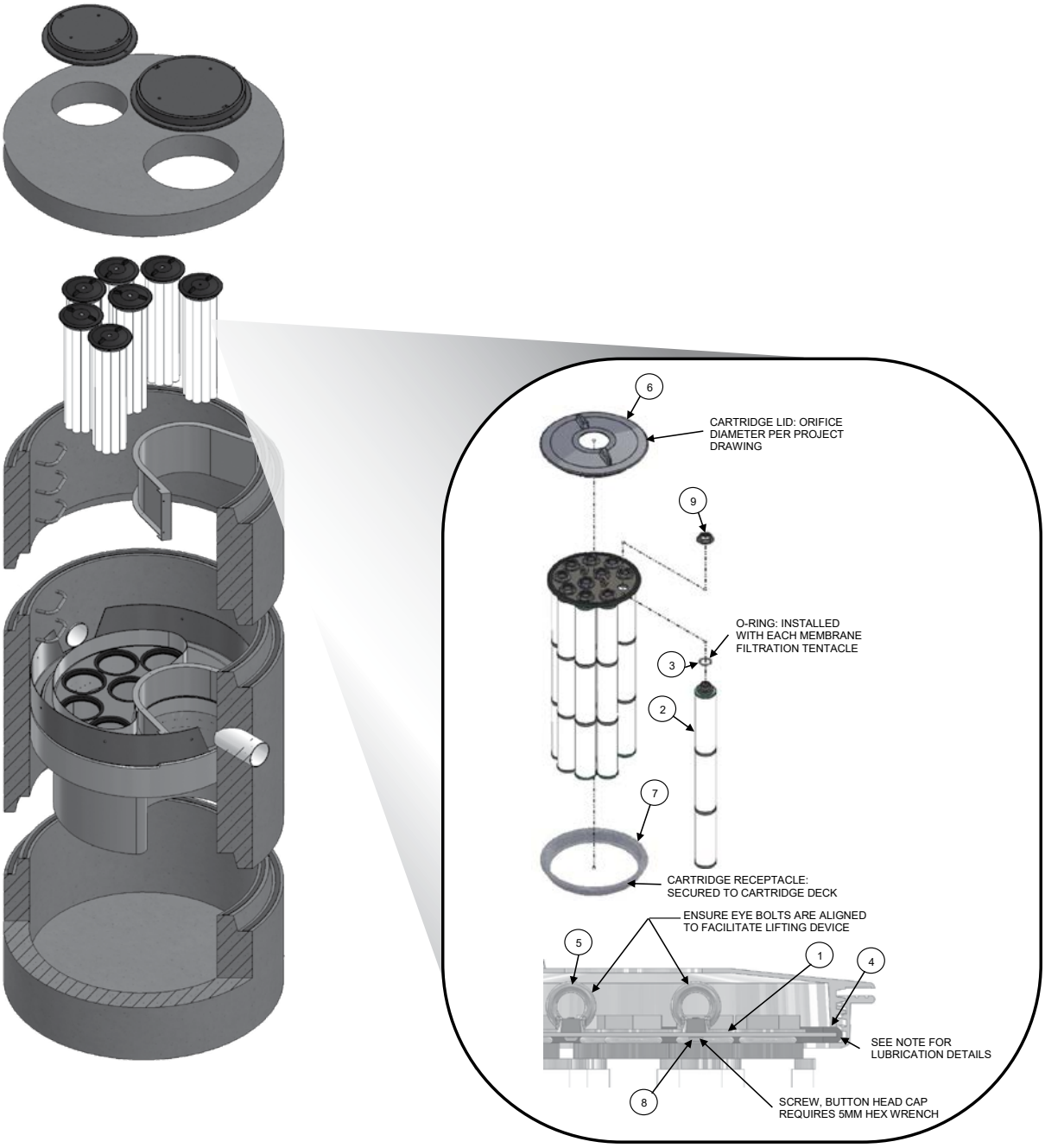


TABLE 1: BOM

ITEM NO.	DESCRIPTION
1	JF HEAD PLATE
2	JF TENTACLE
3	JF O-RING
4	JF HEAD PLATE GASKET
5	JF CARTRIDGE EYELET
6	JF 14IN COVER
7	JF RECEPTACLE
8	BUTTON HEAD CAP SCREW M6X14MM SS
9	JF CARTRIDGE NUT

TABLE 2: APPROVED GASKET LUBRICANTS

PART NO.	MFR	DESCRIPTION
78713	LA-CO	LUBRI-JOINT
40501	HERCULES	DUCK BUTTER
30600	OATEY	PIPE LUBRICANT
PSLUBXL1Q	PROSELECT	PIPE JOINT LUBRICANT

NOTES:

Head Plate Gasket Installation:
Install Head Plate Gasket (Item 4) onto the Head Plate (Item 1) and liberally apply a lubricant from Table 2: Approved Gasket Lubricants onto the gasket where it contacts the Receptacle (Item 7) and Cartridge Lid (Item 6). Follow Lubricant manufacturer's instructions.

Lid Assembly:
Rotate Cartridge Lid counter-clockwise until both male threads drop down and properly seat. Then rotate Cartridge Lid clock-wise approximately one-third of a full rotation until Cartridge Lid is firmly secured, creating a watertight seal.

Jellyfish Filter Inspection and Maintenance Log

Owner: _____ Jellyfish Model No.:_____

Location: _____ GPS Coordinates: _____

Land Use: Commercial:_____ Industrial: _____ Service Station:_____

Road/Highway:____ Airport: _____ Residential: _____ Parking Lot:_____

Date/Time:					
Inspector:					
Maintenance Contractor:					
Visible Oil Present: (Y/N)					
Oil Quantity Removed					
Floatable Debris Present: (Y/N)					
Floatable Debris removed: (Y/N)					
Water Depth in Backwash Pool					
Cartridges externally rinsed/re-commissioned: (Y/N)					
New tentacles put on Cartridges: (Y/N)					
Sediment Depth Measured: (Y/N)					
Sediment Depth (inches or mm):					
Sediment Removed: (Y/N)					
Cartridge Lids intact: (Y/N)					
Observed Damage:					
Comments:					

DECLARATION OF IRREVOCABLE ACCESS AND WATER LINE EASEMENT

In consideration of the sum of $ 10.00 and other good and valuable consideration, the receipt and legal sufficiency of which is hereby acknowledged, this IRREVOCABLE ACCESS AND WATER LINE EASEMENT, is made this ___ day of August, 2022, by Farrell Building Company Inc., a New York corporation with an address at 2317 Montauk Highway, Bridgehampton, New York 11932, its heirs and successors, as "Grantor", and in favor of The City of Beacon, a municipal corporation with an address at 1 Municipal Plaza, Beacon, New York 12508 its heirs and successors, as "Grantee".

WHEREAS, Grantor is the owner of certain property located in the City of Beacon, Dutchess County, New York (S/B/L 5954 - 25- 616969) and located at 16 West Main Street, Beacon, New York (the "Property"). A portion of the Property, as per the attached Schedule "A" figure entitled "Water Main Easement Plan", dated 07/22/2022 and further described in the "Water Easement", dated 07/28/2022, prepared by JMC Planning, Engineering Landscape Architecture & Land Surveying, PLLC constitutes the subject easement (hereafter, the Easement"). By this instrument, an Irrevocable water line and access Easement is created on such property for the benefit of the Grantee and Grantor, their successors or assigns as set forth herein.

WHEREAS, pursuant to the agreement of the parties a water line and access Easement is required and herewith created, it is

DECLARED that an Easement for the benefit of Grantee, its heirs , successors and assigns, to use for all purposes of ingress, regress and egress together with placement, use and maintenance of the water line, measuring 20 feet wide along the majority of the water line and as more specifically described in Schedule "A" annexed hereto and made part hereof, is herewith created and declared.

IT IS FURTHER DECLARED that Grantor hereby grants to Grantee the right to install, use and maintain in the Easement a water line, and that Grantee will install the water line at its own cost

and expense and be responsible for restoring the property to its previous condition, that whenever Grantee needs to access to install and/ or maintain the water line Grantee shall give Grantor reasonable notice.

IT IS FURTHER DECLARED that Grantor hereby grants to Grantee the right of ingress, egress and regress in and to the Easement and to fully utilize the Easement as a non-restricted primary means of ingress/egress to its Property, that Grantee shall be responsible for its fair share of the cost for the maintenance of the easement (e.g., liability insurance etc.) to be split pro rata on the basis of the percentage of each party's net square footage of occupied space on the respective parcels serviced by the Easement. In addition Grantee shall at its cost pay the difference for any necessary upgrade (i.e. pavement type, grade, size etc.) if such is required as part of municipal approvals to accommodate any additional uses.

BOTH PARTIES AGREE and commit to be good faith and friendly neighbors and not to cause any hardships and/or disturbances to each other's activity and land use and each party shall keep shall not obstruct the Easement area or use the Easement for storage of any kind.

The Easement rights and responsibilities set forth in this Agreement shall be perpetual and shall run with the land and shall be binding upon and inure to the benefit of the heirs, successors and assigns of and as may apply to the undersigned Grantor and Grantee.

IN WITNESS WHEREOF, Farrell Building Company Inc., as Grantor, and The City of Beacon have executed this instrument as of the day and date first set forth above.

GRANTOR: **GRANTEE:**

_____ _____

by: by:

\

Notary page follows

ACKNOWLEDGMENT OF CONVEYANCE

STATE OF NEW YORK)
)ss.:
COUNTY OF)

On the ____ day of August, 2022, before me, the undersigned, a Notary Public in and for the State of New York, personally appeared _____, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his capacity, and that by his signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument.

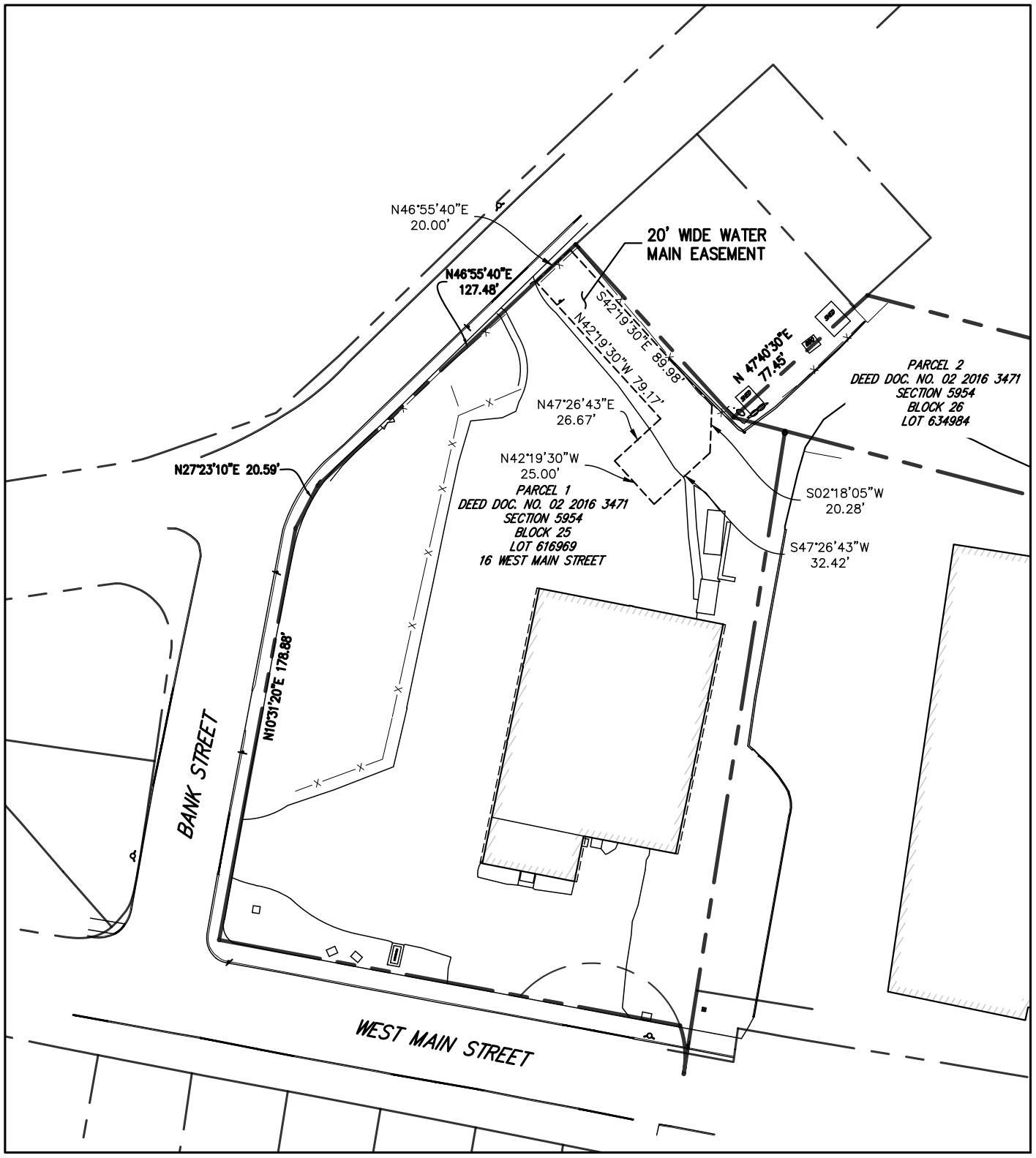
_____
NOTARY PUBLIC

STATE OF NEW YORK)
)ss.:
COUNTY OF)

On the ____ day of August, 2022, before me, the undersigned, a Notary Public in and for the State of New York, personally appeared _____, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the with in instrument and acknowledged to me that he executed the same in his capacity, and that by his signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument.

_____
NOTARY PUBLIC

RECORD AND RETURN TO:



BEACON COMMONS

16 WEST MAIN STREET BEACON, NY 12508

WATER MAIN EASEMENT PLAN

DATE: 07/22/2022 JMC PROJECT: 18119

FIGURE: SCHEDULE 'A' SCALE: 1" = 60'

120 BEDFORD RD
ARMONK
NY 10504

(914) 273-5225
fax 273-2102

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18119-SITE.dwg; EASEMENT-WATER.tab; EASEMENT.scr

JMC Project 18119
Beacon Commons
16 West Main Street
Town of Newburgh
Dutchess County, New York
July 28, 2022

Water Easement

A water easement over a portion of land formerly of Beacon Realty Management of America Corp. as described in deed dated May 5, 2016 and recorded in the Dutchess County Clerk's Office as Document No. 02 2016 3471 on June 2, 2016;

COMMENCING at a point along the easterly line of Bank Street at its point of intersection with the northerly line of West Main Street;

Thence along said easterly line of Bank Street the following three (3) course and distances;

1) North 10 degrees 31 minutes 20 seconds East, 178.88 feet to a point;
2) North 27 degrees 23 minutes 10 seconds East, 20.59 feet to a point;
3) North 46 degrees 55 minutes 40 seconds East, 127.48 feet to the Point of Beginning;

Thence continuing along said easterly line of Bank Street, North 46 degrees 55 minutes 40 seconds East, 20.00 feet to a point;

Thence through said lands formerly of Beacon Realty Management of America Corp. the following six (6) course and distances;

1) South 42 degrees 19 minutes 30 seconds East, 89.98 feet to a point;
2) South 02 degrees 18 minutes 05 seconds West, 20.28 feet to a point;
3) South 47 degrees 26 minutes 43 seconds West, 32.42 feet to a point;
4) North 42 degrees 19 minutes 30 seconds West, 25.00 feet to a point;
5) North 47 degrees 26 minutes 43 seconds East, 26.67 feet to a point;
6) North 42 degrees 19 minutes 30 seconds West, 79.17 feet to the Point of Beginning.

P:\2018\18119\ADMIN\Legal Descriptions\G Legal Description Water Easement 2020 07 28 28.doc

ENGINEERING REPORT –
SANITARY SEWER & WATER MAIN

BEACON COMMONS

16 WEST MAIN STREET
CITY OF BEACON
DUTCHESS COUNTY, NEW YORK

Prepared for: **Farrell Building Company**
2317 Montauk Highway
Bridgehampton, NY 11932

Prepared by:

JMC Project **18119**

Date: August 22, 2022

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A. FIRE HYDRANT FLOW TEST
B. SANITARY SEWER AND WATER MAIN SPECIFICATIONS

I. INTRODUCTION & SCOPE

This Engineering Report has been prepared for the 1.3 acre Beacon Commons site, located in the City of Beacon, Dutchess County, New York. The site is bordered by West Main Street to the South & Bank Street to the West. This report has been prepared for the City of Beacon and Dutchess County Health Department's review and approval.

The Project consists of demolishing an existing 1 story commercial building and the development of a 62-unit, 4-story multifamily building consisting of 33 one-bedroom units and 29 two-bedroom units. The Project also includes parking areas and associated improvements such as new curbs, sidewalks and landscaping along its frontage. A private water service is proposed to connect to the existing City main along Bank Street. A public water main extension is proposed to support a proposed fire hydrant in the rear parking area of the property as requested by the City Fire Department. The public water main extension is proposed within an easement to the City for access and maintenance. A private sanitary sewer service is proposed to connect to the existing City main along West Main Street.

The proposed sanitary sewer service will connect via a saddle connection into the existing City sewer main within West Main Street. The site proposes to convey wastewater via 6-inch PVC pipe to a cleanout to be situated at the southern portion of the building, along West Main Street. The project includes abandonment of the existing sewer lateral that connects to the current existing building on the site that is to be demolished.

The proposed water distribution will extend on site via a proposed 6-inch DIP that will connect to the existing 8-inch cast iron water line in the Bank Street right of way as well as a 6 inch hydrant extension down the northern driveway off Bank Street. The proposed water service will result in abandonment of the existing water service connecting to the existing building on the site, which is to be demolished.

The proposed project has been before the City of Beacon Planning Board since late 2019. The Planning Board recently adopted the SEQRA negative declaration resolution and should be receiving site plan approval and other entitlements within the next few months.

II. SUPPORTING PLANS

Dwg. No.	Title
C-100	"Site Plan"
C-200	"Grading Plan"
C-300	"Utilities Plan"
C-310	"Utilities Profile"
DOH-910	"DOH Construction Details"
DOH-911	"DOH Construction Details"

III. SANITARY SEWER SERVICE

A. Existing System

Under existing conditions, wastewater is collected and routed to the existing sewer laterals located at the southern part of the existing building, along West Main Street of the subject property. The existing conditions shall be abandoned in accordance with the Dutchess County Department of Health.

B. Proposed System and Anticipated Design Flows

The proposed sewer connection will convey wastewater from the proposed building on the site. A saddle connection will be constructed to connect the flow coming from the proposed building to the existing 12-inch sewer line in the West Main Street right of way. The proposed water distribution system will be of 6-inch DIP water main. The proposed 6-inch sewer service will connect to the 12-inch main in West Main Street with a saddle. The proposed sewer service will come from the proposed mechanical room at the corner of West Main Street and Bank Street. The service will be SDR-35 PVC pipe and shall conform to the requirements of ASTM specification D2729, latest version.. A clean-out is proposed along the service line.

The project is a proposed four-story residential apartment building with 62 units, 33 one-bedroom units & 29 two-bedroom units, resulting in a total of 91 bedrooms. Based on the NYSDEC Design Standards for Intermediate Sized Wastewater Treatment Systems, circa 2014, the anticipated flow rate is 10,010 GPD or 6.95 GPM for 91 proposed bedrooms.

C. Testing

The Contractor shall test the completed sanitary sewer service for leakage as specified herein. In the event of conflict between the leakage test requirements specified herein and the leakage test requirements of the Dutchess County Health Department and City of Beacon, the more restrictive requirements shall govern.

The tests shall be conducted by the Contractor, as directed by the Engineer. The Contractor shall furnish all necessary equipment, materials and labor for the tests as specified. The Contractor shall notify the Engineer at least 48 hours prior to the start of testing so the Dutchess County Health Department and City of Beacon can be notified. Testing shall be done only in the presence of the Engineer.

Gravity Sewers - shall be tested as follows:

Low-Pressure Air Test of Pipe Lines – Plug all openings in the test section. Add air until the internal pressure of the line is raised to approximately 4.0 psi. After this pressure is reached, allow the pressure to stabilize. The pressure will normally drop as the air temperature stabilizes. This usually takes 2 to 5 min. depending on the pipe size. The pressure may be reduced to 3.5 psi before starting the test.

When the pressure has stabilized and is at or above the starting test pressure of 3.5 psi, start the test. If the pressure drops more than 1.0 psi during the test time, the line is presumed to have failed the test. If a 1.0-psi drop does not occur within the test time, the line has passed the test.

Test times are for a 1.0 psi pressure drop from 3.5 to 2.5 psi. If the section of line to be tested includes more than one pipe size, calculate the test time for each size and add the test times to arrive at the total test time for the section. Minimum test times for various pipe sizes shall be as specified in ASTM Designation F-1417 "Standard Test Method for Installation Acceptance of Plastic Gravity Sewer Lines Using Low-Pressure Air." Minimum test times for various pipe sizes shall be as specified in ASTM Designation F-1417

"Standard Test Method for Installation Acceptance of Plastics Gravity Sewer Lines Using Low-Pressure Air." Minimum test times for various pipe sizes in inches are as follows:

Size (Inches)	Time (Min:Sec.)
4	3:46
6	5:40
8	7:34

For materials other than plastic, depending on the pipe material, ASTM Designation C828 "Standard Test Method for Low-Pressure Air Test of Vitrified Clay Pipe," shall be utilized. According to Appendix E "Sewer and Manhole Leakage Tests" of the NYSDEC publication "New York State Design Standards for Intermediate Sized Wastewater Treatment Systems," dated March 5, 2014, ASTM C828 "may be used for other sanitary pipe material not mentioned above and is not limited to a maximum diameter of 12 inches."

Prior to activating the sewer line into service, satisfactory testing results must be reviewed and approved by the Dutchess County Health Department and City of Beacon.

IV. WATER SERVICE

A. Existing System

Under existing conditions, the building is served from a water connection located at the southern part of the existing building, along West Main Street of the subject property. The existing conditions shall be abandoned in accordance with the Dutchess County Department of Health.

B. Proposed System and Anticipated Design Flows

The proposed water distribution system will be of 6-inch DIP water main. The proposed 6-inch water main will connect to the 8-inch main in Bank Street with a wet tap. The proposed water service will run to the western portion of the proposed building into the proposed mechanical room at the corner of West Main Street and Bank Street. The main will be class

54 double cement lined ductile iron pipe (DIP) and shall conform to the requirements of ANSI/AWWA specification C104-08, C111-17, C151-09/A21.51, & C-151. A water valve will be provided as part of the wet tap and the main will split within the mechanical room for fire and domestic services.

As stated above, the project includes a total of 91 bedrooms which results in an anticipated flow rate of 10,010 GPD or 6.95 GPM according to the NYSDEC Design Standards for Intermediate Sized Wastewater Treatment Systems.

C. Hydrant Flow Test

One hydrant flow test was conducted by JMC on 07/11/2022 in the presence of representatives of the City of Beacon Water Department. A pressure gauge was installed on the hydrant within the project site to read the static and residual pressures. At a flow rate of 1,680 GPM The static pressure was 134 psi and, at a flow rate of 1,680 GPM, the residual pressure was 120 psi. These two pressures will be used to determine the projected flowrate, Q_r, at 20 psi. See calculations below:

$$Q_r = Q_f x \left(h_b / h_f\right)^{0.54}$$

Where: Q_f = the measured flow from the hydrant

h_b= static pressure – 20 psi

h_f= static pressure – residual pressure

$$Q_r = Q_f x \left(h_b / h_f\right)^{0.54} = 1{,}680\ GPM\ x\ (\frac{134\ psi - 20\ psi}{134\ psi - 120\ psi})^{0.54} = 1{,}680\ GPM\ x\ 8.14^{0.54}$$

$$= 5{,}213\ GPM$$

The Hydrant Test can be found in Appendix B of this report.

D. Testing and Disinfection

The construction of the water distribution system will conform to the requirements of the City of Beacon, Dutchess County Department of Health and AWWA Specification C-600-17. The Town of Newburgh is to be given 48-hour notice prior to test. Upon installation of the new water distribution system, the lines shall be pressure and leakage tested in

accordance with AWWA Specification C-600-17. Upon passing these tests, the lines will be disinfected in accordance with AWWA Standard C-651-14 except for Section 4.3.1 (Tablet Method) for disinfecting water mains which shall not be used.

Prior to activating the water lines into service, satisfactory sanitary results from a certified lab must be submitted to the City of Beacon Water Department. The City must approve the water main being placed into service. The test samples must be collected by a representative of the testing laboratory and witnessed by the City of Beacon Water Department.

Respectfully submitted,

JMC Planning Engineering Landscape Architecture & Land Surveying, PLLC



Stephen Spina, PE
Project Manager

APPENDIX A

HYDRANT FLOW TEST

HYDRANT FLOW TEST RESULTS

Location: 16 West Main Street Date: 07/11/2022 JMC Job No. : 18119

Test made by: Stephen Spina Time: 8:15 AM

Representative of: JMC

Witness: City of Beacon Water Department, Rick Kolakowski

State purpose of test: Determine flow and pressure of water system for proposed building Sprinkler system design to be done by project plumbing engineer.

If pumps affect test, indicate pumps operation: N/A

Flow hydrants: Bank Street at Northwest corner of property

Size nozzle:	2 1/2 inch
GPM:	1,680 gpm
Static:	134 psi
Residual:	120 psi

Computed Fire Flow Results with 20 psi Residual per AWWA M-17
$Q_R = Q_F \times (h_R^{0.54} / h_F^{0.54})$
Q_R = Flow available at desired residual pressure (20 psi)
Q_F = Flow during test = 1,680 gpm
h_R = Pressure drop to desired residual pressure = 134 psi – 20 psi = 114 psi
h_F = Pressure drop during test = Static – Residual = 14 psi

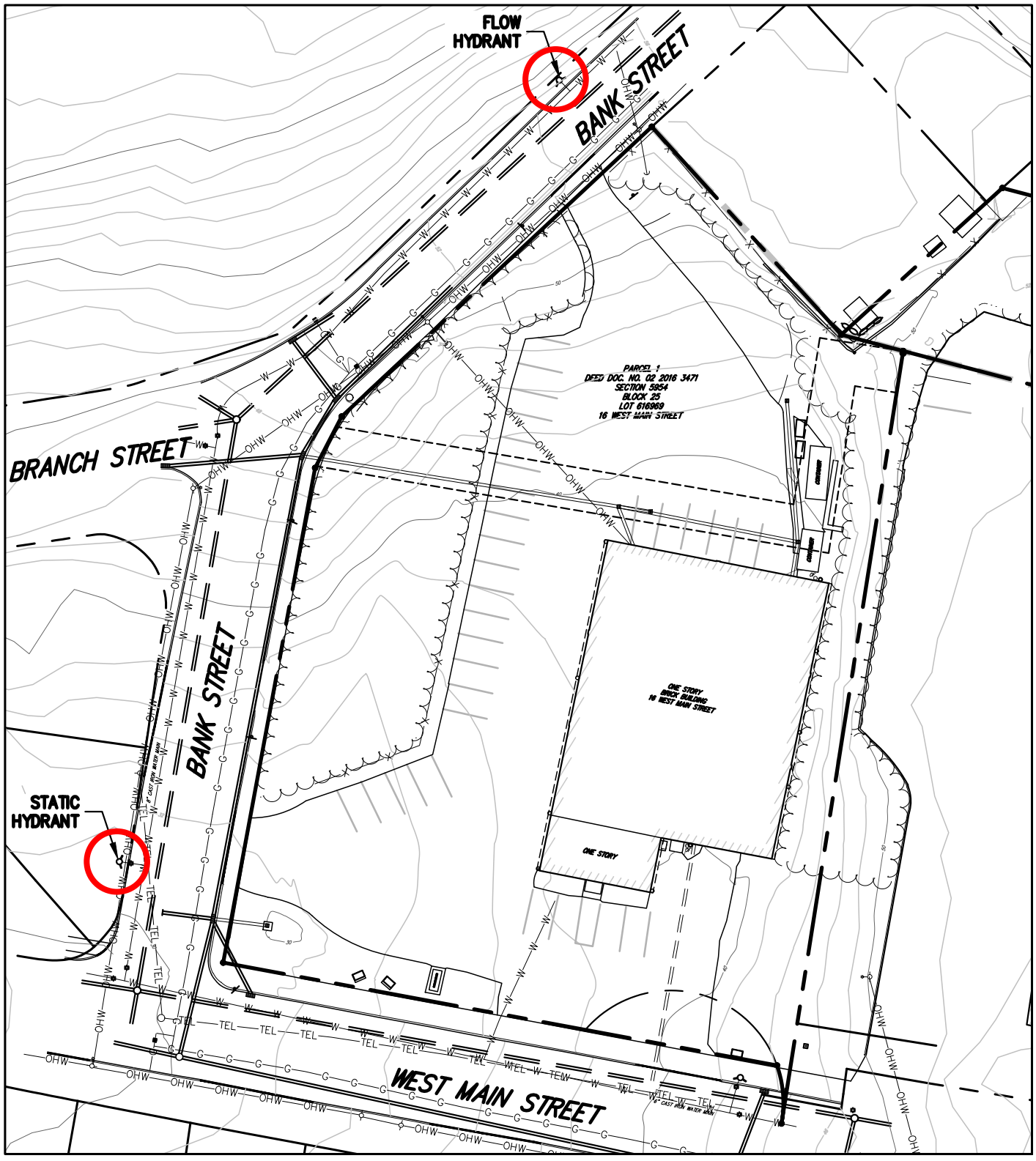
Q_R = 1,680 gpm x ($114^{0.54} / 14^{0.54}$) = 5,213 gpm @ 20 psi residual pressure

(This is an approximate result as AWWA recommends a 5 psi drop in pressure for the calculation to be accurate)

Remarks:

Refer to JMC Sketch "Hydrant Locations", dated 07/11/2022.

P/2018/18119/Hydrant Flow Test Report 2022-07-18.doc



BEACON COMMONS

16 WEST MAIN STREET BEACON, NY 12508

HYDRANT LOCATIONS

DATE: 07/11/2022 JMC PROJECT: 18119

FIGURE: H-1 SCALE: 1" = 50'

120 BEDFORD RD
ARMONK
NY 10504

(914) 273-5225
fax 273-2102

JMCPLLC.COM

APPENDIX B

SANITARY SEWER AND WATER MAIN SPECIFICATIONS

SPECIFICATIONS
FOR
INSTALLATION OF SANITARY SEWER & WATER LINES

BEACON COMMONS
16 WEST MAIN STREET
CITY OF BEACON
DUTCHESS COUNTY, NEW YORK

OWNER: **Farrell Building Company**
2317 Montauk Highway
Bridgehampton, NY 11932

SITE ENGINEER: **JMC, PLLC**
120 Bedford Road
Armonk, New York 10504

JMC Project: 18119
Date: 08/22/2022
Document Id: P:\2018\18119\ADMIN\SPEC\18119 SPEC SEWER AND WATER 2022-08-22.doc

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ARTICLE 1 - TRENCH EXCAVATION AND BACKFILL

1. DESCRIPTION

A. SCOPE

(1) The Contractor shall provide all labor, plant, material and equipment necessary and required to properly excavate and backfill all utility systems and subsurface structures to be installed under this Contract. Work shall include, but not be limited to:

(a) All necessary excavation, including disposal of unsuitable and/or surplus excavated material.

(b) All necessary bedding, backfill and compaction, including furnishing approved bedding material and additional suitable backfill material as required.

(c) Sheeting, shoring and bracing as necessary and required.

(d) Dewatering of trenches as necessary and required.

B. WORK SPECIFIED UNDER OTHER ARTICLES

(1) The following related work is specified under other Articles:

(a) Sanitary Sewers (Article 2)

(b) Water Lines (Article 3)

C. EXISTING UTILITIES AND SUBSURFACE STRUCTURES

(1) The Contractor is referred to project conditions and procedures regarding existing utilities and structures given under separate Articles of these Specifications and on the Drawings.

2. CONSTRUCTION DETAILS

A. GENERAL

(1) Trench excavation shall be carried out by the Contractor to conform with the line and grade of the various utilities and the bottom of the foundations and/or footings for subsurface structures as shown on the Drawings and as specified herein.

(2) All excavations shall be kept free from water, snow and ice during construction.

(3) The Contractor shall be responsible, at all times, for conducting all operations in a safe and prudent manner so that all workmen and the public will be protected from hazard. The Contractor shall observe all applicable Local, County, State and Federal requirements, and he shall obtain all necessary permits and pay all fees, deposits and charges required for acquiring said permits.

(4) In fill areas, all embankments shall be constructed to a minimum of 2 feet above the outside top (at the bell) of the pipes prior to beginning any trench excavation.

(5) The Contractor is referred to the report by the Geotechnical Engineer,Carlin-Simpson & Associates, dated September 10, 2003 for recommended procedures regarding the installation of utilities. The most stringent requirements stated in the geotechnical report by the Geotechnical Engineer or any other place in the Contract Documents shall be adhered to by the Contractor.

B. TRENCH EXCAVATION

(1) General Requirements - The Contractor shall be responsible for the excavation of all materials encountered, and with the exception of "Additional Trench Excavation" as hereinafter described, there will be no extra compensation for any excavation, regardless of the character or type of soils or materials encountered.

(2) Method of Trenching - Trench excavation shall be done with excavating machinery, except in such places where work performed in this manner will injure trees, buildings or existing utilities or structures, or where the use of machinery is specifically forbidden, in which case hand methods shall be employed.

(3) Preparation of Bottom of Trench - The trench bottoms shall be prepared to conform to the details on the Drawings and as specified herein. Special precautions shall be exercised to insure that pipe and conduit, when installed, will not rest on rock, masonry or any other materials which would present a non-uniform foundation. For bell and spigot pipe, bell holes shall be provided at each pipe joint to prevent bearing on the bell of the pipe. Where two or more pipes or conduits are to be laid in the same trench, the Contractor shall excavate the trench so that all pipe and conduit are laid on undisturbed or approved properly compacted material.

(4) Unsuitable Material at Bottom of Trench - When the material at the bottom of a trench is unsuitable, as determined by the Owner's Field Representative and/or Geotechnical Engineer, it shall be removed to such depth as the Owner's Field Representative and/or Geotechnical Engineer may direct, and backfilled with suitable and properly compacted granular material obtained from the Project excavation, or from borrow material if it is not available within the Project. Compaction of this replacement material shall be not less than 95% Maximum Modified Density (ASTM Designation D-1557).

(5) Excavation Below Required Grade - Excavation below the grade of pipe, conduit or subsurface structures shown on the Drawings, necessitated by changes in grades in accordance with the directions of the Site Engineer and/or Owner's Field Representative, will be paid for under "Additional Trench Excavation", as hereinafter defined. However, if removal of unsuitable material and replacement with suitable material is required as a result of the Contractor's operations or negligence, it shall be the Contractors responsibility to correct the condition at his own cost and expense, and no additional payment shall be made to the Contractor by the Owner for removal and replacement of such material. Removal and replacement of material without written authorization, is performed at the Contractor's expense.

Excavation carried below the required level without the authorization of the Owner's Field Representative shall be backfilled by the Contractor at his expense with suitable compacted granular material as directed by the Owner's Field Representative. Compaction of backfill material shall be as specified above under Paragraph 2.B.(4).

(6) Excavation in Paved Areas - When excavations are to be made in paved surfaces, the paved surfaces shall be line cut on each side of the trench and ahead of the excavation by means of saw cutting or other approved tools to provide a clean, uniform edge, with minimum disturbance of the remaining pavement. The pavement so removed shall not be used for trench backfill, but shall be disposed of as directed by the Owner's Field Representative.

(7) Unsuitable Excavated Material - Unsuitable excavated material shall be disposed of by the Contractor in accordance with the directions of the Owner's Field Representative and/or Geotechnical Engineer.

(8) Surplus Excavated Material - Excavated material which is not required for trench backfill shall be disposed of by the Contractor where and as directed by the Owner's Field Representative. In general, suitable surplus excavated material may be used as fill material.

C. TRENCH EXCAVATION IN ROCK

(1) General Requirements - If rock is encountered in trench, the Contractor shall excavate, remove and dispose of rock in trench within the limits specified and in accordance with the Drawings and Specifications and/or as approved by the Owner's Field Representative.

Trench excavation in rock shall be defined as removal of boulders larger than one (1) cubic yard in volume and removal of ledge rock, concrete or masonry structures which cannot be ripped with a one and one-half (1-1/2) cubic yard backhoe or equivalent and requires drilling, blasting, or other special methods for removal. Removal of concrete pavement over trench is not considered trench excavation in rock.

For pipe and conduit installation, rock excavation shall be carried to a level at least six (6) inches below the bottom of the pipe or conduit. The trench shall then be brought to proper grade for laying of the pipe or conduit by the placing of Select Bedding as directed by the Owner's Field Representative.

(2) Shattered Rock - If, in the course of rock excavation, the rock below grade is shattered due to over-drilling or over-blasting, and the Owner's Field Representative and/or Geotechnical Engineer considers such shattered rock to be unfit for support of pipe, conduit or structures, the shattered rock shall be removed and the excavation backfilled with concrete, gravel or crushed stone, as the Owner's Field Representative and/or Geotechnical Engineer directs. All such removal, backfilling and corrective work shall be done by and at the expense of the Contractor.

(3) Blasting - When drilling and blasting are permitted, the Contractor must employ licensed personnel, and adhere to all Local, County, State and OSHA Regulations regarding the use and storage of explosives, and he shall acquire all necessary insurance, permits and licenses. The Contractor shall be responsible for all damages due either directly or indirectly to such operations.

Blasting, when permitted, shall be done only at such times as the Owner and those Authorities having jurisdiction shall approve and under such conditions and restrictions as they may impose.

As soon as rock is encountered in trench, it shall be uncovered by the Contractor, and the Owner's Field Representative shall be notified. The Contractor shall employ a licensed land surveyor, approved by the Owner's Field Representative, to accurately measure in the field the rock surface elevations along the length of the trench. These rock elevations shall be

accurately plotted to scale on trench profiles, as approved by the Site Engineer, and shall be certified by the surveyor. The expense of taking said profiles and the plotting of same by the licensed land surveyor shall be borne by the Contractor.

A reproducible set of the certified profiles and a copy of the surveyor's field notes shall be provided to the Site Engineer who shall use this data to compute the amount of rock excavated.

The amount of rock excavated will be determined by the "Method of Average End Areas," with planimeter accuracy. Payment lines for trench excavation in rock shall be as follows:

(a) Pipes, Conduits and Culverts

Bottom Payment Line - The elevation of the bottom payment line shall be six (6) inches below the bottom of the pipe, conduit or culvert as shown on the details of the Drawings or as directed by the Owner's Field Representative.

Top Payment Line - The top payment line shall be existing rock surface if below subgrade surface, or subgrade surface if below existing rock surface. Rock located above subgrade surface shall be excavated in accordance with the requirements specified under the Article of these Specifications entitled "Excavation and Embankment." The item of "Trench Excavation in Rock" is only applicable below subgrade surface; payment for removal of rock above subgrade surface shall be considered as included in the Contract Sum.

Side Payment Lines - The width of excavation shall be based on a one (1) foot clearance on each side of the outside wall of pipes, conduits or culverts and vertical to the bottom of the trench as shown on the details of the Drawings.

(b) Underground Structures Including Manholes, Catch Basins, Drain Inlets

Bottom Payment Line - The elevation of the bottom payment line shall be the bottom of the footing or base.

Top Payment Line - Same as for pipes, conduits and culverts.

Side Payment Lines - The width of excavation shall be one (1) foot outside the wall of the structure and vertical to bottom of the trench as shown on the details of the Drawings.

The unit price bid for "Trench Excavation in Rock" shall include furnishing and placing the approved bedding and backfill as shown on the details of the Drawings.

D. ADDITIONAL TRENCH EXCAVATION

(1) Authorized Changes and/or Alterations - The Site Engineer and/or Owner's Field Representative may, as a result of unforeseen conditions arising during the progress of the Work, order the grade or location of any pipe or structure changed from that established on the Drawings or from a location previously designated in the field, or may order the raising, lowering or alteration of any existing pipeline or structure.

(2) Additional Payment to Contractor - Should such changes or alterations result in an addition to the quantity of trench excavation, this additional excavation shall be considered as Extra Work and payment for same shall be made to the Contractor under the unit price in the Contract for "Additional Trench Excavation".

(3) Credit to Owner - Should such changes or alterations result in a reduction in the quantity of excavation, then the unit price in the Contract for "Additional Trench Excavation" shall be applied to the quantity of reduced excavation to determine a credit to the Owner for the reduction in the amount of excavation occasioned by such change.

(4) Method of Measurement - The quantity of "Additional Trench Excavation" measured for payment to the Contractor or reduction of trench excavation measured for credit to the Owner shall be determined by plotting the profile of the bottom of the trench for pipe and/or structures as indicated on the Drawings and the profile of the bottom of the trench for pipe and/or structures(s) in their final location and computing the difference in trench volume. The volume of additional trench excavation (in the case of additional payment to the Contractor) or reduced trench excavation (in the case of credit to the Owner) shall be measured using a constant width of trench equal to the outside pipe diameter plus two (2) feet for pipe and one (1) foot outside of walls for structure(s). The depth of the excavation shall be measured from subgrade elevation in cut areas and from two (2) feet above the outside top of pipe in embankment areas.

E. BEDDING

(1) General Requirements - Bedding in trench for pipe and conduit shall be as shown in the detail on the Drawings and as specified herein. Particular requirements are defined for trenching within the City right-of-way. Requirements for bedding shall be as follows:

(a) Standard Bedding - shall consist of bedding the pipe or conduit on a properly prepared foundation of natural undisturbed earth for trench excavation in cut areas and properly compacted earth for trench excavation in fill areas as shown in detail on the Drawings. The bed shall have recesses to receive the bell of bell and spigot pipe.

(b) Select Bedding - shall consist of a bed of properly compacted granular bedding material (sand as specified) having a compacted thickness of at least six (6) inches below the bottom of the pipe or conduit and extending around the pipe or conduit for at least 30% of its diameter or rise. The layer of bedding material shall be shaped to fit the pipe or conduit for at least 15% of the outside diameter or rise of the pipe or conduit and shall have recesses shaped to receive the bell of bell and spigot pipe. Sand bedding shall be clean, well-graded sand consisting of hard, durable particles free from lumps of clay, loam and all other deleterious substances. Item No. 4 shall be Type 2 NYSDOT Item 304.12. When When Select Bedding is specified, the Contractor shall furnish, place and compact all necessary and required select bedding material at no additional cost to the Owner.

Select Bedding shall be used for all polyethylene, polyvinyl chloride pipe, ductile iron pipe and conduit installation. Except for polyethylene and polyvinyl chloride pipe and conduit installation, and unless otherwise shown on the details of the Drawings, specified or directed by the Owner's Field Representative, Standard Bedding may be used.

F. BACKFILLING

(1) General Requirements - Upon approval by the Owner's Field Representative of bedding and pipe installation, and after proper inspection and tests have been made, excavations shall be backfilled by the Contractor with the type of backfill material specified. Particular requirements are defined for trenching within the City right-of-way. Excavations shall be backfilled and compacted as specified herein and in accordance with the details of the Drawings using the following materials:

(a) Standard Backfill - shall consist of on-site material (earth) approved by the Owner's Field Representative and/or Geotechnical Engineer. Should there be a deficiency of proper on-site material for backfilling, the Contractor shall furnish, place and compact additional proper backfill material, at no additional cost to the Owner.

(b) Select Backfill - shall consist of granular material (sand or item 4 as specified) as approved by the Owner's Field Representative and/or Geotechnical Engineer. Sand shall consist of clean, well graded, hard, durable particles, free of lumps of clay, loam and all other deleterious substances. Item No. 4 shall be Type 2 NYSDOT Item 304.12. When Select Backfill is specified, the Contractor shall furnish, place and compact all necessary and required select backfill material at no additional cost to the Owner.

All backfill material shall be free from large stones, clods, topsoil, sod, frozen earth, wood or any other objectionable material as determined by the Owner's Field Representative and/or Geotechnical Engineer.

For all polyethylene and polyvinyl chloride pipe, ductile iron pipe and conduit installation, Select Backfill shall be used to backfill the trench until there is a minimum of six (6) inches of cover over the pipe or conduit. Above this level, and unless specified otherwise or directed by the Owner's Field Representative, Standard Backfill may be used.

Except for polyethylene and polyvinyl chloride pipe and conduit installation and unless otherwise shown on the details of the Drawings, specified, or directed by the Owner's Field Representative, Standard Backfill may be used.

Where use of Standard Backfill is permitted, the material used to backfill the trench up to a level two (2) feet above the top of the pipe shall be approved clean earth and shall contain no stone or broken rock greater than one (1) inch in size. Above a level two (2) feet higher than the top of pipe, the material used for backfill shall be approved material, which may contain not more than fifteen (15) percent stone or broken rock with no stone or piece thereof exceeding four (4) inches in size. Such stone or broken rock shall be thoroughly mixed with the earth so that there will be no voids in the backfill.

(2) Placement and Compaction - Backfill for pipe and conduit shall be placed evenly and carefully around and over the pipe or conduit in six (6) inch maximum layers. Each layer shall be thoroughly and carefully compacted until twelve (12) inches of cover exists over the pipe or conduit. The

remainder of the backfill may then be placed and compacted in maximum twelve (12) inch layers. Each layer shall be compacted by approved mechanical tamping machines.

Backfill shall be compacted to not less than 92% Maximum Modified Density in accordance with ASTM Designation D-1557 in the manner herein described.

Backfill shall proceed up to the lines and grades as shown on the Drawings and/or as directed by the Owner's Field Representative. Backfill areas which settle shall be corrected by the Contractor to the satisfaction of the Owner's Field Representative at the Contractor's expense.

(3) Removal of Sheeting - During backfill operations, no sheeting which is to be removed shall, at any time, extend into the backfill which is being compacted. The sheeting shall be withdrawn so as to always be above the backfill.

Any voids created while removing sheeting shall be immediately corrected by filling with select backfill material and compacting to the required density by the Contractor to the satisfaction of the Owner's Field Representative.

(4) Protection - The Contractor shall be responsible for safeguarding all pipes, conduits and structures being backfilled, and any damage occurring to same either during the backfilling operations or after the backfilling operations have been completed shall be corrected by the Contractor to the satisfaction of the Owner's Field Representative at the Contractor's expense.

G. SHEETING, SHORING AND BRACING

(1) General Requirements - At his own expense, the Contractor shall furnish, install and maintain such sheeting, shoring, bracing and cofferdamming, etc., as may be needed to support the sides and roofs of excavations and to prevent any earth or rock movements which might in any way diminish or affect the necessary width of the excavation, endanger the safety of persons, injure or delay the Work, or jeopardize the safety of adjacent pavements, property, buildings or other structures. The work of sheeting, shoring and bracing shall, at all times, be in accordance with the requirements of all Authorities having jurisdiction, including OSHA.

(2) Contractor to be Solely Responsible - The Contractor shall be entirely and solely responsible for the adequacy and sufficiency of all supports and of all sheeting, bracing, shoring, cofferdamming, etc. The Contractor shall assume entire and sole liability for damages on account of injury to

persons, adjacent pavements, and public and private property including, but not limited to, the work under construction, buildings and other structures, which injury shall result directly or indirectly from the Contractor's failure to install or to leave in place adequate and sufficient supports, sheeting, bracing, shoring, cofferdamming, etc.

H. DISPOSAL OF WATER

(1) General Requirements - The Contractor shall remove, by pumping or other means approved by the Owner's Field Representative, any surface or groundwater which may accumulate in excavations, and he shall at all times keep excavations dry while work is being done in them.

The water table shall be lowered below the bottom of the proposed excavation prior to making excavations extending below the water table. Any soil disturbed and which becomes unstable for support of pipes, foundations, structures, etc., shall be replaced by the Contractor as directed by the Owner's Field Representative and/or Geotechnical Engineer with an approved aggregate at the Contractor's expense.

(2) Grading of Adjacent Areas - Areas adjacent to any excavation shall be graded so as to prevent water from running into the excavations.

(3) Method of Disposal - The water from the excavations shall be disposed of in such a manner as will not cause injury or damage to the public health, public or private property, nearby streams, ditches, channels, rivers, water impoundment areas, the work contemplated or in progress, surfaces of the streets, nor cause any interference with the use of the same. The disposal of this water shall be done in a manner satisfactory to the Owner's Field Representative and/or Geotechnical Engineer and Authorities having jurisdiction.

Off-Site discharge shall adhere to all Local, State and Federal regulations.

(4) Erosion Control - The Contractor is advised that all operations must conform to the Article of these Specifications entitled "Temporary Soil Erosion, Sediment and Dust Control".

(5) Protection of Masonry and Concrete - Newly laid masonry and concrete shall be protected from damage resulting from dewatering operations by the use of canvas or other methods as may be approved. No water shall be allowed to run through newly laid masonry, concrete or pipes except with the approval of the Owner's Field Representative.

END OF ARTICLE 1

ARTICLE 2 - SANITARY SEWERS

1. DESCRIPTION

A. SCOPE

(1) The Contractor shall provide all labor, plant, material and equipment necessary and required to install all of the sanitary sewer facilities in accordance with the Contract Documents. Work shall include, but not be limited to:

(a) Installation of the sanitary sewer system consisting of all manholes, pipe and all necessary and required accessory items and operations including connection(s) to existing sanitary sewer facilities.

(b) Alteration and/or reconstruction of existing structures, including resetting existing and/or new castings to grade as required.

(c) Alteration, reconstruction and/or relocation of existing sanitary sewer facilities as required.

(d) Installation of building sanitary sewer service line(s) consisting of all pipe, fittings, and required accessory items and operations, including connection(s) to the proposed and/or existing sanitary sewer system.

(e) Installation of sanitary sewer facilities within the Public R.O.W. and/or easements.

B. WORK SPECIFIED UNDER OTHER ARTICLES

(1) The following related work is specified under other Articles:

(a) Trench Excavation and Backfill (Article 1)

C. OTHER REQUIREMENTS

(1) In addition to the requirements specified herein, the Contractor shall comply with the requirements as specified on the Drawings.

2. CONSTRUCTION DETAILS

A. GENERAL

(1) The Contractor shall install all sanitary sewer structures and pipe in the locations shown on the Drawings and/or as directed by the Owner's Field

Representative. Pipe shall be of the type and sizes specified and shall be laid accurately to line and grade. Structures shall be accurately located and properly oriented.

(2) The installation of all sanitary sewer structures and pipe shall conform to the requirements of all Authorities having jurisdiction.

(3) The requirements of the Health Department and any other Authority having jurisdiction shall govern the horizontal and vertical separation of sanitary sewers from water lines.

(4) Sanitary sewer lines which are to be installed within easements as shown on the Drawings shall be installed in accordance with requirements of the Sewer Authority. Prior to acceptance of the Work by the Owner, the Contractor will be required to submit a plan prepared by a licensed land surveyor, registered in the State in which the Work is performed, certifying the location of the sanitary sewer lines within the easements. The plan shall also show the location of all manholes with ties from three accessible points of reference to each manhole. All additional information required by the Sewer Authority shall also be included.

B. TRENCH EXCAVATION AND BACKFILL

(1) The provisions of the Article of these Specifications entitled "Trench Excavation and Backfill" shall govern all work under this Article.

C. STORAGE AND HANDLING

(1) Storage - Storage of sanitary sewer pipe and appurtenances on the job shall be in accordance with the manufacturers' recommendations, subject to the approval of the Owner's Field Representative. Storage locations of pipe and appurtenances on the site shall be subject to the approval of the Owner's Field Representative.

(2) Handling - All sanitary sewer pipe and appurtenances shall be protected against impact, shock and free fall, and only equipment of sufficient capacity and proper design shall be used in handling the pipe and appurtenances.

D. DAMAGE

(1) General - Sanitary sewer pipe and appurtenances which are defective from any cause, including damage caused by handling, and determined by the Owner's Field Representative as unrepairable, shall be unacceptable for installation and shall be replaced by the Contractor at no cost to the Owner.

Sanitary sewer pipe and appurtenances that are damaged or disturbed through any cause prior to acceptance of the Work shall be repaired, realigned or replaced by the Contractor as directed by the Owner's Field Representative, at the Contractor's expense.

E. PIPE INSTALLATION

(1) Laying Pipe - Each length of pipe shall be laid with firm, full and even bearing throughout its entire length, in a trench prepared and maintained in accordance with the details as shown on the Drawings and the Article of these Specifications entitled "Trench Excavation and Backfill". Pipe shall be laid upgrade with bells uphill unless otherwise directed by the Owner's Field Representative.

Every length of pipe shall be inspected and cleaned of all dirt and debris before being laid. The interior of the pipe and the jointing seal shall be free from sand, dirt and debris before installing the line. Extreme care shall be taken to keep the bells of the pipe free from dirt and debris so that joints may be properly assembled without overstressing the bells. No pipe is to be trimmed or chipped to fit.

No length of pipe shall be laid until the preceding lengths of pipe have been thoroughly embedded in place, so as to prevent movement or disturbance of the pipe.

(2) Full Lengths of Pipe - Only full lengths of pipe are to be used in the installation except that partial lengths of pipe may be used at the entrance to structures where necessary to obtain a proper connection to the structure.

(3) Pipe Entrances to Structures - All pipe entering structures shall be cut flush with the inside face of the structure, and the cut ends of the pipe and surface of the structure shall be properly rounded and finished so that there will be no protrusion, ragged edges, or imperfections that will impede the flow or affect the hydraulic characteristics of the installation. The method of cutting and finishing shall be subject to the approval of the Owner's Field Representative. Connections shall be made watertight by the use of approved rubber seals.

(4) Bedding and Backfilling - The type of materials to be used in bedding and backfilling and the method of placement shall conform to the requirements of the Article of these Specifications entitled "Trench Excavation and Backfill" and as shown on the details of the Drawings.

(5) Protection During Construction - The Contractor shall protect the installation at all times during construction. Movement of construction equipment, vehicles and loads over and adjacent to any pipe shall be done at the Contractor's risk.

At all times when pipe laying is not in progress, all open ends of pipes shall be closed by approved temporary watertight plugs. If water is in the trench when work is resumed, the plug shall not be removed until the trench has been pumped dry and all danger of water entering the pipe has been eliminated.

The Contractor shall furnish a sufficient pumping plant and shall provide and maintain at his own expense satisfactory drainage wherever needed in the trench and other excavations during the progress of the Work and at its completion for final inspection. No pipe or other structure shall be laid in water and water shall not be allowed to flow or rise under any concrete or other masonry. All water pumped or bailed from the trench or other excavation shall be conveyed in proper manner to a suitable point of discharge. The flow in all sewers, drains and watercourses encountered on the Work and in gutters along the sides of or across the Work shall be entirely provided for, both temporarily and permanently, as required, by the Contractor at his expense. All offensive water shall be removed from the Work at once.

(6) Grade and Alignment

(a) Gravity Sewers – Pipe for sanitary sewer gravity lines shall be laid accurately to the line and grade shown on the Drawings and/or as directed by the Owner's Field Representative. Each section of pipe shall be checked for line and grade after being laid. A survey instrument shall be used at all times during pipe laying operations, and all adjustments which must be made shall be made by removing material or filling with select bedding material under the barrel of the pipe as necessary and not by wedging or blocking any portion of the pipe. Deviations from line and grade shall be a basis for rejection of the line of pipe by the Owner's Field Representative. Any line which has been rejected shall be rebuilt to the correct line and grade by the Contractor at his own expense.

F. PIPE JOINTS

(1) All joints are to be made watertight in accordance with the requirements specified herein and on the Drawings.

(2) Unless otherwise permitted, jointing of all pipe and fittings shall be done entirely in the trench.

G. STRUCTURES (if needed)

(1) General Requirements - All sanitary sewer structures shall be built in accordance with the details and at the locations shown on the Drawings and as specified herein. Where a specific material of construction is indicated, no substitution will be allowed unless authorized in writing by the Owner's Field Representative and/or Site Engineer. Where more than one type of material of construction is indicated, the Contractor shall have the option of constructing the structure of any one of the materials specified. Precast concrete structures shall require shop drawing submission for review by the Site Engineer.

Cast-in-place concrete and/or masonry shall not be laid when the temperature is below 40 degrees F., or when indications are for lower temperatures within 24 hours, unless protection of concrete and masonry is approved by the Owner's Field Representative. In this event, the Contractor shall take measures to prevent concrete and masonry from being exposed to freezing temperatures for a period of not less than five (5) days after installation. Approval of the method of protection by the Owner's Field Representative shall not relieve the Contractor of his responsibility to protect the concrete and masonry from freezing, and any damage to the structure because of freezing shall be corrected by the Contractor at his own expense, to the satisfaction of the Owner's Field Representative.

All cast-in-place concrete and masonry shall be installed by personnel experienced and skilled in this work, and any person not deemed to be such by the Owner's Field Representative shall be removed and replaced by a person so qualified.

Sanitary sewer structures are to be constructed as soon as the pipe laying reaches the location of the structures. Should the Contractor continue his pipe laying without making provision for completion of the structures, the Owner's Field Representative shall have the authority to stop the pipe laying operations until the structure is completed.

In constructing manholes and other sanitary sewer structures, the Contractor shall accurately locate each structure and set accurate templates to conform to the required line and grade. Any structure which is mislocated or oriented improperly shall be removed and rebuilt in its proper location, alignment and orientation at the Contractor's expense.

The Contractor shall use extreme care in the handling of precast concrete structures. Any damage occurring to the precast concrete structures due to carelessness in handling or due to any of the Contractor's operations shall be repaired or replaced by the Contractor at his own expense to the complete satisfaction of the Owner's Field Representative and Site Engineer.

Unless otherwise specified, all structures shall be constructed on concrete foundations. All foundations shall rest on firm soil of uniform bearing. If the soil beneath the foundation is unsuitable, the Contractor shall remove this unsuitable material as directed by the Owner's Field Representative and/or Geotechnical Engineer and replace it with and approved properly compacted granular backfill material conforming to the requirements of the Article of these Specifications entitled "Trench Excavation and Backfill" to the bottom elevation of the structure.

Pipe connections to structures shall be made watertight.

(2) Cast-in-Place Concrete Structures - Cast-in-place concrete structures shall be constructed of Class "A" concrete with reinforcing as shown in detail on the Drawings and as specified herein.

Material and construction requirements shall be as specified under the Article of these Specifications entitled "Site Concrete".

(3) Precast Concrete Structures - Precast concrete structures shall be installed only after shop drawings have received final review by the Site Engineer. All precast concrete structures shall be designed and fabricated for an H-20 loading.

The base of the precast concrete structures shall be set on a foundation pad of crushed stone eight (8) inches in compacted thickness. Foundations of all precast concrete structures shall rest on firm soil of uniform bearing. If soil beneath the foundation is unsuitable, the Contractor shall remove the unsuitable material as directed by the Owner's Field Representative and/or Geotechnical Engineer and replace it with and approved properly compacted granular material conforming to the requirements of the Article of these Specifications entitled "Trench Excavation and Backfill" to the bottom elevation of the crushed stone pad.

Provisions shall be made for installation of approved watertight connections at pipe entrances to precast concrete structures.

The precast concrete top section shall be set sufficiently below finished grade to permit adjustment of the casting using brick or precast concrete

adjustment rings as risers to adjust the grade of the casting (minimum 4" – maximum 12" adjustment). Manhole frames shall be set on a grout pad as specified hereinabove.

(4) Shallow Circular Structures - For shallow circular structures, the top conical section shall be replaced by a flat reinforced concrete slab with the proper size opening to accommodate the specified casting. The reinforced concrete slab shall have a minimum thickness of six (6) inches and shall be designed and fabricated for a H-20 loading. In general, and unless otherwise specified or directed by the Owner's Field Representative and/or Site Engineer, the flat slab top shall be used for circular structures whose depth from pipe invert to finished grade is five (5) feet or less.

(5) Inverts - Smooth invert channels shall be constructed in all manholes. Unless otherwise specified, inverts channels shall be constructed of concrete.

If brick inverts are specified or permitted, special care shall be taken in laying brick inverts. Joints shall not exceed three-sixteenth (3/16) inch in thickness and each brick shall be carefully laid in full cement mortar joints on bottom, sides and ends in one operation. No grouting or working in of mortar after laying of the brick shall be permitted.

Extreme care shall be taken by the Contractor to construct invert channels to the shape, elevations and dimensions shown, specified or ordered by the Owner's Field Representative and/or Site Engineer.

When a curve in the invert channel or some other condition prevents the use of channels as shown on the Drawings, then such channels shall be constructed in accordance with the directions of the Owner's Field Representative and/or Site Engineer.

When pipes entering and leaving a manhole are of different diameters, the invert channel shall be constructed so as to provide a smooth transition from the inflow pipe(s) to the outflow pipe.

The invert channel shall be carried up to the elevations shown on the Drawings and/or as directed by the Owner's Field Representative. Channels shall slope smoothly and evenly from the inflow pipe(s) to the outflow pipe.

Invert channels shall be built for future extensions where shown on the Drawings and/or where directed by the Owner's Field Representative.

(6) Frames and Covers - Frames and covers for sewer structures shall be of the types and sizes indicated on the Drawings. Frames shall be well bedded in mortar and shall be set accurately to the correct alignment and grade. In areas to be paved, frames shall be set by using four (4) points of reference, set 90 degrees apart, to insure accurate setting to proposed pavement grade.

(7) Steps - Steps shall be installed in all manholes. Steps shall be set securely in place during fabrication of the wall section for precast concrete structures. Spacing of steps shall be as shown in detail on the Drawings.

H. CONNECTIONS TO EXISTING FACILITIES

(1) General Requirements - The Contractor shall make all required connections of the proposed sanitary sewer into existing sanitary sewer facilities where and as shown on the Drawings and/or as directed by the Owner's Field Representative.

(2) Compliance with Requirements of Owner of Facility - Connections made into existing sanitary sewer facilities owned by others shall be done in accordance with the requirements of the owner of the facility. The Contractor shall be required to comply with all such requirements, including securing of all required permits, and paying the costs thereof. The cost of making the connections in accordance with the requirements of the owner of the existing facility shall be included in the Contract Sum.

I. ALTERATION AND/OR RECONSTRUCTION OF EXISTING STRUCTURES

(1) General Requirements – Existing structures shall be altered and/or reconstructed where as shown on the Drawings, and/or directed by the Owner's Field Representative. In general, alterations shall be made with the same type of material used in the original construction unless otherwise indicated on the Drawings or directed by the Owner's Field Representative.

(2) Adjustment to New Grade and Alignment - All castings on existing structures that are to remain shall be adjusted to new grade and alignment. When such adjustment is required the castings shall be carefully removed and the walls of the structures reconstructed as required. The castings shall be cleaned and reset in a firm mortar bed to the new grade and alignment. Existing castings which are broken, damaged or otherwise unfit for incorporation into the new work shall be replaced under the Contract Sum.

(3) Removal of Portions of Walls of Existing Structures - In all cases of alteration and/or reconstruction of existing structures, existing walls shall be removed to a point where the existing walls will provide sound and

adequate foundation for the construction of the new walls as determined by the Owner's Field Representative.

(4) Reconstruction and/or Rebuilding of Existing Invert - Where new pipes are to be installed into an existing structure, the existing invert shall be reconstructed and/or rebuilt as directed to accommodate installation of the new pipes and provide for proper transition of flows into and out of the structure.

(5) Damage to Existing Structure and/or Pipe - Extreme care shall be exercised by the Contractor during such alteration and/or reconstruction so as not to damage any portions of the structure and/or pipe shown to remain. Any such damage shall be repaired by the Contractor at his own expense, to the satisfaction of the Owner's Field Representative.

(6) Structures to be Cleaned - Upon completion of alteration and/or reconstruction of existing structures, all structures shall be cleaned of any accumulation of silt, debris or foreign matter of any kind and shall be kept clean of such accumulation until final acceptance of the work.

J. RELOCATION AND/OR ABANDONMENT OF EXISTING FACILITIES

(1) The Contractor shall not abandon, disconnect, obstruct or in any other way interfere with the operation of an existing sewer facility until such time as adequate permanent or temporary substitute facilities have been constructed and placed in operation.

K. SERVICE LINES

(1) General Requirements - The Contractor shall make all required connection(s) of the building sanitary sewer service line(s) into the on-site sanitary sewer system where and as shown on the Drawings and/or as directed by the Owner's Field Representative. Work shall include making the service line connection(s) into the on-site sanitary sewer system, furnishing and installing all service line pipe from the on-site sanitary sewer system to point(s) located five (5) feet outside of the building lines and properly sealing the end(s) with watertight plugs, except that, if the building plumbing contractor has installed his portion of the sanitary sewer service line, work shall also include final connection(s) of the sanitary sewer service line(s) five (5) feet outside of the building lines to the building service line installed by the building plumbing contractor. The connection(s) shall be made utilizing proper fittings compatible with the building service line(s) providing watertight connection(s) and shall be done at no additional cost to the Owner.

(2) Coordination with Building Plumbing Contractor - The Contractor will be required to coordinate his work with the work of the building plumbing contractor to determine the exact location(s) and elevation(s) of the point(s) of entry into the building(s).

N. TESTS

(1) General Requirements - The Contractor shall test the completed sanitary sewer for leakage and deflection as specified herein. In the event of conflict between the test requirements specified herein and the test requirements of Authorities having jurisdiction over all or any portion of the sanitary sewer installed under this Contract, the more restrictive requirements shall govern.

The tests shall be conducted by the Contractor, as directed by the Owner's Field Representative and Site Engineer, and the Contractor shall furnish all necessary equipment, materials and labor for the tests as specified.

The Contractor shall notify the Owner's Field Representative and Site Engineer at least 48 hours prior to the start of testing. Testing shall be done only in the presence of the Owner's Field Representative and Site Engineer.

Runs of pipe and/or manholes tested for leakage prior to completion of the Project shall be subject to additional leakage tests, if warranted, in the opinion of the Owner's Field Representative or Site Engineer.

(2) Gravity Sewers - shall be tested as follows:

(a) Leakage Tests - The test length intervals and type of leakage test shall be approved by the Owner's Field Representative and Site Engineer. In the case of sewers laid on steep grades, the length of line to be tested by exfiltration at any one time may be limited by the maximum allowable internal pressure on the pipe and joints at the lower end of the line. Depending on field conditions and/or desire of the Contractor, the following tests for leakage may be employed:

1. Hydrostatic Test

The test period, wherein the measurements are taken shall not be less than four (4) hours in either type of test. The total leakage of any section tested shall not exceed the rate of 100 gallons per mile of pipe per 24 hours per inch of nominal pipe diameter. For purposes of determining the maximum allowable leakage, manholes shall be considered as sections

of pipe and shall be tested at a level above the highest joint prior to the concrete/rim connection.

(i) Infiltration Test - This test may be used only when ground water levels are at least two (2) feet above the top of the pipe for the entire length of the section to be tested during the entire period of the test. Ground water levels may be measured in an open trench or in standpipes previously placed in backfilled trenches during the backfilling operations. When standpipes are installed in the backfill for ground water measurement, the lower ends of these shall be satisfactorily embedded in a mass of crushed stone or gravel to maintain free percolation and drainage. Infiltration through joints shall be measured by using a watertight weir or any other approved device for volumetric measurement installed at the lower end of the section under test.

(ii) Exfiltration Test - This test consists of filling the pipe with water to provide a head of at least two (2) feet above the top of the pipe or two (2) feet above ground water, whichever is higher, at the highest point of the pipe line under test, and then measuring the loss of water from the line by the amount which must be added to maintain the original level. In this test the line must remain filled with water for at least twenty-four (24) hours prior to the taking of measurements. Exfiltration shall be measured by the drop of water level in a closed-end standpipe or in one of the sewer manholes available for convenient measuring.

When a standpipe and plug arrangement is used in the upper manhole of a line under test, there must be some positive method of releasing entrapped air in the sewer prior to taking measurements.

2. Vacuum Testing of Manholes – shall conform to the requirements of ASTM Designation C-1244 "Standard Test Method for Concrete Sewer Manholes by Negative Air Pressure (Vacuum) Test Prior to Backfill".

3. Low-Pressure Air Test of Plastic Pipe Lines – shall conform to the requirements of ASTM Designation F-1417 "Standard

Test Method for Installation Acceptance of Plastic Gravity Sewer Lines Using Low-Pressure Air".

(b) Deflection Tests - The Contractor shall test all thermoplastic main line pipe by use of a calibrated mandrel or other device approved by the Owner's Field Representative to ensure that no pipe deflection has occurred greater than 5 percent of the inside diameter of the pipe. The Contractor shall test the entire length of the sewer installed. Any pipe section exhibiting greater than 5 percent deflection shall be replaced and retested, at no additional cost to the Owner. If a second deflection test is required, it will be at the Contractor's expense.

(4) Correction of Defective Work - If the tests exceed the specified amount, the Contractor shall, at his own expense, make the necessary repairs or replacements required to permanently reduce the leakage and/or deflection to within the specified limit, and the tests shall be repeated until the test requirements are met. All additional tests required by the Owner and Authorities having jurisdiction shall be at the Contractor's expense.

Any defects found in the sanitary sewers shall be made good by and at the expense of the Contractor so as to conform strictly to the Specifications and to the satisfaction of the Owner's Field Representative. All repairs shown necessary by the tests shall be made, broken or cracked pipe replaced, all deposits removed, and the sanitary sewers left true to line and grade and entirely clean, free from lumps of cement, protruding gaskets, bulkheads, etc., and ready for use before final acceptance shall be made by the Owner.

O. CLEANING AND REPAIR

(1) The Contractor will be required to clean the entire sanitary sewer system of all debris and obstructions. This shall include, but not be limited to, removal of all formwork from structures, concrete and mortar droppings, construction debris and dirt. The system shall be thoroughly flushed clean and the Contractor shall furnish all necessary hose, pumps, pipe and other equipment that may be required for this purpose. No debris shall be flushed into existing sanitary sewers or streams. All debris shall be removed from the system.

After the system has been cleaned, the Contractor shall thoroughly inspect the system and all repairs shown to be necessary shall be promptly performed by the Contractor.

All work of cleaning and repair as specified herein shall be performed at the Contractor's expense and to the complete satisfaction of the Owner's Field Representative.

P. FINAL INSPECTION

(1) Upon completion of the Work and before final acceptance by the Owner, the entire sanitary sewer system shall be subjected to a final inspection in the presence of the Site Engineer and/or Owner's Field Representative. The work shall not be considered complete until all requirements for line, grade, cleanliness, tests and workmanship have been met.

3. MATERIALS

The materials to be used in the construction shall be those indicated on the Drawings and specified herein, and the Contractor shall supply to the Owner's Field Representative, prior to installation, certificates of compliance for the materials used. The Contractor shall also submit shop drawings and catalog cuts of all sanitary sewer items and appurtenances (pipe, fittings, castings, steps, precast concrete structures, etc.) to the Site Engineer for review prior to ordering.

A. SANITARY SEWER PIPE, FITTINGS AND JOINTS

(1) Polyvinyl Chloride Pipe and Fittings For Gravity Lines (PVCP) - shall conform to the requirements of ASTM Designation D-3034 for SDR-35 extra strength pipe and fittings. Pipe shall have integral wall bell and spigot joints. Assembly shall be by means of push-on joints using flexible elastomeric seals conforming to ASTM Designation D-3212.

All fittings and accessories shall be furnished by the pipe manufacturer. Joint lubricant shall be as recommended by the pipe manufacturer.

B. STRUCTURES (if needed)

(1) General - Where material requirements specified hereinafter conflicts with the requirements of those Authorities having jurisdiction, the requirements of the Authority having jurisdiction shall govern.

(2) Brick - shall conform to the "Specifications for Sewer and Manhole Brick (made from Clay or Shale)", AASHTO Designation M-91, Grade MS.

(3) Concrete Block - shall be solid block and shall conform to the "Specifications for Concrete Masonry Units for Construction of Catch Basins and Manholes," ASTM Designation C-139.

(4) Precast Concrete Structures - Prior to fabrication, the Contractor shall submit four (4) sets of plans of the proposed precast concrete structures to the Site Engineer for review along with design criteria and certification from the manufacturer by a licensed Professional Engineer registered in the State in which the Work is performed that the structure will support the design load. All precast concrete structures shall be designed and fabricated for an H-20 loading. The minimum compressive strength of the concrete used for all precast concrete structures shall be 4,000 psi.

Precast concrete manhole sections shall conform to ASTM Designation C-478. Precast concrete square or rectangular box structures shall conform to ASTM Designation C-913.

Joints in the structures shall be tongue and groove joints, formed in such a manner so that a watertight rubber seal can be applied. Joints for precast concrete manhole sections shall conform to ASTM Designation C-443 or ASTM designation C-990. Joints for precast concrete box sections shall conform to ASTM Designation C-990. Provisions shall be made for installation of approved watertight connections to precast concrete structures.

Where steps are required in structures, steps shall be installed during the casting of the structures, aligned as specified herein. Steps shall be spaced 12 inches vertically on-centers, and shall be arranged so that the lowest rung is no more than 15 inches above the bench in structures with an invert and above the bottom of the structures with no invert. The top rung is to be installed no more than 24 inches below the top of the casting. Steps shall be arranged out of the alignment of the pipes and/or floor channel and shall be centered in the opening of the cover.

No precast concrete structure shall be fabricated or delivered to the job site until it has received final review status by the Site Engineer. All structures shall have an identifying number and manufacturer's name on each section.

When precast concrete structures are to be used, the Contractor shall bear all responsibility for the proper locations and sizes of all openings to receive the pipe. Final review of shop drawings by the Site Engineer shall not relieve the Contractor of his responsibility in this matter.

(5) Manhole Frames and Covers - shall be as specified on the Drawings. Castings shall be gray cast iron, American made by a nationally recognized casting manufacturer conforming to the requirements of AASHTO Designation M-105, Class 30, and shall be true to pattern in form and dimensions as specified, and shall be free from pouring faults, sponginess, cracks, blowholes and other defects that affect their strength and other

characteristics for the intended use. All surfaces shall have a workmanlike finish.

All component parts shall fit together in a satisfactory manner and frames and covers shall be of a design that will prevent rocking or rattling under traffic. Frames and covers that are warped or rocking, as determined by the Owner's Field Representative, shall be rejected and shall be removed and replaced to the satisfaction of the Owner's Field Representative at no cost to the Owner.

Unless otherwise specified, the word "SEWER" shall be integrally cast on the cover in raised letters and centered. Letter size shall be two (2) inches.

If directed, and at no additional cost to the Owner, castings shall be coated with an asphalt paint which shall result in a smooth coating and not be tacky or brittle.

(6) Concrete and Reinforcing - shall conform to the requirements as specified herein under the Article entitled "Site Concrete".

(7) Mortar - shall be composed of one (1) part Portland cement and two (2) parts sand by volume. Material requirements shall be as follows:

(a) Portland Cement - shall conform to the requirements of AASHTO Designation M-85.

(b) Mortar Sand - shall conform to the requirements of AASHTO Designation M-45, except that aggregate shall be no coarser than #8 sieve size.

(c) Water - shall be clean and shall not contain any oil, acid, alkali, salts, vegetable matter, organic matter or other deleterious substances. When possible, water shall be from a municipal system.

Hand mixing of mortar will be permitted only when, in the opinion of the Owner's Field Representative, the amount of mortar to be used makes machine mixing undesirable. When hand mixing is used, the ingredients must first be thoroughly mixed dry in a tight box. The proper quantity of clean water shall then be gradually added, and the materials shall be hoed or worked until a uniform mixture is secured. Admixtures may be added only with the prior written consent of the Owner's Field Representative.

No greater quantity of mortar is to be prepared than is required for immediate use, and it shall be worked over constantly with hoe or shovel until used. No mortar shall be retempered, and none shall be used more

than one and one-half (1-1/2) hours after mixing. All mortar which remains upon stopping work shall be discarded.

(8) Steps - Steps in sanitary sewer structures shall be as specified herein and on the details of the Drawings and shall meet the requirements for steps and ladders as specified under ASTM Designation C-478.

(a) Plastic Coated Steel - shall be No. 4 deformed reinforcement bar meeting the requirements of ASTM Designation A-615, Grade 60 which shall be coated with polypropylene plastic meeting the requirements of ASTM Designation D-2146 for Type II, Grade 49108.

All steps shall be true to pattern, form dimensions, and free from defects which would affect their strength. Steps having defects filled with putty or cement of any kind shall be rejected.

C. IDENTIFICATON

(1) Detectable Marking Tape – Marking tape shall be a composite plastic metallic tape, at least 5 mils in thickness with impervious plastic film on both sides and aluminum foil in the center. The minimum tensile strength shall be 185 pounds. The tape shall be at least 3 inches in width, colored green and shall be permanently printed on both sides "CAUTION SEWER LINE BURIED BELOW".

Marking tape shall be installed between 12 and 24 inches of cover.

Subject to the compliance with requirements, provide plastic line markers of one of the following:

Allen System, Inc.
Seton Name Plate Corp.
Emed Co., Inc.

END OF ARTICLE 2

ARTICLE 3 - WATER LINES

1. DESCRIPTION

A. SCOPE

(1) The Contractor shall provide all labor, plant, material and equipment necessary and required to install all of the water line facilities and irrigation system in accordance with the Contract Documents. Work shall include, but not be limited to:

(a) Installation of water distribution system consisting of all pipe, fittings, valves, valve boxes, hydrants, anchor and/or thrust blocks, and all necessary and required appurtenances, accessory items and operations including connection(s) to the existing water main(s).

(b) Installation of building water service line(s), consisting of all pipe, fittings, valves and valve boxes, anchor and/or thrust blocks, and all necessary and required accessory items and operations, including connection(s) to the water distribution system.

(c) Installation of water lines within the public right-of-way and/or easements.

(d) Testing and disinfection.

B. WORK SPECIFIED UNDER OTHER ARTICLES

(1) The following related work is specified under other Articles:

(a) Trench Excavation and Backfill (Article 1)

C. OTHER REQUIREMENTS

(1) In addition to the requirements specified herein, the Contractor shall comply with the requirements as specified on the Drawings.

2. CONSTRUCTION DETAILS

A. GENERAL

(1) The Contractor shall install all water line pipe, fittings and appurtenances in the locations as shown on the Drawings and/or as directed by the Owner's Field Representative. Pipe and fittings shall be of the type and sizes specified and shall be laid accurately to line and grade. Hydrants, valves

and all other water line appurtenances shall be accurately located and properly oriented.

(2) The installation of all water lines shall conform to the requirements of all Authorities having jurisdiction. The Water Authority as referred to herein shall be understood to refer to the City of Beacon Water Department.

(3) The requirements of the Health Department and any other Authority having jurisdiction shall govern the horizontal and vertical separation of water lines from sanitary sewers and storm drains and the hydrostatic testing and disinfection of the water line.

(4) Water lines which are to be installed within easements as shown on the Drawings shall be installed in accordance with requirements of the Water Authority. Prior to acceptance of the Work by the Owner, the Contractor will be required to submit a plan prepared by a licensed land surveyor, registered in the State in which the Work is performed, certifying the location of the water lines within the easements. The plan shall also show the location of all hydrants and gate valves with ties from three accessible points of reference to each gate valve. All additional information required by the Water Authority shall also be included.

B. TRENCH EXCAVATION AND BACKFILL

(1) The provisions of the Article of these Specifications entitled "Trench Excavation and Backfill" shall govern all work under this Article.

C. STORAGE AND HANDLING

(1) Storage - Storage of pipe, fittings, valves, hydrants and other water line appurtenances on the job shall be in accordance with the manufacturers' recommendations, subject to the approval of the Owner's Field Representative. Location of storage areas on the site shall be subject to the approval of the Owner's Field Representative.

(2) Handling - All pipe, fittings, valves, hydrants and other water line appurtenances shall be protected against impact, shock and free fall, and only equipment of sufficient capacity and proper design shall be used in their handling. Special care shall be taken to prevent damage to pipe coatings. The interior of the pipe shall be cleaned before being laid and shall be kept clean until accepted.

All material shall be carefully inspected for defects in workmanship and materials; all debris and foreign material cleaned out of valve openings, etc.; all operating mechanisms operated to check their proper functioning;

and all nuts and bolts checked for tightness. Valves, hydrants and other equipment which do not operate easily or are otherwise defective shall be repaired or replaced to the satisfaction of the Owner's Field Representative and Site Engineer at the Contractor's expense.

D. DAMAGE

(1) General - Pipe, fittings, valves, hydrants and other water line appurtenances which are defective from any cause, including damage caused by handling, and determined by the Owner's Field Representative as unrepairable, shall be unacceptable for installation and shall be replaced at no cost to the Owner as directed by the Owner's Field Representative.

(2) Damage Due to Cutting - All cutting of ductile iron pipe shall be done with an approved power-driven or mechanical cutter. All cut ends shall be thoroughly examined for possible cracks caused by cutting, and any cut pipe found to have such cracks shall be rejected. The cut ends of all pipe shall be beveled and ground smooth.

(3) Inspection for Damage - All pipe and fittings shall be subjected to a careful inspection and proper testing just before being laid. Any pipe, fitting or appurtenance which shows a crack or which has received a severe blow that may have caused an incipient fracture even though no such fracture can be seen, shall be marked as rejected and removed at once from the Work.

(4) Damage Prior to Acceptance - Pipe and all water line appurtenances that are damaged or disturbed through any cause prior to acceptance of the Work shall be repaired, realigned or replaced as directed by the Owner's Field Representative, at the Contractor's expense.

E. PIPE INSTALLATION

(1) Laying Pipe - Each length of pipe shall be laid with firm, full and even bearing throughout its entire length, in a trench prepared and maintained in accordance with the details on the Drawings and the Article of these Specifications entitled "Trench Excavation and Backfill". Pipe shall be laid upgrade with bells uphill unless otherwise directed by the Owner's Field Representative, with the top of pipe at a minimum depth as specified hereinafter, except where otherwise noted on the Drawings or directed by the Owner's Field Representative.

No pipe, valve, blow-off or fitting shall be laid on wood blocks. Similarly, no pieces of rock, brick, or other material other than earth or gravel shall be left under or adjacent to the pipe. Pipe laying, in general, shall conform to

the latest Standard Specifications of the AWWA for laying ductile iron pipe.

Generally, trenches shall not be opened for more than 200 feet in advance of pipe laying nor left unfilled for more than 100 feet in the rear of pipe laying. New trenches will not be permitted when earlier trenches require backfilling.

Every length of pipe shall be inspected and cleaned of all dirt and debris before being laid. The interior of the pipe and the jointing seal shall be free from sand, dirt and debris before installing in the line. Extreme care shall be taken to keep the bells of the pipe free from dirt and debris so that joints may be properly assembled.

No length of pipe shall be laid until the preceding lengths of pipe have been thoroughly embedded in place, to prevent movement or disturbance of the pipe.

(2) Bedding and Backfilling - The type of materials to be used in bedding and backfilling and the method of placement shall conform to the requirements of the Article of these Specifications entitled "Trench Excavation and Backfill" and as shown on the details of the Drawings.

(3) Protection During Construction - The Contractor shall protect the installation at all times during construction, and movement of construction equipment, vehicles and loads over and adjacent to any pipe shall be done at the Contractor's risk.

At all times when pipe laying is not in progress, all open ends of pipes shall be closed by approved temporary watertight plugs. If water is in the trench when work is resumed, the plug shall not be removed until the trench has been pumped dry and all danger of water entering the pipe has been eliminated.

The Contractor shall furnish a sufficient pumping plant and shall provide and maintain at his own expense satisfactory drainage wherever needed in the trench and other excavations during the progress of the Work and at its completion for final inspection. No pipe or other structure shall be laid in water, and water shall not be allowed to flow or rise under any concrete or other masonry. All water pumped or bailed from the trench or other excavation shall be conveyed in proper manner to a suitable point of discharge. The flow in all sewers, drains and watercourses encountered on the Work and in gutters along the sides of or across the Work shall be entirely provided for, both temporarily and permanently, as required, by the

Contractor at his expense. All offensive water shall be removed from the Work at once.

(4) Pipe Deflection - Maximum allowable deflection for pipe laid without fittings shall not exceed the pipe manufacturer's requirements and the requirements of the Water Authority. Deflection which exceeds the maximum allowable as established by the pipe manufacturer and the Water Authority or any other Authority having jurisdiction shall be grounds for rejection of the line of pipe by the Owner's Field Representative.

(5) Cover on Main - The water main shall be laid so as to provide a minimum cover of 5 feet below finished grade, or meet the requirements of the Water Authority, whichever is greater. The Contractor is advised that at pipe crossings, minimum cover must be maintained and also proper clearance between pipes must be maintained. No additional payment will be made for increased depth of trench to comply with crossing requirements.

F. JOINTS

(1) All joints are to be made watertight and pressure-tight in accordance with the requirements specified herein.

(2) Unless otherwise permitted, jointing of all pipe and fittings shall be done entirely in the trench.

(3) Except as may be otherwise specified herein, all sections of the pipe to be joined shall have a bell end and a plain end. Installation of cut sections of pipe without a bell end will not be allowed, except as specifically authorized by the Owner's Field Representative and/or Site Engineer in instances where repairs are to be made or pipe closures are required. In such instances, the design of the joint shall be as approved by the Site Engineer.

G. WATER LINE APPURTENANCES

(1) Fittings

(a) Fittings shall be used at all breaks in grade or alignment where deflection of the pipe exceeds the maximum allowable pipe deflection as specified hereinabove. Only proper fittings shall be used to obtain the required deflection.

(2) Valves and Valve Boxes

(a) Gate valves shall be installed on all water lines where and as shown on the Drawings and as specified herein. Unless otherwise stated, valves shall be of the same size as the line.

(b) Gate valves shall be installed on all hydrant laterals where and as shown on the Drawings.

(c) Valves shall be installed on all service lines in the locations shown and/or where directed by the Owner's Field Representative.

(d) Valve boxes shall be placed over all buried valves. Valve boxes shall be placed so as not to transmit vehicle loads or shock to the valves and shall be centered and set plumb over the operating nut of the valve. The cover of the box shall be set even with finished grade.

(3) Hydrants

(a) Hydrants shall be installed where and as shown on the Drawings and as specified herein.

(b) Hydrants shall be installed vertical and plumb, with the proper cover over the hydrant lateral and proper vehicular clearance from curb line and/or edge of pavement. The installation shall provide proper access for fire department connections.

(c) Hydrants and their installation shall conform to the requirements of the Water Authority and Fire Department.

(4) Restraining Devices

(a) All joints in the water distribution system shall be restrained joints and conform to the requirements of the Water Authority.

(b) At hydrants, the installation shall be rodded in accordance with the detail shown on the Drawings and/or as directed by the Owner's Field Representative.

(c) All plugs, caps, dead-ends and other fittings as may be directed shall be harnessed to the adjacent pipe with steel clamps and tie rods. If directed by the Owner's Field Representative, harnessing shall be extended beyond the adjacent pipe to provide proper length of restrained pipe.

(d) The installation of the restrained joints and rodding shall be as approved by the Site Engineer and the Water Authority.

(5) Concrete Blocking

(a) Where pipes change horizontal and vertical direction, at hydrants, tees and other fittings, and whenever abnormal thrust forces are developed, the Contractor shall construct thrust and/or anchor blocks as detailed on the Drawings. They shall be constructed of Class "A" concrete, of minimum dimensions as detailed on the Drawings or of adequate size to suit actual conditions to withstand the pressures anticipated, and shall be founded in virgin soil.

H. CONNECTIONS TO EXISTING FACILITIES

(1) General Requirements - The Contractor shall make all required connections of the proposed water line facilities into existing water line facilities, where and as shown on the Drawings and/or as directed by the Owner's Field Representative.

(2) Compliance with Requirements of Owner of Facility - Connections made into existing water line facilities owned by others shall be done in accordance with the requirements of the owner of the facility. The Contractor shall be required to comply with all such requirements, including securing of all required permits, and paying the costs thereof. The cost of making the connections in accordance with the requirements of the owner of the existing facility shall be included in the Contract Sum.

I. RELAYING AND/OR ALTERATION OF EXISTING WATER LINE

(1) General Requirements - The Contractor shall relay portions of the existing water line which interfere with the proposed construction where and as shown on the Drawings and/or as directed by the Owner's Field Representative.

(2) Compliance with Requirements of Owner of Facility - Relaying and/or alteration of existing water line facilities shall be done in accordance with the requirements of the owner of the facility. The Contractor shall be required to comply with all such requirements, including securing of all required permits, and paying the costs thereof. The cost of relaying and/or alterations in accordance with the requirements of the owner of the existing facility shall be included in the Contract Sum.

(3) Damage to Existing Water Line - The Contractor shall exercise extreme care during such relaying and/or alteration so as not to damage any portions of the water line which are to remain. Any such damage shall be repaired by the Contractor at his own expense and to the satisfaction of the Owner's Field Representative and the owner of the facility.

J. SERVICE LINES

(1) General Requirements - The Contractor shall make all required connection(s) of the building water service line(s) into the on-site water distribution system where and as shown on the Drawings and/or as directed by the Owner's Field Representative. Work shall include making the service line connection(s) to the on-site water distribution system, furnishing and installing service line valve(s), valve box(es) and all service line pipe from the on-site water distribution system to point(s) located five (5) feet outside of the building line and properly sealing the end(s) with watertight and pressure-tight plug(s), except that, if the building plumbing contractor has installed his portion of the water service lines, work shall also include final connection(s) of the water service lines five (5) feet outside of the building line to the building service line(s) installed by the building plumbing contractor. The connection(s) shall be made utilizing proper fittings compatible with the building service line(s) providing watertight and pressure-tight connection(s) and shall be done at no additional cost to the Owner.

(2) Service Lines Smaller than Three (3) Inches - All underground water service lines smaller than three (3) inches in diameter shall be Type K copper tubing. Joints in underground copper water service lines shall be made with flared fittings or with compression fittings (Mueller Company or approved equal); Sweat joints shall not be permitted. Each service line shall be valved with curb stop where and as directed, and a curb box shall be installed over the curb stop. A corporation stop shall be used to connect the service line to the main. Taps shall be made using proper tools and proper procedures as recommended by the manufacturer of the water pipe. Unless otherwise specified, there shall be no joints in the service line between the water main and the curb stop.

(3) Service Lines Three (3) Inches and Greater - All underground water service lines three inches and greater in diameter shall be Double Cement-Lined Ductile Iron Pipe (DIP), Class 54, with mechanical joints in accordance with AWWA C-150, C-151, C-104 and C-111. The service line shall connect with a tapping sleeve and gate valve where and as directed.

(4) Coordination with Building Plumbing Contractor - The Contractor will be required to coordinate his work with the work of the building plumbing

contractor to determine the exact location(s) and elevation(s) of the point(s) of entry into the building(s).

K. POLYETHYLENE ENCASEMENT

(1) All underground ductile iron water lines and service lines including appurtenances that do not meet vertical and horizontal separation requirements shall be encased in polyethylene in accordance with AWWA Specification C-105 and the requirements of the Water Authority.

M. WATER LINE TESTS

(1) The Contractor shall provide all necessary equipment and shall perform all work required in connection with all tests as specified herein. All pipe shall be tested by hydrostatic pressure, fifty (50) percent in excess of the normal psi working pressure but not less than 150 psi or more than the design rating of the pipe or appurtenances, in accordance with AWWA Specification C-600-05. The test pressure shall be determined by the Water Authority and/or Owner's Field Representative. Each section tested shall be slowly filled with water, care being taken to expel all air from the pipes. If necessary, the pipes shall be tapped at high points to vent the air. Required pressure, as measured at the point of lowest elevation, shall be applied for not less than two (2) hours, and all pipe, fittings, valves, hydrants and joints shall be carefully examined for defects. Leaky joints shall be made watertight.

(2) A leakage test shall also be conducted in accordance with AWWA Specification C-600-05. Permissible leakage shall be in accordance with AWWA Specification C-600-05

Testing allowance shall be defined as the maximum quantity of makeup water that is added into a pipeline undergoing hydrostatic pressure testing, or any valved section thereof, in order to maintain pressure within ±5 psi of the specific test pressure (after the pipeline has been filled with water and the air has been expelled). No pipe installation will be accepted if the quantity of makeup water is greater than that determined by the following formula:

In inch-pound units,

$$L = \frac{SD\sqrt{P}}{148{,}000}$$

Where:

L = testing allowance (makeup water), in gallons per hour

S = length of pipe tested, in feet

D = nominal diameter of the pipe, in inches

P = average test pressure during the hydrostatic test, in pounds per square inch (gauge)

A 48 hour advance notice must be given to the Water Authority and Health Department prior to pressure testing of the water lines.

(3) If the section being tested shall fail to pass the pressure test or the leakage test, or both, the Contractor shall do everything necessary to locate, uncover, and repair or replace the defective pipe, fittings or joints, and all such work shall be done at his expense and at no additional cost to the Owner.

(4) In the event of conflict between the tests specified herein and the test requirements of the Water Authority, Health Department or any other Authority having jurisdiction over all or any portion of the water lines installed under this Contract, the more restrictive requirements shall govern.

N. DISINFECTION OF COMPLETED LINE

(1) After the water line has passed the required pressure and leakage tests and before being placed in service, the entire line shall be disinfected. All disinfecting methods and materials shall be in accordance with AWWA Specification C-651. All disinfection operations and procedures shall meet with the approval of the Water Authority and Health Department.

(2) If the initial bacteriological tests are not satisfactory, the Contractor shall do everything necessary to obtain satisfactory bacteriological tests including making provisions to isolate shorter sections of the line if necessary to locate the source of contamination. All work necessary and required to obtain satisfactory bacteriological tests shall be at the Contractor's expense and at no additional cost to the Owner.

(3) In the event of conflict between the tests specified herein and the test requirements of the Water Authority, Health Department or any other Authority having jurisdiction over all or any portion of the water lines installed under this Contract, the more restrictive requirements shall govern.

3. MATERIALS

The materials to be used in the construction shall be those indicated on the Drawings and specified herein, and the Contractor shall supply to the Owner's Field Representative, prior to installation, certificates of compliance for the material used. The Contractor shall also submit shop drawings and catalog cuts of all water line items and appurtenances (pipes, fittings, valves, valve boxes, hydrants, etc.), to the Site Engineer for review prior to ordering.

A. WATER SYSTEM AND APPURTENANCES

(1) General - All materials for water lines and appurtenances shall be in accordance with the requirements of the Water Authority.

(2) Ductile Iron Pipe (DIP) - All water lines shall be ductile iron pipe, Class 54, for pipe and shall conform to the requirements of AWWA Specifications C-150 and C-151. Pipe shall be furnished in eighteen (18) or twenty (20) foot nominal lengths.

Lining and Coating - All pipe shall be double cement lined and bituminous coated in conformance with AWWA Specification C-104.

Joints - shall be push-on joints in accordance with AWWA Specification C-111 and shall be furnished complete with brass wedges to permit electrical conductivity across the joints (2 wedges per joint).

(3) Fittings - All iron fittings shall be ductile iron in accordance with AWWA Specification C-110, or AWWA Specification C-153, pressure rated 350 psi, and shall be furnished with mechanical joints in accordance with AWWA Specification C-111. Fittings shall be cement lined and bituminous coated in conformance with AWWA Specification C-104. All joints shall be furnished complete with accessories consisting of cast iron glands, steel alloy high-strength bolts and nuts, and plain tipped rubber gaskets.

(4) Hydrants - All hydrants shall be Water Authority standard. Hydrant must be approved by the Water Authority and Fire Department having jurisdiction.

(5) Resilient Seated Gate Valves - shall be made in accordance with AWWA Specification C-509. Gate valves shall be iron body, bronze mounted, non-rising stem assembly, with O-Ring seals and mechanical joint ends complete with fittings. The body and bonnet shall be coated with 8 mils minimum fusion bonded epoxy complying with AWWA Specification C-550. Valves are to be rated at 250 psi for AWWA service and 200 psi for

ULFM service. All valves are to be hydrostatically tested at 400 psi. Gate valves shall conform to the requirements of the Water Authority.

(6) Gate Valve Boxes - shall be sliding "Buffalo" type and shall be made of cast iron (heavy pattern), having a minimum interior diameter of 5 1/4 inches, length as required. It shall have a base of the proper size to fit the valve upon which it is installed and shall have a drop cover marked "WATER".

(7) Service Lines - All service lines two (2) inches or less in diameter shall be Type K copper conforming to the "Specifications for Seamless Copper Water Tube" ASTM Designation B-88 and AWWA Specification C-800.

All service lines greater than two (2) inches in diameter shall be ductile iron pipe conforming to the requirements specified elsewhere in this Article for Ductile Iron Pipe.

(8) Corporation Stops - shall be approved equal to Mueller Oriseal H-15000 series with Mueller 110 conductive compression connection and shall conform to AWWA Specification C-800.

(9) Curb Stops - shall be approved equal to Mueller Oriseal H-15000 series with Mueller 110 conductive compression connection, copper to copper, with tee head, and shall conform to AWWA Specification C-800.

(10) Curb Box for Curb Stop - shall be cast iron, approved equal to Mueller H-10350 "Buffalo" type, arch pattern, adjustable curb box complete with necessary extension section, lid and brass locking screw.

END OF ARTICLE 3

SITE PLAN DRAWINGS

BEACON COMMONS

TAX MAP SECTION 5954 | BLOCK 25 | LOT 616969

DUTCHESS COUNTY

16 WEST MAIN STREET

BEACON, NY 12508

Applicant:
FARRELL COMMUNITIES BEACON LLC
PO BOX 14
BRIDGEHAMPTON, NY 11932
(631) 549-9800

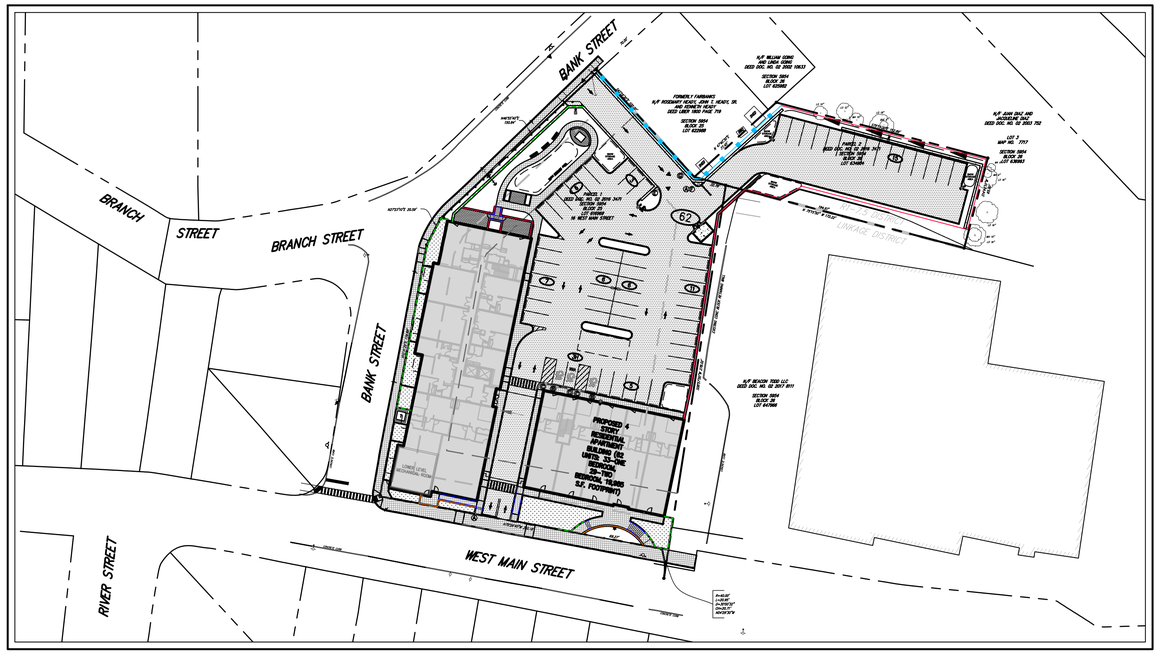
Architect:
ARYEH SIEGEL ARCHITECT
84 MASON CIRCLE
BEACON, NY 12508
(845) 838-2490

Site Planner, Civil & Traffic Engineer, Surveyor and Landscape Architect:
120 BEDFORD ROAD
ARMONK, NY 10504
(914) 273-5225

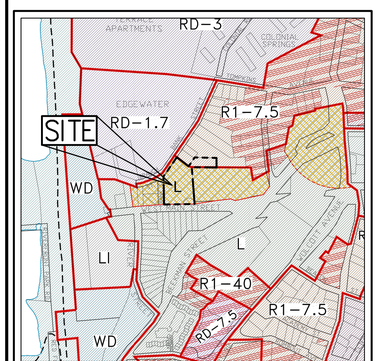
Geotechnical Engineer:
CARLIN-SIMPSON & ASSOCIATES
61 MAIN STREET
SAYREVILLE, NJ 08872
(732) 432-5757

MEP Engineer:
NLG ENGINEERING, PC
3062 9W, SUITE 500
NEW WINDSOR, NEW YORK, 12553
(845) 562-7005

Structural Engineer:
A DEGREE OF FREEDOM, STRUCTURAL ENGINEER, PLLC
34 WEST 15TH STREET, 7TH FLOOR
NEW YORK, NY 10011
(212) 495-9370



AREA MAP
SCALE: 1" = 50'



ZONING / VICINITY MAP
SCALE: 1" = 500'
CITY OF BEACON.ORG:
ZONING / 10/04/2017

LEGEND

	SITE PROPERTY LINE
	ZONING BOUNDARY
	LOT LINE
L	LINKAGE
LI	LIGHT INDUSTRIAL
WD	WATER FRONT DEVELOPMENT
R1-40	ONE FAMILY RESIDENTIAL
R1-7.5	ONE FAMILY RESIDENTIAL
RD-1.7	DESIGNED RESIDENCE
CB	CENTRAL BUSINESS

GENERAL CONSTRUCTION NOTES APPLY TO ALL WORK HEREIN:

1. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL CALL 811 "DIG SAFELY" (1-800-962-7962) TO HAVE UNDERGROUND UTILITIES LOCATED. EXPLORATORY EXCAVATIONS SHALL COMPLY WITH CODE 753 REQUIREMENTS. NO WORK SHALL COMMENCE UNTIL ALL THE OPERATORS HAVE NOTIFIED THE CONTRACTOR THAT THEIR UTILITIES HAVE BEEN LOCATED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PRESERVATION OF ALL PUBLIC AND PRIVATE UNDERGROUND AND SURFACE UTILITIES AND STRUCTURES AT OR ADJACENT TO THE SITE OF CONSTRUCTION, INSOFAR AS THEY MAY BE ENDANGERED BY THE CONTRACTOR'S OPERATIONS. THIS SHALL HOLD TRUE WHETHER OR NOT THEY ARE SHOWN ON THE CONTRACT DRAWINGS. IF THEY ARE SHOWN ON THE DRAWINGS, THEIR LOCATIONS ARE NOT GUARANTEED EVEN THOUGH THE INFORMATION WAS OBTAINED FROM THE BEST AVAILABLE SOURCES, AND IN ANY EVENT, OTHER UTILITIES ON THESE PLANS MAY BE ENCOUNTERED IN THE FIELD. THE CONTRACTOR SHALL, AT HIS OWN EXPENSE, IMMEDIATELY REPAIR OR REPLACE ANY STRUCTURES OR UTILITIES THAT HE DAMAGES, AND SHALL CONSTANTLY PROCEED WITH CAUTION TO PREVENT UNDUE INTERRUPTION OF UTILITY SERVICE.
2. CONTRACTOR SHALL HAND DIG TEST PITS TO VERIFY THE LOCATION OF ALL EXISTING UNDERGROUND UTILITIES PRIOR TO THE START OF CONSTRUCTION. CONTRACTOR SHALL VERIFY EXISTING UTILITIES DEPTHS AND ADVISE OF ANY CONFLICTS WITH PROPOSED UTILITIES. IF CONFLICTS ARE PRESENT. THE OWNER'S FIELD REPRESENTATIVE, JMC, PLLC AND THE APPLICABLE MUNICIPALITY OR AGENCY SHALL BE NOTIFIED IN WRITING. THE EXISTING/PROPOSED UTILITIES RELOCATION SHALL BE DESIGNED BY JMC, PLLC.
3. CONTRACTOR IS RESPONSIBLE FOR OBTAINING ANY AND ALL LOCAL PERMITS REQUIRED.
4. ALL WORK SHALL BE DONE IN STRICT COMPLIANCE WITH ALL APPLICABLE NATIONAL, STATE, AND LOCAL CODES, STANDARDS, ORDINANCES, RULES, AND REGULATIONS. ALL CONSTRUCTION WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL SAFETY CODES. APPLICABLE SAFETY CODES MEAN THE LATEST EDITION INCLUDING ANY AND ALL AMENDMENTS, REVISIONS, AND ADDITIONS THERETO, TO THE FEDERAL DEPARTMENT OF LABOR, OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION'S OCCUPATIONAL SAFETY AND HEALTH STANDARDS (OSHA); AND APPLICABLE SAFETY, HEALTH REGULATIONS AND BUILDING CODES FOR CONSTRUCTION IN THE STATE OF NEW YORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR GUARDING AND PROTECTING ALL OPEN EXCAVATIONS IN ACCORDANCE WITH THE PROVISION OF SECTION 107-05 (SAFETY AND HEALTH REQUIREMENTS) OF THE NYSDOT STANDARD SPECIFICATIONS. IF THE CONTRACTOR PERFORMS ANY HAZARDOUS CONSTRUCTION PRACTICES, ALL OPERATIONS IN THE AFFECTED AREA SHALL BE DISCONTINUED AND IMMEDIATE ACTION SHALL BE TAKEN TO CORRECT THE SITUATION TO THE SATISFACTION OF THE APPROVAL AUTHORITY HAVING JURISDICTION.
5. CONTRACTOR SHALL MAINTAIN ACCESS TO ALL PROPERTIES AFFECTED BY THE SCOPE OF WORK SHOWN HEREON AT ALL TIMES TO THE SATISFACTION OF THE OWNERS REPRESENTATIVE. RAMPING CONSTRUCTION TO PROVIDE ACCESS MAY BE CONSTRUCTED WITH SUBBASE MATERIAL EXCEPT THAT TEMPORARY ASPHALT CONCRETE SHALL BE PLACED AS DIRECTED BY THE ENGINEER. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING SAFE PEDESTRIAN ACCESS AT ALL TIMES.

SUBSURFACE UTILITY LOCATIONS ARE BASED ON A COMPILATION OF FIELD EVIDENCE, AVAILABLE RECORD PLANS AND/OR UTILITY MARK-OUTS. THE LOCATION OR COMPLETENESS OF UNDERGROUND INFORMATION CANNOT BE GUARANTEED. VERIFY THE ACTUAL LOCATION OF ALL UTILITIES PRIOR TO EXCAVATION OR CONSTRUCTION.

811 Know what's below. Call before you dig.

JMC Drawing List:

C-000	(SHEET 1 OF 28)	COVER SHEET
C-010	(SHEET 2 OF 28)	EXISTING CONDITIONS PLAN
C-020	(SHEET 3 OF 28)	DEMOLITION PLAN
C-100	(SHEET 4 OF 28)	SITE PLAN
C-200	(SHEET 5 OF 28)	GRADING PLAN
C-300	(SHEET 6 OF 28)	UTILITIES PLAN
C-310	(SHEET 7 OF 28)	UTILITY PROFILES
C-320	(SHEET 8 OF 28)	STORM PROFILES
C-400	(SHEET 9 OF 28)	SEDIMENT AND EROSION CONTROL PLAN
C-600	(SHEET 10 OF 28)	LIGHTING PLAN
C-601	(SHEET 11 OF 28)	LIGHTING SPECIFICATIONS
C-700	(SHEET 12 OF 28)	GARBAGE TRUCK TURNING PLAN (FRONT-LOADING)
C-702	(SHEET 13 OF 28)	FIRE TRUCK TURNING PLAN (SCENARIO 1)
C-703	(SHEET 14 OF 28)	FIRE TRUCK TURNING PLAN (SCENARIO 2)
C-704	(SHEET 15 OF 28)	FIRE TRUCK TURNING PLAN (SCENARIO 3)
C-800	(SHEET 16 OF 28)	AERIAL SITE PLAN
C-801	(SHEET 17 OF 28)	SIGHT DISTANCE PLAN
C-802	(SHEET 18 OF 28)	CONCEPTUAL IMPROVEMENTS PLAN
C-900	(SHEET 19 OF 28)	CONSTRUCTION DETAILS
C-901	(SHEET 20 OF 28)	CONSTRUCTION DETAILS
C-902	(SHEET 21 OF 28)	CONSTRUCTION DETAILS
C-903	(SHEET 22 OF 28)	CONSTRUCTION DETAILS
C-904	(SHEET 23 OF 28)	CONSTRUCTION DETAILS
C-905	(SHEET 24 OF 28)	CONSTRUCTION DETAILS
C-906	(SHEET 25 OF 28)	CONSTRUCTION DETAILS
C-907	(SHEET 26 OF 28)	CONSTRUCTION DETAILS
C-908	(SHEET 27 OF 28)	CONSTRUCTION DETAILS
L-100	(SHEET 28 OF 28)	LANDSCAPING PLAN

ARYEH SIEGEL ARCHITECT Drawing List:

A-100	(SHEET 1 OF 4)	BUILDING PLANS (BASEMENT AND 1ST FLOOR)
A-101	(SHEET 2 OF 4)	BUILDING PLANS (2ND FLOOR AND 3RD FLOOR)
A-102	(SHEET 3 OF 4)	BUILDING PLANS (4TH FLOOR AND ROOF)
A-200	(SHEET 4 OF 4)	BUILDING ELEVATIONS

TABLE OF LAND USE

SECTION 5954, BLOCK 25, LOT 616969
ZONE "L" – "LINKAGE DISTRICT"
PROPOSED USE: RESIDENTIAL
FIRE DISTRICT: CITY OF BEACON
WATER DISTRICT: CITY OF BEACON
BEACON CITY SCHOOL DISTRICT
SEWER DISTRICT: CITY OF BEACON

DESCRIPTION		REQUIRED	EXISTING	PROPOSED
LOT AREA (PARCELS 1, 2 & 3)	(FEET)	–	1.5 ACRES	1.5 ACRES
LOT WIDTH	(FEET)	–	201'	201'
LOT FRONTAGE	(FEET)	–	555'	555'
LOT DEPTH	(FEET)	75'	320'	320'
BUILDING HEIGHT	(FEET/STORIES)	48'/4 STORIES	–	48'/4 STORIES
FLOOR AREA RATIO		–	–	–
LOT COVERAGE BY LANDSCAPING	(PERCENT)	15% MIN.	47%	17%
YARDS				
FRONT BUILDING SETBACK	(FEET)	MIN. 0'/MAX. 20'	53'/107'	4'
REAR BUILDING SETBACK	(FEET)	MIN. 25'	88'	112'
SIDE BUILDING SETBACK (CORNER LOT)	(FEET)	MIN. 0'/MAX. 30'	13'	3'
PARKING SETBACKS				
FRONT/SIDE (FOR CORNER) PARKING SETBACK	(FEET)	40'/40'	29'/24'	97'/40'
REAR PARKING SETBACK	(FEET)	–	–	–
SIDE PARKING SETBACK	(FEET)	–	–	–
PARKING SUMMARY				
TOTAL SPACES REQUIRED	(1 SPACE/UNIT)	62	28	62
STANDARD SPACES		59	26	59
ACCESSIBLE SPACES		3	2	3

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STATE OF NEW YORK · STEPHEN SHINA · 085983 · LICENSED PROFESSIONAL ENGINEER

No.	Revision	Date	By
2.	REVISED PER CITY COMMENTS	02/24/2020	AH
3.	REVISED PER CITY COMMENTS	09/29/2020	AH
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8.	REVISED PER CITY COMMENTS	08/30/2022	SMN
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JMC Site Development Consultants, LLC
John Meyer Consulting, Inc.
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voice 914.273.5225 • fax 914.273.2102
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Drawn:	BMS	Approved:	SS
Scale:	AS SHOWN		
Date:	10/29/2019		
Project No:	18119		
18119-COVER	COVER	COVER.scr	
Drawing No:	C-000 (Sheet 1 of 28)		

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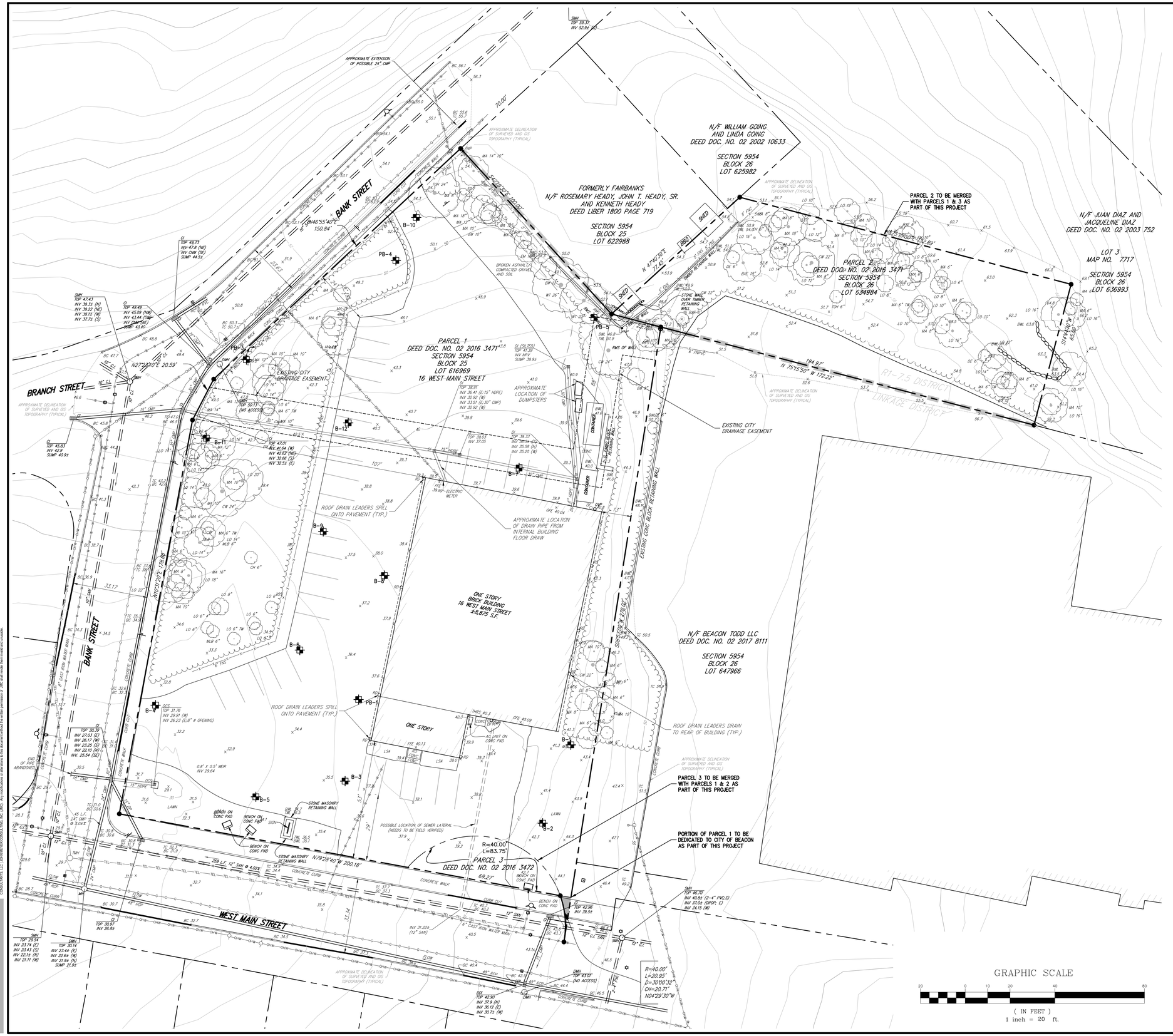

LEGEND

- EXISTING PROPERTY LINE
- ADJACENT PROPERTY LINE
- EXISTING EASEMENT LINE
- EXISTING BUILDING LINE
- EXISTING PAVEMENT EDGE
- EXISTING CURB LINE
- EXISTING INDEX CONTOUR
- EXISTING CONTOUR
- EXISTING SPOT GRADE
- EXISTING STONE WALL
- EXISTING RETAINING WALL
- EXISTING FENCE
- EXISTING TREE AND DESIGNATION
- EXISTING TREE LINE
- EXISTING PARKING
- EXISTING STORM DRAIN LINE AND SIZE
- EXISTING SANITARY LINE AND SIZE
- EXISTING WATER LINE
- EXISTING GAS LINE
- EXISTING OVERHEAD WIRES
- EXISTING DRAIN INLET
- EXISTING MANHOLE
- EXISTING FIRE HYDRANT
- EXISTING GAS VALVE
- EXISTING WATER VALVE
- EXISTING UTILITY POLE
- EXISTING LIGHT POLE
- EXISTING SIGN
- BORING LOCATION & DESIGNATION

NOTES:

1. EXISTING CONDITIONS DEPICTED ON THIS PLAN HAVE BEEN TAKEN FROM SURVEY TITLED, "TOPOGRAPHIC SURVEY," PREPARED BY JMC PLANNING ENGINEERING LANDSCAPE ARCHITECURE & LAND SURVEYING, PLLC, DATED 09/20/2018, LAST REVISED 03/02/2020.
2. THE TOPOGRAPHY SHOWN IS REFERENCED FROM NAVD88 VERTICAL DATUM AS SHOWN ON THE ABOVE TOPOGRAPHIC SURVEY.
3. SUPPLEMENTAL TOPOGRAPHY BEYOND THE LIMIT OF SURVEYED TOPOGRAPHY IS TAKEN FROM DUTCHESS COUNTY GIS.
4. THE PROJECT SITE IS LOCATED IN ZONE X, "AREA OF MINIMAL FLOOD HAZARD," ACCORDING TO FEMA MAP NO. 36027C0463E, EFFECTIVE 05/02/2012.
5. THE EXISTING SANITARY SEWER SERVICE LATERAL WAS NOT LOCATED AND IS PROPOSED TO BE REMOVED. IT IS ASSUMED TO BE LOCATED FROM THE SOUTH SIDE OF THE BUILDING TO THE MAIN WITHIN WEST MAIN STREET. THE CONTRACTOR SHALL VERIFY AND REMOVE IN ACCORDANCE WITH DUTCHESS COUNTY HEALTH DEPARTMENT AND CITY OF BEACON STANDARDS.
6. SOIL BORING DATA SHOWN ON THIS PLAN WAS TAKEN FROM THE "REPORT ON SUBSURFACE SOIL AND FOUNDATION INVESTIGATION," DATED 09/28/2020, LAST REVISED 03/02/2022, PREPARED BY CARLIN SIMPSON & ASSOCIATES.

APPLICANT/OWNER:
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ARCHITECT:
ARYEH SIEGEL ARCHITECT
84 MASON CIRCLE
BEACON, NY 12508

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STATE OF NEW YORK · STEPHEN SPINA · LICENSED PROFESSIONAL ENGINEER · 085983

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8.	REVISED PER CITY COMMENTS	08/30/2022	SMN
	Previous Editions Obsolete		

Drawn: BMS Approved: SS
Scale: 1" = 20'
Date: 10/29/2019
Project No: 18119
18119-EXISTING | EXIST | EXIST.scr
Drawing No: C–010 (Sheet 2 of 28)

EXISTING CONDITIONS PLAN

BEACON COMMONS
16 WEST MAIN STREET
BEACON, NY 12508

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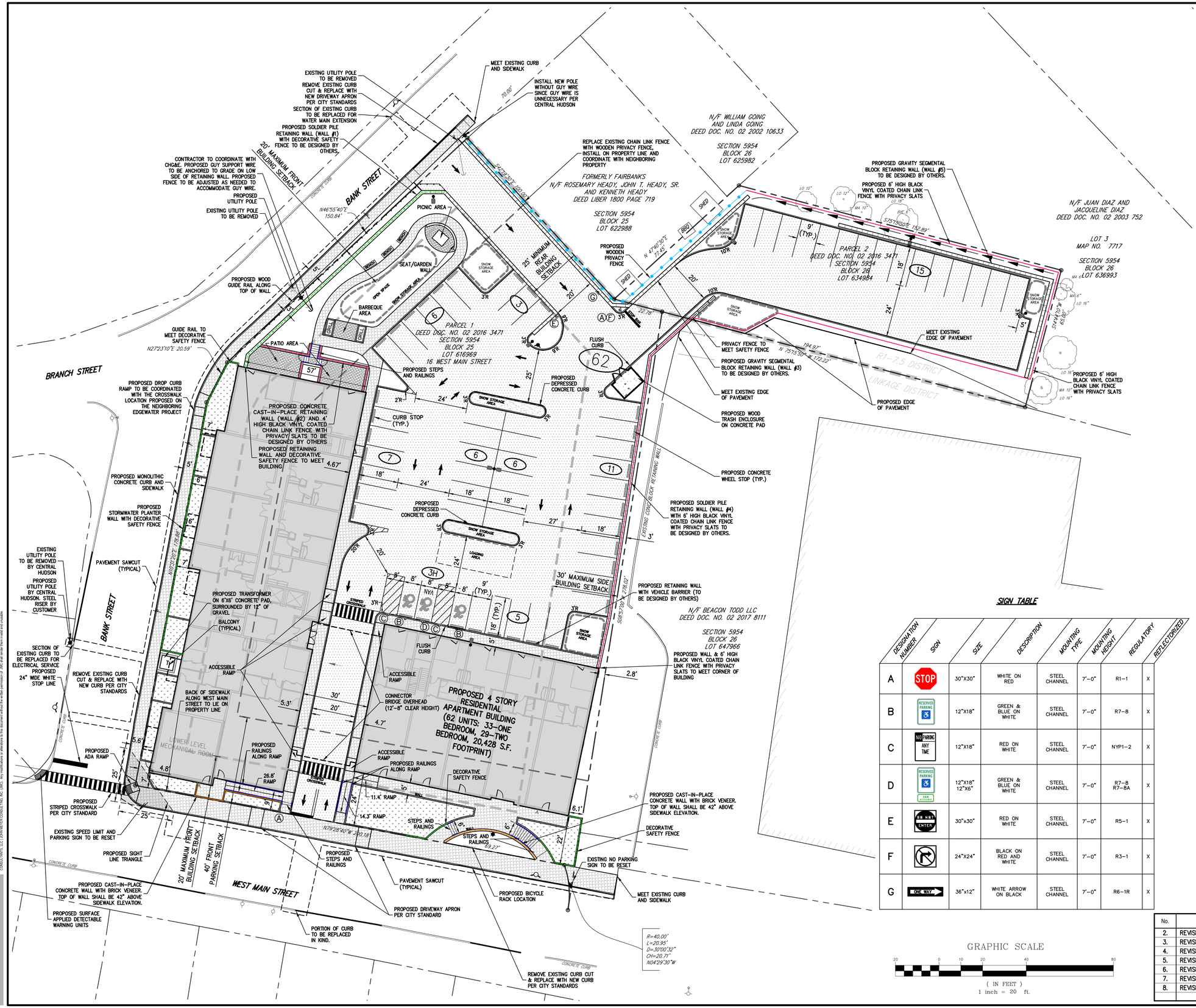

LEGEND

- EXISTING PROPERTY LINE
- ADJACENT PROPERTY LINE
- EXISTING BUILDING SETBACK LINE
- EXISTING PARKING SETBACK LINE
- EXISTING BUILDING LINE
- EXISTING PAVEMENT EDGE
- EXISTING CURB LINE
- EXISTING STONE WALL
- EXISTING RETAINING WALL
- EXISTING FENCE
- EXISTING TREE AND DESIGNATION
- EXISTING PARKING
- EXISTING UTILITY POLE
- EXISTING LIGHT POLE
- EXISTING SIGN
- PROPOSED BUILDING LINE
- PROPOSED CONCRETE CURB
- PROPOSED CONCRETE FLUSH CURB
- PROPOSED SAWCUT LINE
- PROPOSED ACCESSIBLE PARKING SPACES WITH NUMBER OF SPACES INDICATED (REFER TO STRIPING DETAILS)
- PROPOSED PARKING SPACES WITH NUMBER OF SPACES INDICATED (REFER TO STRIPING DETAILS)
- PROPOSED CONCRETE SIDEWALK
- PROPOSED ASPHALT PAVEMENT
- PROPOSED CONCRETE PAVERS
- PROPOSED CONCRETE PAD
- PROPOSED RETAINING WALL (DESIGN BY OTHERS)
- PROPOSED CONCRETE WALL WITH BRICK VENEER (42" ABOVE SIDEWALK)
- PROPOSED BLACK VINYL COATED CHAIN LINK FENCE WITH PRIVACY SLATS
- PROPOSED DECORATIVE SAFETY FENCE
- PROPOSED PRIVACY FENCE
- PROPOSED HANDRAILS
- PROPOSED WOOD GUIDE RAIL
- PROPOSED 12" WIDE WHITE STOP LINE
- PROPOSED ARROW MARKING ON PAVEMENT
- TRAFFIC SIGN LOCATION & DESIGNATION
- PEDESTRIAN CROSSING
- PROPOSED DOUBLE ARM LIGHTING STANDARD (DESIGN BY OTHERS)
- PROPOSED SINGLE ARM LIGHTING STANDARD (DESIGN BY OTHERS)
- PROPOSED BOLLARD LIGHTING STANDARD

SIGN TABLE

DESIGNATION NUMBER	SIGN	SIZE	DESCRIPTION	MOUNTING TYPE	MOUNTING HEIGHT	REGULATORY	REFLECTORIZED
A	STOP	30"X30"	WHITE ON RED	STEEL CHANNEL	7'-0"	R1-1	X
B	RESERVED PARKING	12"X18"	GREEN & BLUE ON WHITE	STEEL CHANNEL	7'-0"	R7-8	X
C	NO PARKING ANY TIME	12"X18"	RED ON WHITE	STEEL CHANNEL	7'-0"	NYP1-2	X
D	RESERVED PARKING VAN ACCESSIBLE	12"X18" 12"X6"	GREEN & BLUE ON WHITE	STEEL CHANNEL	7'-0"	R7-8 R7-8A	X
E	ONE WAY ENTER	30"x30"	RED ON WHITE	STEEL CHANNEL	7'-0"	R5-1	X
F		24"X24"	BLACK ON RED AND WHITE	STEEL CHANNEL	7'-0"	R3-1	X
G	ONE WAY	36"x12"	WHITE ARROW ON BLACK	STEEL CHANNEL	7'-0"	R6-1R	X

NOTES:

1. EXISTING CONDITIONS DEPICTED ON THIS PLAN HAVE BEEN TAKEN FROM SURVEY TITLED, "TOPOGRAPHIC SURVEY," PREPARED BY JMC PLANNING ENGINEERING LANDSCAPE ARCHITECURE & LAND SURVEYING, PLLC, DATED 09/20/2018, LAST REVISED 03/02/2020.
2. SNOW REMOVAL SHALL BE STORED IN THE DESIGNATED AREAS ON THIS PLAN. THE PROPERTY MANAGER SHALL MAINTAIN ALL AVAILABLE PARKING AS PART OF THEIR RESPONSIBILITY TO THE PROPERTY OWNER AND TENANTS. SNOW SHALL BE CLEARED AND STORED ON-SITE AND/OR REMOVED IN A TIMELY MANNER AND DISPOSED OFF-SITE.

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

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STATE OF NEW YORK · STEPHEN SPINA · LICENSED PROFESSIONAL ENGINEER · 085983

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Scale: 1" = 20'
Date: 11/26/2019
Project No: 18119
18119-SITE | LAY | LAY.scr
Drawing No:
C–100
(Sheet 4 of 28)

APPLICANT/OWNER:
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SITE PLAN

BEACON COMMONS
16 WEST MAIN STREET
BEACON, NY 12508

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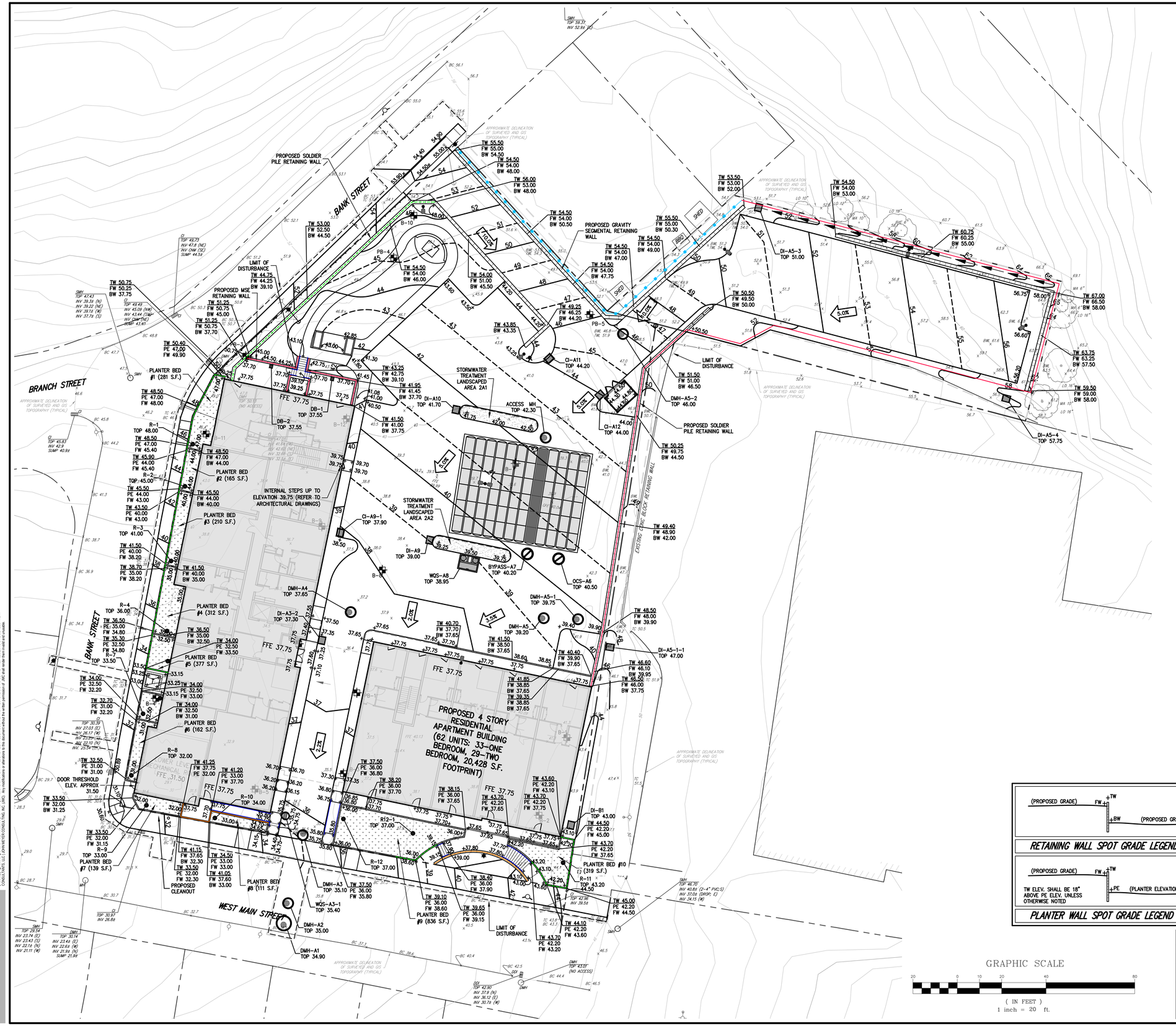

LEGEND

- EXISTING PROPERTY LINE
- ADJACENT PROPERTY LINE
- EXISTING BUILDING LINE
- EXISTING CURB LINE
- EXISTING INDEX CONTOUR
- EXISTING CONTOUR
- EXISTING SPOT GRADE
- EXISTING RETAINING WALL
- EXISTING FENCE
- EXISTING TREE AND DESIGNATION
- EXISTING DRAIN INLET
- EXISTING MANHOLE
- EXISTING UTILITY POLE
- EXISTING LIGHT POLE
- EXISTING SIGN
- EXISTING BORING LOCATION & DESIGNATION
- PROPOSED BORING LOCATION & DESIGNATION
- PROPOSED BUILDING LINE
- PROPOSED CONCRETE CURB
- PROPOSED CONCRETE SIDEWALK
- PROPOSED FINISHED GRADE
- PROPOSED SPOT GRADE
- PROPOSED STORM DRAIN MANHOLE
- PROPOSED TYPE CI DRAIN INLET
- PROPOSED TYPE DI DRAIN INLET
- PROPOSED TYPE DB DRAIN BASIN
- PROPOSED WATER QUALITY STRUCTURE
- PROPOSED SUBSURFACE DRAINAGE OUTLET CONTROL STRUCTURE
- PROPOSED CLEANOUT
- PROPOSED WOOD GUIDE RAIL
- PROPOSED RETAINING WALL AND SAFETY FENCE (DESIGN BY OTHERS)
- PROPOSED PRIVACY RAIL
- PROPOSED LIMIT OF DISTURBANCE
- PROPOSED LIGHTING STANDARD (DESIGN BY OTHERS)

NOTES:

1. EXISTING CONDITIONS DEPICTED ON THIS PLAN HAVE BEEN TAKEN FROM SURVEY TITLED, "TOPOGRAPHIC SURVEY," PREPARED BY JMC PLANNING ENGINEERING LANDSCAPE ARCHITECURE & LAND SURVEYING, PLLC, DATED 09/20/2018, LAST REVISED 03/02/2020.
2. SOIL BORING DATA SHOWN ON THIS PLAN WAS TAKEN FROM THE "REPORT ON SUBSURFACE SOIL AND FOUNDATION INVESTIGATION," DATED 09/28/2020, LAST REVISED 03/02/2022, PREPARED BY CARLIN SIMPSON & ASSOCIATES.
3. FILL MATERIAL, TO BE PLACED IN ADVANCE OF CONSTRUCTION, IS TO BE COORDINATED WITH LATEST GEOTECHNICAL REPORT BY CARLIN SIMPSON & ASSOCIATES AND MONITORED BY CARLIN SIMPSON & ASSOCIATES.
4. ALL STORMWATER MANAGEMENT PRACTICES SHALL REMAIN UNDISTURBED AND BE PROTECTED FROM HEAVY MACHINERY TRAFFIC DURING CONSTRUCTION. HOWEVER DURING CONSTRUCTION OF THE PRACTICE THE CONTRACTOR SHALL MINIMIZE AND AVOID HEAVY MACHINERY TRAFFIC TO THE MAXIMUM EXTENT PRACTICABLE. THERE SHALL BE NO STORAGE OF MATERIALS WITHIN AREAS TO BE USED FOR STORMWATER MANAGEMENT PRACTICES. THE CONTRACTOR SHALL INSTALL CONSTRUCTION FENCE AROUND THE PRACTICE TO DISCOURAGE VEHICLE TRAFFIC.
5. ALL FILLS SHALL BE COMPACTED TO PROVIDE STABILITY OF MATERIAL AND TO PREVENT SETTLEMENT.
6. EXCAVATIONS AND FILLS SHALL NOT ENDANGER ADJOINING PROPERTIES, NOR DIVERT WATER ONTO THE PROPERTY OF OTHERS AT ANY TIME DURING THE COURSE OF CONSTRUCTION.
7. CONTRACTOR SHALL REFER TO EROSION AND SEDIMENT CONTROL PLAN FOR FURTHER DIRECTION REGARDING SITE STABILIZATION THROUGHOUT THE COURSE OF CONSTRUCTION.
8. FILL MATERIAL SHALL BE PLACED 2 TO 3 MONTHS PRIOR TO CONSTRUCTION OF BUILDING AND ALL INSTALLATION SHALL BE WITNESSED BY CARLIN SIMPSON & ASSOCIATES.
9. REFER TO LATEST REVISION OF REPORT ON SUBSURFACE SOIL AND FOUNDATION INVESTIGATION, BY CARLIN SIMPSON & ASSOCIATES. ALL PILES FOR THE PROPOSED BUILDING ARE TO BE DRILLED.
10. AS INDICATED ON THE LATEST CARLIN SIMPSON & ASSOCIATES GEOTECHNICAL REPORT, ALL PILE OPERATIONS SHALL BE DRILLED.

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)

1 inch = 20 ft.

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GRADING PLAN

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STATE OF NEW YORK · STEPHEN SPINA · 085983 · LICENSED PROFESSIONAL ENGINEER

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Date:	10/29/2019		
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18119-SITE	GRAD	GRAD.scr	

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NOTES:

1. EXISTING CONDITIONS DEPICTED ON THIS PLAN HAVE BEEN TAKEN FROM SURVEY TITLED, "TOPOGRAPHIC SURVEY," PREPARED BY JMC PLANNING ENGINEERING LANDSCAPE ARCHITECURE & LAND SURVEYING, PLLC, DATED 09/20/2018, LAST REVISED 03/02/2020.
2. ALL STORMWATER MANAGEMENT PRACTICES SHALL REMAIN UNDISTURBED AND BE PROTECTED FROM HEAVY MACHINERY TRAFFIC DURING CONSTRUCTION. HOWEVER DURING CONSTRUCTION OF THE PRACTICE THE CONTRACTOR SHALL MINIMIZE AND AVOID HEAVY MACHINERY TRAFFIC TO THE MAXIMUM EXTENT PRACTICABLE. THERE SHALL BE NO STORAGE OF MATERIALS WITHIN AREAS TO BE USED FOR STORMWATER MANAGEMENT PRACTICES. THE CONTRACTOR SHALL INSTALL CONSTRUCTION FENCE AROUND THE PRACTICE TO DISCOURAGE VEHICLE TRAFFIC.
3. UNLESS OTHERWISE SPECIFIED, PIPE FOR STORM DRAINS SHALL BE HIGH DENSITY POLYETHYLENE PIPE (HDPE) WITH A SMOOTH INTERIOR AND ANNULAR EXTERIOR CORRUGATIONS IN ACCORDANCE WITH ASTM F-2648. JOINTS SHALL BE WATERTIGHT IN ACCORDANCE WITH ASTM D-3212.
4. UNLESS OTHERWISE SPECIFIED, PIPE FOR SANITARY SEWER GRAVITY LINES SHALL BE POLYVINYL CHLORIDE PIPE (PVCP), SDR-35, WITH PUSH-ON JOINTS IN ACCORDANCE WITH ASTM D-3034 AND D-3212.
5. UNLESS OTHERWISE SPECIFIED, PIPE FOR WATER LINES SHALL BE DOUBLE CEMENT-LINED DUCTILE IRON PIPE (DIP), CLASS 54, WITH PUSH-ON JOINTS IN ACCORDANCE WITH AWWA C-150, C-151, C-104 AND C-111.
6. ELECTRIC, TELEPHONE, FIRE ALARM AND CABLE TELEVISION LINES SHALL BE INSTALLED UNDERGROUND IN CONDUIT IN ACCORDANCE WITH THE REQUIREMENTS OF THE UTILITY COMPANY HAVING JURISDICTION.
7. THE CONTRACTOR SHALL VERIFY THE LOCATION OF EXISTING UTILITIES TO BE CONNECTED TO AND EXISTING UTILITIES TO REMAIN AND BE PROTECTED. IF ANY DISCREPANCIES ARE FOUND, THE CONTRACTOR SHALL NOTIFY THE GENERAL CONTRACTOR AND JMC PRIOR TO THE START OF CONSTRUCTION. EXISTING 12" SANITARY MAIN INVERT AT CROSSING OF NEW 30" STORM PIPE IS 26.32'. EXISTING WATER MAIN, GAS MAIN, AND TELEPHONE/DATA LINE MAY NEED TO BE ADJUSTED TO AVOID CONFLICT WITH PROPOSED STORM. THE DEPTH OF THE EXISTING WATER MAIN AND SEWER MAIN SHALL BE VERIFIED WITH TEST PITS TO CONFIRM THERE IS ADEQUATE SPACE FOR THE PROPOSED TAPPING SLEEVE AND GATE VALVE CONNECTIONS.
8. ALL STORMWATER FACILITIES TO BE CONSTRUCTED AS PART OF THIS PROJECT SHALL BE INSPECTED BY A LICENSED ENGINEER ON A YEARLY BASIS, WITH A COPY OF THE REPORT BEING PROVIDED TO THE CITY BUILDING DEPARTMENT. THE REPORT SHALL INCLUDE ALL FINDINGS AND RECOMMENDATIONS.
9. UPON COMPLETION OF CONSTRUCTION, A TOPOGRAPHIC AS-BUILT DRAWING SHALL BE PREPARED FOR THE PROJECT AND SUBMITTED TO THE CITY OF BEACON.

LEGEND

- EXISTING PROPERTY LINE
- ADJACENT PROPERTY LINE
- EXISTING EASEMENT LINE
- EXISTING BUILDING LINE
- EXISTING PAVEMENT EDGE
- EXISTING CURB LINE
- EXISTING STONE WALL
- EXISTING RETAINING WALL
- EXISTING FENCE
- EXISTING TREE AND DESIGNATION
- EXISTING STORM DRAIN LINE AND SIZE
- EXISTING SANITARY LINE AND SIZE
- EXISTING WATER LINE
- EXISTING GAS LINE
- EXISTING OVERHEAD WIRES
- EXISTING DRAIN INLET
- EXISTING MANHOLE
- EXISTING FIRE HYDRANT
- EXISTING GAS VALVE
- EXISTING WATER VALVE
- EXISTING UTILITY POLE
- EXISTING LIGHT POLE
- EXISTING SIGN
- PROPOSED BUILDING LINE
- PROPOSED CONCRETE CURB
- PROPOSED EASEMENT LINE
- PROPOSED CONCRETE SIDEWALK
- PROPOSED DROP CURB AND RAMP
- PROPOSED STORM DRAIN MANHOLE
- PROPOSED TYPE CI DRAIN INLET
- PROPOSED TYPE DI DRAIN INLET
- PROPOSED TYPE DB DRAIN BASIN
- PROPOSED WATER QUALITY STRUCTURE
- PROPOSED SUBSURFACE DRAINAGE OUTLET CONTROL STRUCTURE
- PROPOSED CLEANOUT
- 15" HDPE — PROPOSED STORM DRAIN LINE & SIZE
- 6" PVC — PROPOSED SANITARY SEWER LINE & SIZE
- 6" WATER — PROPOSED WATER LINE & SIZE
- PROPOSED TELEPHONE LINE
- PROPOSED OVERHEAD WIRES
- PROPOSED WATER VALVE
- PROPOSED GAS VALVE
- PROPOSED WOOD GUIDE RAIL
- PROPOSED RETAINING WALL AND SAFETY FENCE (DESIGN BY OTHERS)
- PROPOSED PRIVACY FENCE
- PROPOSED UTILITY POLE
- PROPOSED THRUST BLOCK
- PROPOSED EASEMENT

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UTILITIES PLAN

BEACON COMMONS
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STATE OF NEW YORK · STEPHEN SRIMA · 085983 · LICENSED PROFESSIONAL ENGINEER

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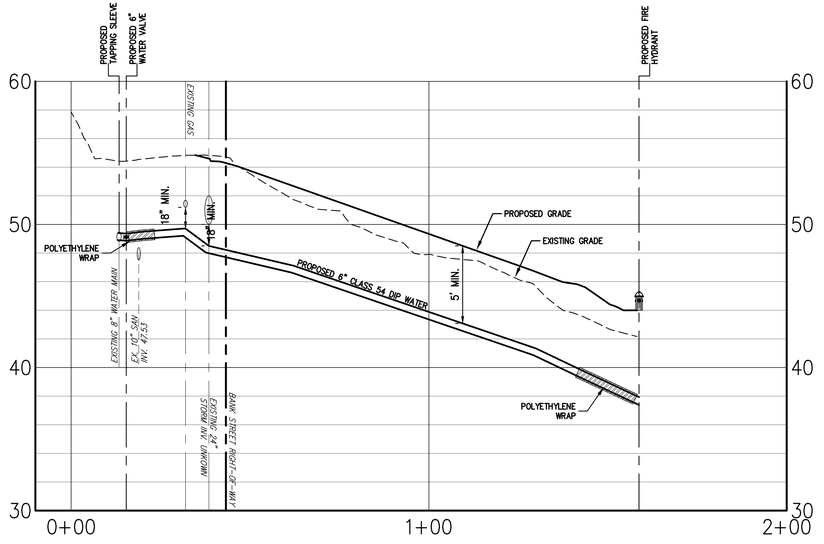
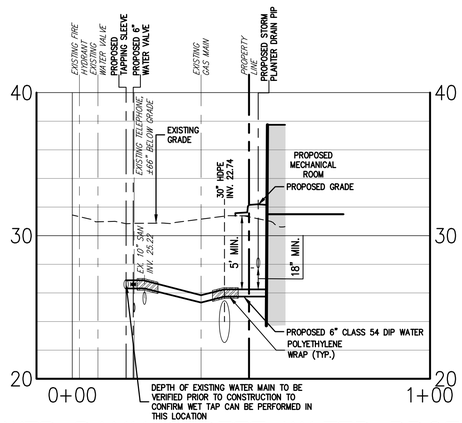
GRAPHIC SCALE
20 0 10 20 40 80
(IN FEET)
1 inch = 20 ft.

WEST MAIN STREET AND BANK STREET BLOWUP
SCALE: 1" = 10'



UPPER BANK STREET WATER PROFILE

SCALE
HORIZONTAL: 1" = 20'
VERTICAL: 1" = 5'



LOWER BANK STREET WATER PROFILE

SCALE
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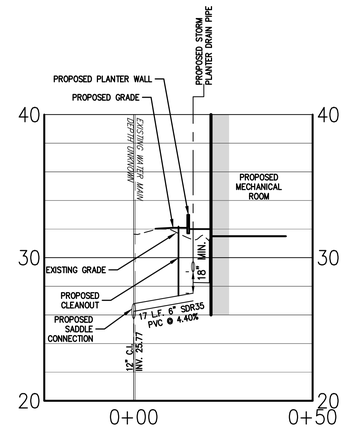
VERTICAL: 1" = 5'



SANITARY SEWER SERVICE PROFILE

SCALE
HORIZONTAL: 1" = 20'
VERTICAL: 1" = 5'

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UTILITY PROFILES

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STATE OF NEW YORK
STEPHEN SPINA
085983
LICENSED PROFESSIONAL ENGINEER

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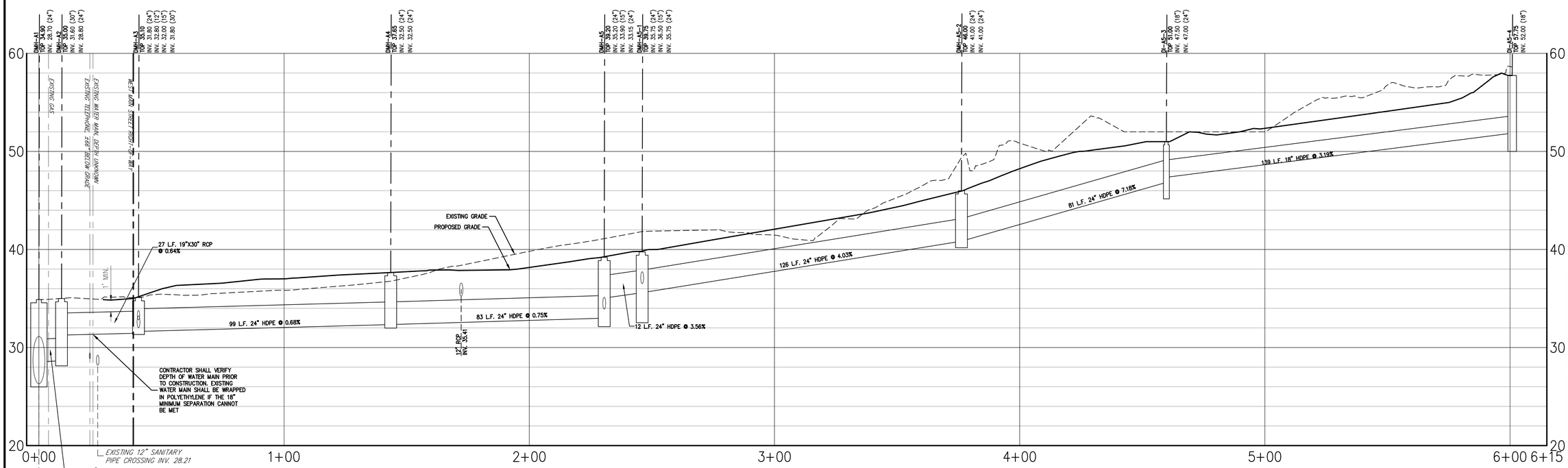
C-310
(Sheet 7 of 28)

600



DMH-A1 to DI-A5-4 STORMWATER PROFILE

SCALE
HORIZONTAL: 1" = 20'
VERTICAL: 1" = 5'

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STORM PROFILES

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PROPOSED CONSTRUCTION ACCESS

PROPOSED TEMPORARY CONSTRUCTION FENCE (TYPICAL)

PROPOSED TEMPORARY SOIL STOCKPILE AREA SURROUNDED BY SILT FENCE

PROPOSED SILT SACK (TYPICAL)

PROPOSED TEMPORARY CONSTRUCTION FENCE (TYPICAL)

PROPOSED TEMPORARY TREE PROTECTION FENCE

PROPOSED STONE CHECK DAM (TYPICAL)

PROPOSED DIVERSION SWALE FOR OFFSITE FLOW

EXISTING CITY DRAINAGE EASEMENT

PROPOSED TEMPORARY CONSTRUCTION FENCE (TYPICAL)

PROPOSED EXCAVATED DROP INLET PROTECTION (TYPICAL)

PROPOSED CONCRETE TRUCK WASHOUT AREA

ROOF DRAIN LEADERS DRAIN TO REAR OF BUILDING (TYP.)

PROPOSED 4 STORY RESIDENTIAL APARTMENT BUILDING (62 UNITS: 33–ONE BEDROOM, 29–TWO BEDROOM, 20,428 S.F. FOOTPRINT)

PROPOSED EXCAVATED DROP INLET PROTECTION (TYPICAL)

PROPOSED SILT SACK (TYPICAL)

PROPOSED SILT FENCE AND TEMPORARY CONSTRUCTION FENCE

PROPOSED EXCAVATED DROP INLET PROTECTION

PROPOSED SILT SACK (TYPICAL)

BANK STREET

BRANCH STREET

WEST MAIN STREET

ONE STORY BRICK BUILDING 16 WEST MAIN STREET

LOWER LEVEL MECHANICAL ROOM

LEGEND

- PROPOSED EXCAVATED DROP INLET PROTECTION
- PROPOSED SILT SACK
- PROPOSED CONSTRUCTION FENCE
- PROPOSED TEMP. TREE PROTECTION FENCE
- PROPOSED SILT FENCE
- PROPOSED LIMIT OF DISTURBANCE
- PROPOSED STABILIZED CONSTRUCTION ENTRANCE
- PROPOSED STOCKPILE AREA
- EXISTING TREE AND DESIGNATION (MA 6")

NOTES:

1. EXISTING CONDITIONS DEPICTED ON THIS PLAN HAVE BEEN TAKEN FROM SURVEY TITLED, "TOPOGRAPHIC SURVEY," PREPARED BY JMC PLANNING ENGINEERING LANDSCAPE ARCHITECURE & LAND SURVEYING, PLLC, DATED 09/20/2018, LAST REVISED 03/02/2020.
2. THIS PLAN IS FOR TEMPORARY EROSION AND SEDIMENT CONTROL INFORMATION ONLY.
3. PRIOR TO BEGINNING ANY CLEARING, GRUBBING OR EXCAVATION, ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED IN ACCORDANCE WITH ALL THE PLANS AND SPECIFICATIONS. EROSION AND SEDIMENT CONTROL MEASURES SHALL BE MAINTAINED UNTIL THE SITE IS STABILIZED. FINAL STABILIZATION OF LANDSCAPED AREAS SHALL BE IN ACCORDANCE WITH THE LANDSCAPE PLAN.
4. THE CONTRACTOR SHALL INSPECT AND MAINTAIN ON–SITE EROSION AND SEDIMENT CONTROL MEASURES ON A DAILY BASIS. ALL COLLECTED SEDIMENT WITHIN SEDIMENT BARRIERS SHALL BE REMOVED PERIODICALLY AS REQUIRED TO MAINTAIN THE FUNCTION OF THE SEDIMENT BARRIERS. ALL SEDIMENT COLLECTED SHALL BE RESPREAD ON–SITE WITHIN STABILIZED AREAS AS DIRECTED BY THE OWNERS REPRESENTATIVE.
5. THE CONTRACTOR SHALL INSPECT DOWNSTREAM CONDITIONS FOR EVIDENCE OF SEDIMENTATION ON A WEEKLY BASIS, AFTER EACH RAINSTORM, AND AS MAY BE REQUIRED OR DIRECTED BY ALL APPLICABLE APPROVALS AND PERMITS. THE CONTRACTOR SHALL IMMEDIATELY PROVIDE A WRITTEN REPORT ON FINDINGS OF SEDIMENT IN DOWNSTREAM AREAS TO ALL AUTHORITIES HAVING JURISDICTION AND MAKE REPAIRS AS REQUIRED OR DIRECTED.
6. ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED BY THE CONTRACTOR AS REQUIRED/WARRANTED BY FIELD CONDITIONS AND AS DIRECTED BY THE OWNERS REPRESENTATIVE, JMC, AND/OR ANY AUTHORITY HAVING JURISDICTION.
7. STOCKPILING OF CONSTRUCTION MATERIAL SHALL BE PLACED ON–SITE IN THE AREA DESIGNATED ON THIS PLAN OR AS APPROVED BY THE OWNERS REPRESENTATIVE. STOCKPILED EXCAVATED MATERIAL SHALL HAVE TWO ROWS OF SILT FENCE LOCATED AROUND ITS PERIMETER. ALL STOCKPILED MATERIAL SHALL BE MAINTAINED IN AN ORDERLY MANNER SO AS NOT TO IMPEDE ON PEDESTRIAN AND/OR VEHICULAR TRAFFIC CIRCULATION ROUTES.
8. DUST SHALL BE CONTROLLED BY SPRINKLING OR OTHER APPROVED METHODS AS NECESSARY, OR AS DIRECTED BY THE OWNERS REPRESENTATIVE.
9. ALL STORMWATER MANAGEMENT PRACTICES SHALL REMAIN UNDISTURBED AND BE PROTECTED FROM HEAVY MACHINERY TRAFFIC DURING CONSTRUCTION. HOWEVER DURING CONSTRUCTION OF THE PRACTICE THE CONTRACTOR SHALL MINIMIZE AND AVOID HEAVY MACHINERY TRAFFIC TO THE MAXIMUM EXTENT PRACTICABLE. THERE SHALL BE NO STORAGE OF MATERIALS WITHIN AREAS TO BE USED FOR STORMWATER MANAGEMENT PRACTICES. THE CONTRACTOR SHALL INSTALL CONSTRUCTION FENCE AROUND THE PRACTICE TO DISCOURAGE VEHICLE TRAFFIC.
10. ALL EXPOSED SLOPES AND GRADED/DISTURBED AREAS, THAT WILL NOT BE FURTHER DISTURBED WITHIN 14 CALENDAR DAYS (7 DAYS FOR CONSTRUCTION SITES THAT EITHER DIRECTLY DISCHARGE TO ONE OF THE 303(d) SEGMENTS LISTED IN APPENDIX E OF THE GENERAL PERMIT OR ARE LOCATED WITHIN ONE OF THE WATERSHEDS LISTED IN APPENDIX C OF THE GENERAL PERMIT), SHALL BE TEMPORARILY SEEDED WITHIN 24 HOURS OF DISTURBANCE, IN ACCORDANCE WITH THE NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION (NYSDEC) "EROSION AND SEDIMENT CONTROL GUIDELINES" AND THE ANSI A300 "BEST MANAGEMENT PRACTICES FOR TREE AND SHRUB PLANTING, TRANSPLANTING, MAINTENANCE AND CARE," PREPARED BY THE INTERNATIONAL SOCIETY OF ARBORICULTURE (ISA), LATEST EDITIONS, AS FOLLOWS:
    - A. SEED MIXTURE AND RATE OF APPLICATION:
        - A.1. IN SPRING, SUMMER OR EARLY FALL, SEED THE AREA WITH RYEGRASS (ANNUAL OR PERENNIAL) AT 30 POUNDS PER ACRES (APPROXIMATELY 0.7 POUNDS/1000 SQUARE FEET OR USE 1 POUND/1000 SQUARE FEET).
        - A.2. IN LATE FALL OR EARLY WINTER, SEED THE AREA WITH CERTIFIED "AROOSTOOK" WINTER RYE (CEREAL RYE) AT 100 POUNDS PER ACRE (2.5 POUNDS/1000 SQUARE FEET).
    - B. APPLICATION SHALL BE UNIFORM BY MECHANICAL OR HYDROSEED METHODS.
    - C. MULCH ALL SEEDED AREAS WITH STRAW AT A RATE OF 2 TONS PER ACRE (90 POUNDS PER 1,000 SQUARE FEET) SUCH THAT THE MULCH FORMS A CONTINUOUS BLANKET.
11. ALL SEEDED AREAS SHALL BE FERTILIZED, RESEEDED, AND MULCHED AS NECESSARY TO MAINTAIN VIGOROUS, DENSE VEGETATIVE COVER.
12. TEMPORARY SEED MIXTURES SHALL NOT BE PLACED ON AREAS WHERE FINAL GRADE HAS BEEN ESTABLISHED AND TOPSOIL HAS BEEN PLACED UNLESS OTHERWISE DIRECTED BY THE PROJECT LANDSCAPE ARCHITECT.
13. SUMPS SHALL BE INSTALLED FOR DEWATERING OF GROUNDWATER DURING CONSTRUCTION. PUMPED GROUNDWATER WILL BE DISCHARGED INTO SEDIMENT SETTLING TANKS AND THEN DISCHARGE LINE SHALL HAVE A FILTER SOCK ON THE END OF THE LINE. THE FILTERED GROUNDWATER SHALL THEN BE DISCHARGED OFF–SITE WITHIN ADJACENT DRAINAGE STRUCTURES.
14. ACCORDING TO THE U.S. FISH AND WILDLIFE SERVICE (USFWS), TREE REMOVAL SHOULD BE CONDUCTED DURING THE WINTER TIME FRAME OF NOVEMBER 1ST TO MARCH 31ST TO AVOID ADVERSE IMPACTS TO THE BATS. IF TREE REMOVAL IS PLANNED OUTSIDE OF THIS TIME FRAME, A SITE ASSESSMENT BY A BAT BIOLOGIST OR A QUALIFIED BAT SURVEYOR SHOULD BE PERFORMED. SUCH A SURVEY WILL IDENTIFY POTENTIAL CONCERNS AND ALLOW FOR IMPLEMENTATION OF SITE ACTIVITY PROTECTIONS.

SEQUENCE OF CONSTRUCTION

CONSTRUCTION SHALL BE SEQUENCED IN SUCH A MANNER THAT ANY AREA WHICH IS DISTURBED SHALL FIRST BE PROTECTED WITH SEDIMENT EROSION CONTROLS AS INDICATED ON THIS PLAN. PARTICULAR REQUIREMENTS ARE GIVEN AS FOLLOWS:

1. INSTALLATION OF SEDIMENT AND EROSION CONTROL MEASURES AS INDICATED ON THIS PLAN.
2. PRE–CONSTRUCTION MEETING WITH SITE CONTRACTOR, CITY OF BEACON PERSONNEL, AND SITE ENGINEER.
3. DEMOLITION OF EXISTING BUILDING AS REQUIRED..
4. CLEAR UNDEVELOPED PORTION OF PROPERTY WHICH IS TO BE DEVELOPED.
5. STRIP AND STOCK PILE TOPSOIL.
6. INSTALL PROPOSED OFFSITE STORMWATER SYSTEM PRIOR TO DEMOLITION OF EXISTING STORM SYSTEM.
7. BEGIN ROUGH GRADING, RETAINING WALLS CONSTRUCTION, BUILDING CONSTRUCTION, AND PARKING LOT CONSTRUCTION..
8. INSTALL STORM DRAIN SYSTEM COMPLETE (IMMEDIATELY INSTALL INLET PROTECTION ON ALL INLETS).
9. INSTALL PUBLIC UTILITIES (GAS, ELECTRIC AND TELEPHONE) AS REQUIRED.
10. INSTALL CONCRETE AND ASPHALT CONCRETE PAVEMENT COMPLETE.
11. FINISH GRADING, REDISTRIBUTE TOPSOIL AND ESTABLISH VEGETATION AND/OR LANDSCAPING.
12. CLEAN PAVEMENTS AND STORM DRAIN SYSTEM OF ALL ACCUMULATED SEDIMENT IN CONJUNCTION WITH THE REMOVAL OF ALL TEMPORARY SEDIMENT AND EROSION CONTROL DEVICES.
13. COMPLETE SITE AND BUILDING CONSTRUCTION.

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)

1 inch = 20 ft.

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8.	REVISED PER CITY COMMENTS	08/30/2022	SMN
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JMC

SEDIMENT AND EROSION CONTROL PLAN

BEACON COMMONS
16 WEST MAIN STREET
BEACON, NY 12508

STATE OF NEW YORK · STEPHEN SPINA · 085983 · LICENSED PROFESSIONAL ENGINEER

Drawn:	BMS	Approved:	SS
Scale:	1" = 20'		
Date:	10/29/2019		
Project No:	18119		
18119-SITE	SAE	SAE.scr	

Drawing No:
C–400
(Sheet 9 of 28)

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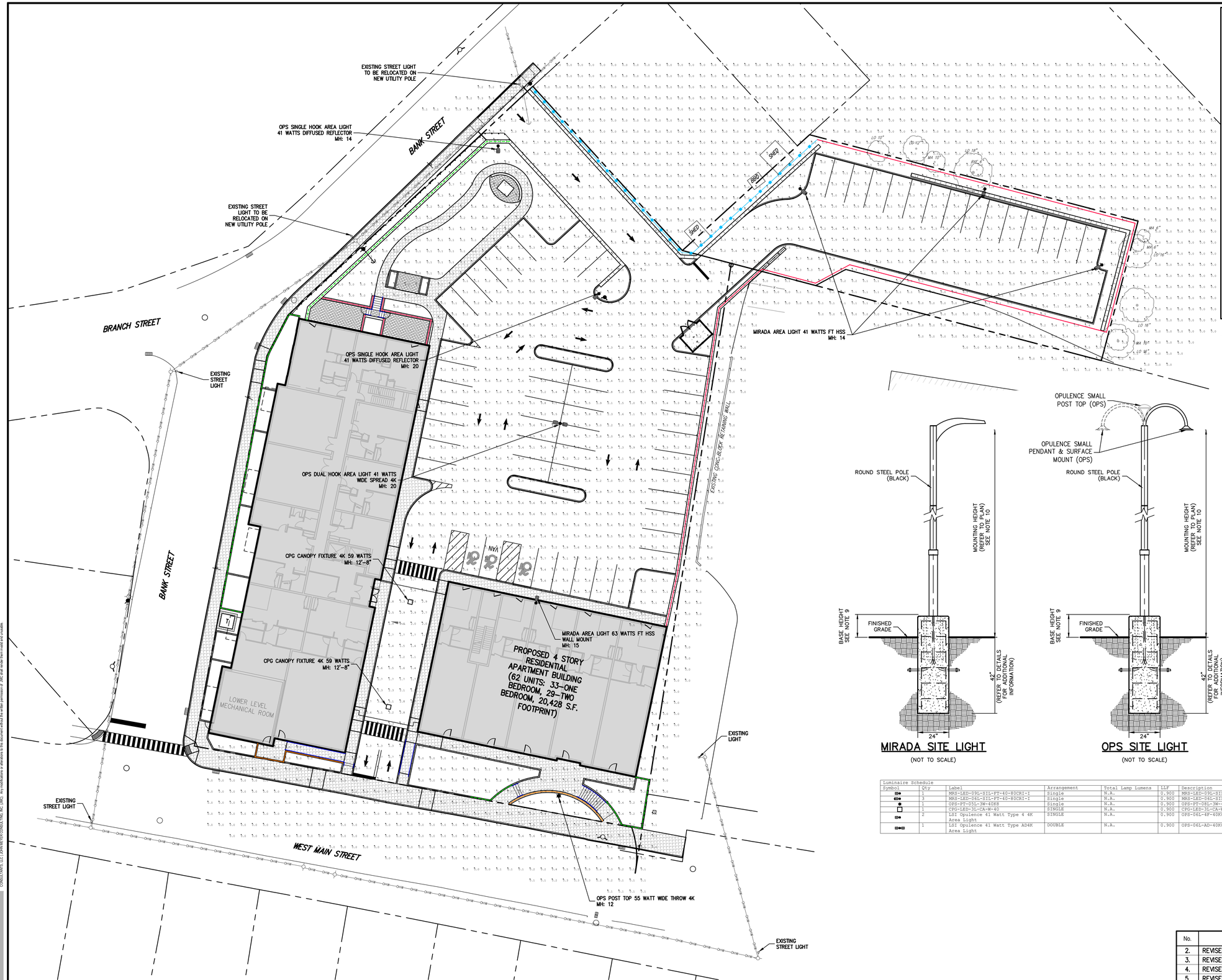

LEGEND

- EXISTING PROPERTY LINE
- ADJACENT PROPERTY LINE
- EXISTING BUILDING LINE
- EXISTING CURB LINE
- EXISTING STONE WALL
- EXISTING RETAINING WALL
- EXISTING FENCE
- EXISTING UTILITY POLE
- EXISTING LIGHT POLE
- PROPOSED BUILDING LINE
- PROPOSED CONCRETE CURB
- PROPOSED CONCRETE SIDEWALK
- PROPOSED WOOD GUIDE RAIL
- PROPOSED CONCRETE WALL WITH BRICK VENEER (42" ABOVE SIDEWALK)
- PROPOSED BLACK VINYL COATED CHAIN LINK FENCE WITH PRIVACY SLATS
- PROPOSED DECORATIVE SAFETY FENCE
- PROPOSED PRIVACY FENCE
- PROPOSED HANDRAILS
- PROPOSED RETAINING WALL (DESIGN BY OTHERS)
- PROPOSED LIGHTING STANDARD
- PROPOSED UNDERPASS LIGHT
- PROPOSED ILLUMINANCE IN FOOT-CANDLES

NOTES:

1. ALL CABLES AND WIRING SHALL BE INSTALLED UNDERGROUND IN CONDUIT. CONDUIT SHALL BE SCHEDULE 40 PVC INSTALLED WITH TWO (2) FEET OF COVER. MINIMUM SIZE OF CONDUIT SHALL BE TWO (2) INCH DIAMETER.
2. CIRCUIT WIRING SHALL BE DESIGNED BY THE PROJECT ELECTRICAL ENGINEER.
3. LIGHTING LEVELS ARE MEASURED AT GROUND SURFACE ELEVATION.
4. THE PROPOSED SITE LIGHT FIXTURES SHALL;
   (1) HAVE A COLOR RENDERING INDEX (CRI) IN THE RANGE OF 80-100.
   (2) HAVE A TEMPERATURE OF 3,000 K.
   (3) BE FULL CUT-OFF THAT DO NOT LIGHT ABOVE HORIZONTAL PLANE.
   (4) BE DARK SKY COMPLIANT.
5. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO CHECK AND VERIFY ALL ANCHOR BOLT DIMENSIONS (SIZE, BOLT CIRCLE, ETC.) WITH THE POLE MANUFACTURER PRIOR TO INSTALLATION OF THE FOUNDATIONS.
6. CHAMFER EXPOSED EDGES OF ALL FOUNDATIONS.
7. PROVIDE INSULATED GROUNDING BUSHING ON EXPOSED ENDS (IN BASE OF POLE) OF ALL GALVANIZED STEEL BENDS.
8. COLOR OF LUMINAIRE SHALL MATCH COLOR OF POLE.
9. CONCRETE BASE IN PARKING AREAS: 2'-6" CONCRETE BASE IN LANDSCAPED AREAS: 2'
10. LIGHT POLE LENGTHS SHALL BE ADJUSTED DEPENDING ON MOUNTING APPLICATION SUCH AS LAWN AREAS, IN PARKING AREAS. AND MH: MOUNTING HEIGHT IS THE DISTANCE FROM THE GROUND BELOW THE LIGHT TO THE TOP OF THE LIGHT FIXTURE.
11. LIGHT FIXTURES ARE DARK SKY COMPLIANT WITH FULL CUT-OFF SHIELDS.
12. LUMINAIRES AND POLES ARE TO BE THE PRODUCT OF LSI OR APPROVED EQUAL.

MIRADA SITE LIGHT

(NOT TO SCALE)

OPS SITE LIGHT

(NOT TO SCALE)

Luminaire Schedule						
Symbol	Qty	Label	Arrangement	Total Lamp Lumens	LLF	Description
	1	MRS-LED-09L-SIL-FT-40-80CRI-I	Single	N.A.	0.900	MRS-LED-09L-SIL-FT-40-80CRI-IH
	3	MRS-LED-06L-SIL-FT-40-80CRI-I	Single	N.A.	0.900	MRS-LED-06L-SIL-FT-40-80CRI-IH
	1	OPS-FT-05L-3W-40K8	Single	N.A.	0.900	OPS-FT-09L-3W-40K8
	1	CPG-LED-3L-CA-W-40	SINGLE	N.A.	0.900	CPG-LED-3L-CA-W-40
	2	LSI Opulence 41 Watt Type 4 4K Area Light	SINGLE	N.A.	0.900	OPS-06L-4F-40K8_IES
	1	LSI Opulence 41 Watt Type AD4K Area Light	DOUBLE	N.A.	0.900	OPS-06L-AD-40K8_IES

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LIGHTING PLAN

BEACON COMMONS
16 WEST MAIN STREET
BEACON, NY 12508

STATE OF NEW YORK
STEPHEN SPINA
LICENSED PROFESSIONAL ENGINEER
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Catalog #: ____ Project: ____
Prepared By: ____ Date: ____ Type: ____

Mirada Small Area (MRS)

Outdoor LED Area Light

IP66 IK08



OVERVIEW	
Lumen Package	6,000 - 24,000
Wattage Range	41 - 196
Efficacy Range (LPW)	112 - 156
Fixture Weight lbs (kg)	20 (9.1)

QUICK LINKS

Ordering Guide | Performance | Photometrics | Dimensions

FEATURES & SPECIFICATIONS

Construction
- Rugged die-cast aluminum housing contains factory prewired driver and optical unit. Cast aluminum wiring access door located underneath.
- Fixtures are finished with LSI's DuraGrip® polyester powder coat finishing process. The DuraGrip finish withstands extreme weather changes without cracking or peeling. Other standard LSI finishes available. Consult factory.
- Shipping weight: 27 lbs in carton.

Optical System
- State-of-the-Art one piece silicone optic sheet delivers industry leading optical control with an integrated gasket to provide IP66 rated seal.
- Proprietary silicone refractor optics provide exceptional coverage and uniformity in distribution types 2, 3, 5W, and FT.
- Silicone optical material does not yellow or crack with age and provides a typical light transmittance of 93%.
- Zero uplight.
- Available in 5000K, 4000K, and 3000K color temperatures per ANSI C78.377
- Minimum CRI of 70. Shall be between 80-100.
- Integral louver (IL) and house-side shield (IH) options available for improved backlight control without sacrificing street side performance. ~~See page 3 for more details.~~ Full cut-off.

Electrical
- High-performance driver features over-voltage, under-voltage, short-circuit and over temperature protection.
- 0-10V dimming (10% - 100%) standard.
- Standard Universal Voltage (120-277 VAC) Input 50/60 Hz or optional High Voltage (347-480 VAC).
- L70 Calculated Life: >60k Hours
- Total harmonic distortion: <20%
- Operating temperature: -40°C to +50°C (-40°F to +122°F).
- Power factor: >.90
- Input power stays constant over life.
- Field replaceable 10kV surge protection device meets a minimum Category C Low operation (per ANSI/IEEE C62.41.2).
- High-efficacy LEDs mounted to metal-core circuit board to maximize heat dissipation
- Driver is fully encased in potting material for moisture resistance and complies with FCC standards. Driver and key electronic components can easily be accessed.

Controls
- Optional integral passive infrared Bluetooth™ motion and photocell sensor. Fixtures operate independently and can be commissioned via iOS or Android configuration app.
- LSI's AirLink™ wireless control system options reduce energy and maintenance costs while optimizing light quality 24/7.

Installation
- Designed to mount to square or round poles.
- A single fastener secures the hinged door, underneath the housing and provides quick & easy access to the electrical compartment.
- Included terminal block accepts up to 12 ga. wire.
- Utilizes LSI's traditional B3 drill pattern.

Warranty
- LSI luminaires carry a 5-year limited warranty. Refer to https://www.lsicorp.com/resources/terms-conditions-warranty/ for more information.

Listings
- Listed to UL 1598 and UL 8750.
- Meets Buy American Act requirements.
- IDA compliant; with 3000K color temperature selection.
- Title 24 Compliant; see local ordinance for qualification information.
- Suitable for wet locations.
- IP66 rated Luminaire per IEC 60598-1.
- 3G rated for ANSI C136.31 high vibration applications are qualified.
- IK08 rated luminiare per IEC 66262 mechanical impact code
- DesignLights Consortium® Listings in progress.

Specifications and dimensions subject to change without notice.

Catalog # : ____ Project : ____
Prepared By : ____ Date : ____

CPG Series
LED Compact Parking Garage



The LSI CPG LED Compact Parking Garage Series is designed to optimize LED life and light output. Housing is hinged for quick and easy mounting and entrance. Using high brightness, high LED count technology, more usable light output is produced while eliminating glare.

Features & Specifications

Optical System
- The optics have been engineered specifically for parking garage applications. The distribution pattern has been created to optimize fixture spacing and reduce fixture counts while delivering improved visual comfort and eliminating glare.
- Lens assembly is designed to provide high efficiency and to target the light where needed to satisfy parking garage requirements.
- Positioning of the LEDs result in the light being directed to desired locations eliminating glare.
- 3000K | 4000K | 5000K color temperatures.
- Minimum CRI of 80.
- L70 Calculated Life: >200k Hours

Electrical
- High-performance driver features over-voltage, under voltage, short-circuit and over temperature protection.
- 0-10 volt dimming (10% - 100%) standard.
- Standard Universal Voltage (120-277 Vac) Input 50/60 Hz
- Total harmonic distortion: <20%
- Power factor: >.85
- Driver Off-State Power is 0 watts.
- Components are fully encased in potting material for moisture resistance. Driver complies with FCC standards. Driver and key electronic components can be easily be accessed.
- Minimum 4kV surge rating

Controls

Wireless Controls System

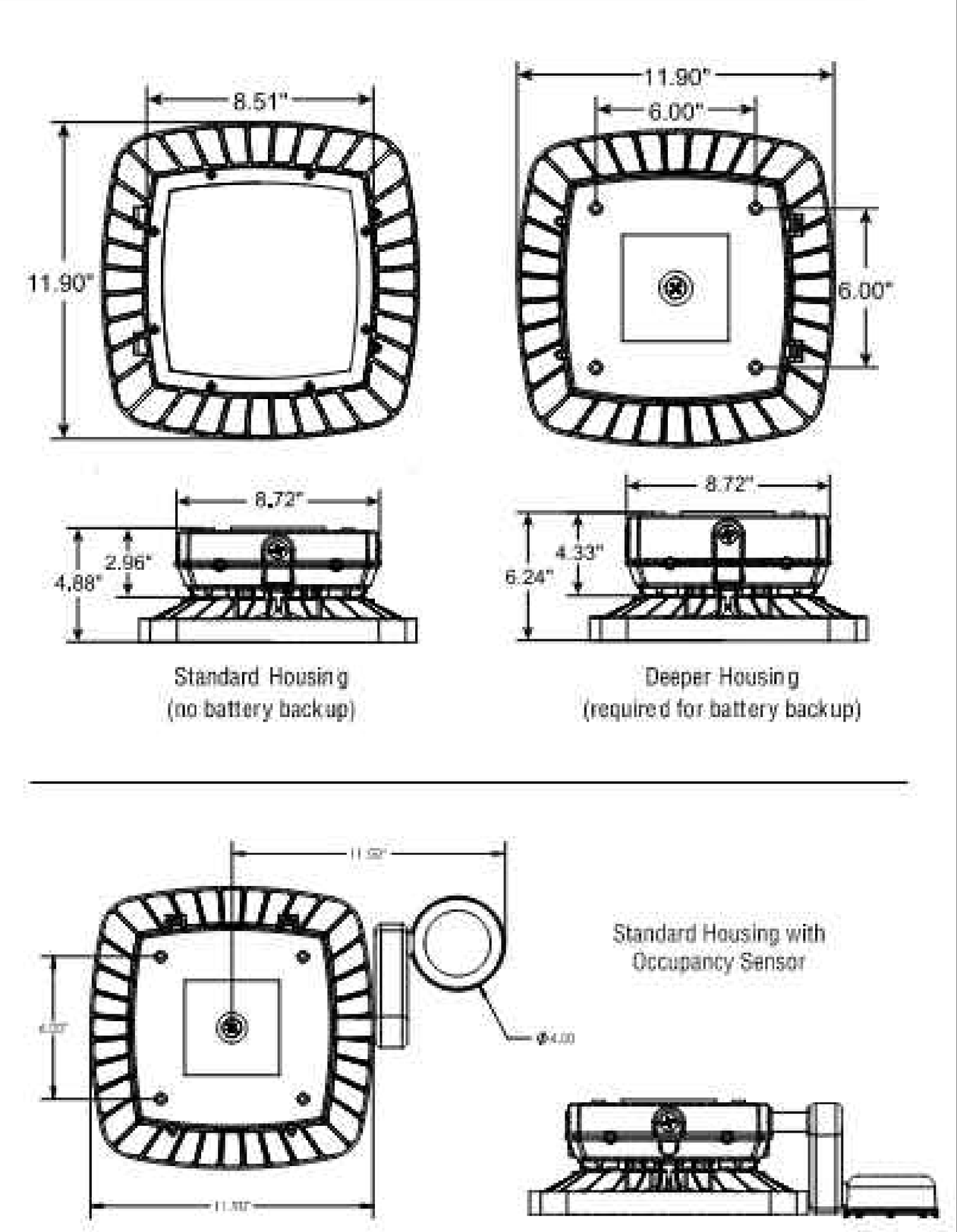
To make Airlink ready, order one of the following options:

a. The integrated Wireless Lighting Controller: ALSC (see ordering guide) as the controls option, or

b. Integrated Wireless Controller option (above) with integrated motion sensor: ALSCS (ordering guide for mounting heights)

For more information on our AirLink products, visit our website: www.lsi airlink.com/airlink-synapse/

Dimensions



Catalog #: ____ Project: ____
Prepared By: ____ Date: ____ Type: ____

Opulence Small Pendant & Surface Mount (OPS)

Outdoor Pendant & Surface Mount Luminaire

IP66



OVERVIEW	
Lumen Output Range	3,000 -14,000
Wattage	22 - 103
Efficacy Range (LPW)	95 - 168
Fixture Weight lbs (kg)	16 (7.3)

QUICK LINKS

Ordering Guide | Performance | Photometrics | Dimensions

FEATURES & SPECIFICATIONS

Construction
- Rugged die-cast aluminum housing.
- Architecturally pleasing with no visible electronics, hardware, or seams from ground level.
- Fixtures are finished with LSI's DuraGrip® polyester powder coat finishing process. The DuraGrip finish withstands extreme weather changes without cracking or peeling. Other standard LSI finishes available. Consult factory.
- Optional spun aluminum shroud provides a streamlined transition from stem to luminaire while also deterring nesting (3/4" stem/pendant only).

Optical System
- High density LED optical system delivers industry leading optical performance and visual comfort.
- 7 distribution types 3W, 4F, 5Q, 5C, 5R, 5D & AD
- Diffused lens version provides maximum visual comfort with reduced brightness and LED pixelization.
- Zero uplight.
- Available in 5000K, 4000K, 3500K, 3000K and 2700K color temperatures per ANSI C78.377.
- Minimum CRI of 80

Electrical
- High-performance driver features overvoltage, under-voltage, short-circuit and over temperature protection (6kV surge standard).
- 0-10V dimming (10% - 100%) standard.
- Standard Universal Voltage (120-277 VAC) Input 50/60 Hz or optional High Voltage (347-480 VAC).
- Total harmonic distortion: <20%
- Operating temperature: -40°C to +40°C (-40°F to +104°F).
- Power factor: >.90
- Input power stays constant over life.
- Optional 10kV surge protection device meets a minimum Category C Low operation (per ANSI/IEEE C62.41.2).
- Driver is fully encased in potting material for moisture resistance and complies with FCC standards. Driver and key electronic components can easily be accessed.

Controls
- Integral passive infrared Bluetooth™ motion and photocell sensor options. Fixtures operate independently and can be commissioned via an iOS or Android configuration app.
- LSI's AirLink™ Blue lighting control system is a simple feature rich wireless Bluetooth mesh network. The integrated fixture sensor module provides wireless control of grouped fixtures based on motion sensors, daylight or a fully customizable schedule. Updates and modifications to the control strategy are easily implemented via an intuitive iOS app.

Installation
- Pendant mounting via rigid 3/4" stem (order stem seperately), 6' wire leads provided.
- Direct/surface mounts to a 4" (102mm) square or octagon box (box by others).
- Hinged 16ga galvanized mounting bracket provided for ease of installation and maintenance.
- Optional stainless steel crown for mounting to 2" tenon (order tenon seperately). Wire leads pass through compression seal fitting to prevent water entry. Once-piece silicone gasket provides water and dust tight seal.
- For wall mount arm please reference OPS wall mount spec sheet.

Warranty
- LSI luminaires carry a 5-year limited warranty. Refer to https://www.lsicorp.com/resources/terms-conditions-warranty/ for more information.

Listings
- Listed to UL 1598 and UL 8750.
- Meets Buy American Act requirements.
- IDA compliant; with 3000K and warmer color temperature selection.
- Title 24 Compliant; see local ordinance for qualification information.
- Suitable for wet locations.
- IP66 rated Luminaire per IEC 60598-1.
- DesignLights Consortium® (DLC) qualified product. Not all versions of this product may be DLC qualified. Please check the DLC Qualified Products List at www.designlights.org/QPL to confirm which versions are qualified.

Specifications and dimensions subject to change without notice.

Catalog #: ____ Project: ____
Prepared By: ____ Date: ____ Type: ____

Opulence Small Post Top (OPS)

Outdoor Decorative Post Top

IP66



OVERVIEW	
Lumen Output Range	3,000 - 14,000
Wattage	20 - 100
Efficacy Range (LPW)	114 - 148
Fixture Weight lbs (kg)	25.0 (11.3)

QUICK LINKS

Ordering Guide | Performance | Photometrics | Dimensions

FEATURES & SPECIFICATIONS

Construction
- Rugged die-cast aluminum housing.
- Fixtures are finished with LSI's DuraGrip® polyester powder coat finishing process. The DuraGrip finish withstands extreme weather changes without cracking or peeling. Other standard LSI finishes available. Consult factory.

Optical System
- High density LED optical system delivers industry leading optical performance and visual comfort.
- 7 distribution types 3W, 4F, 5Q, 5C, 5R, 5D & AD
- Diffused lens version provides maximum visual comfort with reduced brightness and LED pixelization
- Available in 5000K, 4000K, 3500K, 3000K and 2700K color temperatures per ANSI C78.377.
- Minimum CRI of 80

Electrical
- High-performance driver features overvoltage, under-voltage, short-circuit and over temperature protection (6kV surge standard).
- 0-10V dimming driver (optional extended leads).
- Standard Universal Voltage (120-277 VAC) Input 50/60 Hz or optional High Voltage (347-480 VAC).
- Total harmonic distortion: <20%
- Operating temperature: -40°C to +40°C (-40°F to +104°F).
- Power factor: >.90
- Input power stays constant over life.
- Field replaceable 10kV surge protection device meets a minimum Category C Low operation (per ANSI/IEEE C62.41.2).
- Driver is fully encased in potting material for moisture resistance and complies with FCC standards. Driver and key electronic components can easily be accessed.

Controls
- Integral passive infrared Bluetooth™ motion and photocell sensor options. Fixtures operate independently and can be commissioned via an iOS or Android configuration app.
- LSI's AirLink™ Blue lighting control system is a simple feature rich wireless Bluetooth mesh network. The integrated fixture sensor module provides wireless control of grouped fixtures based on motion sensors, daylight or a fully customizable schedule. Updates and modifications to the control strategy are easily implemented via an intuitive iOS app.

Installation
- Designed to mount directly to a 2 3/8" - 3" outer diameter tenon (4" tall).
- Optional flush mount accesory slips inside the top of a 4" round pole for a virtually seamless transition from pole to luminaire.

Warranty
- LSI luminaires carry a 5-year limited warranty. Refer to https://www.lsicorp.com/resources/terms-conditions-warranty/ for more information.

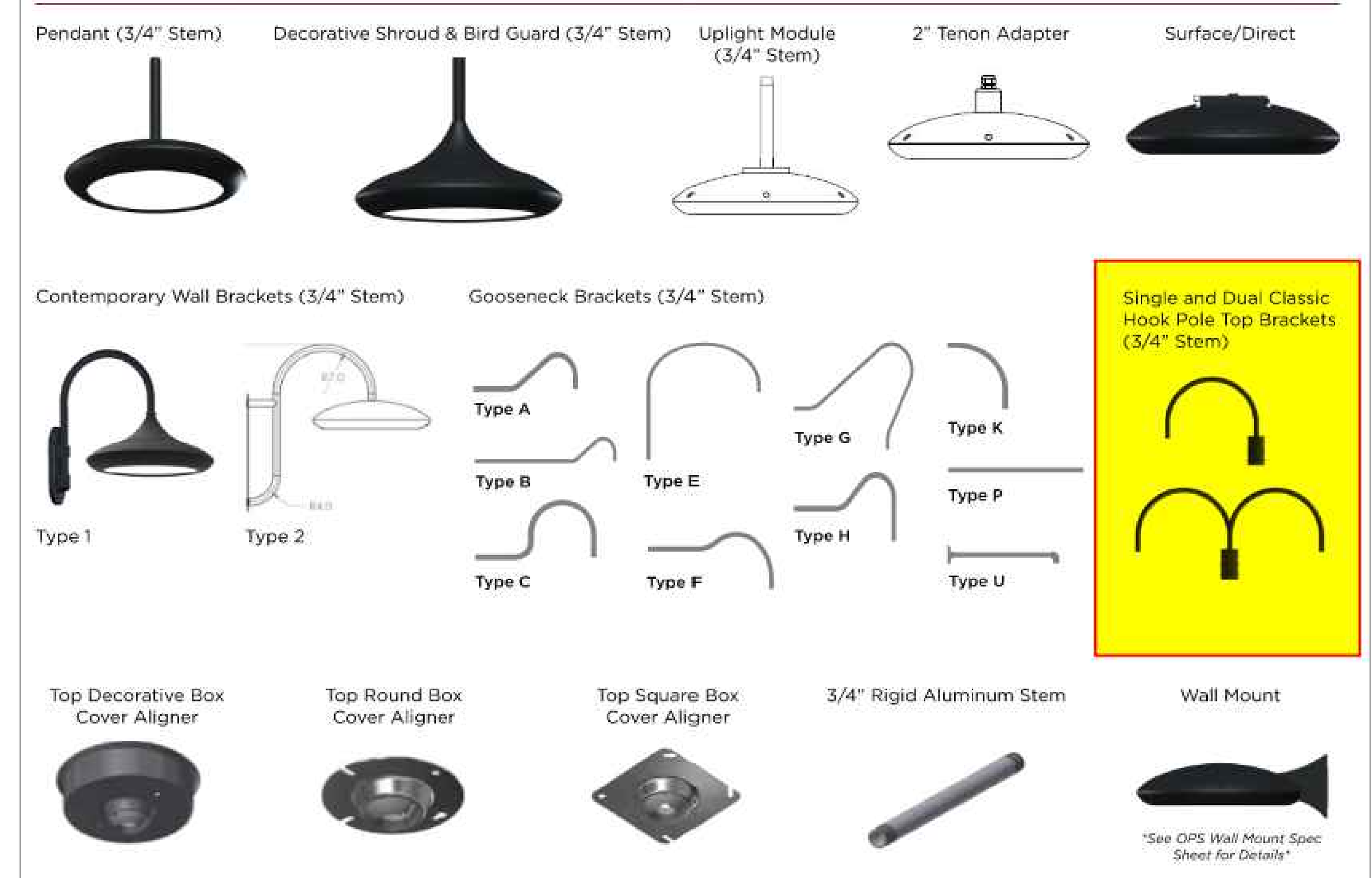
Listings
- Listed to UL 1598 and UL 8750.
- Meets Buy American Act requirements.
- IDA compliant; with 3000K and warmer color temperature selection.
- Title 24 Compliant; see local ordinance for qualification information.
- Suitable for wet locations.
- IP66 rated Luminaire per IEC 60598-1.
- 3G rated for ANSI C136.31 high vibration applications.
- DesignLights Consortium® (DLC) qualified product. Not all versions of this product may be DLC qualified. Please check the DLC Qualified Products List at www.designlights.org/QPL to confirm which versions are qualified.

Specifications and dimensions subject to change without notice.

Type: ____

Opulence Small Pendant & Surface Mount

MOUNTING OPTIONS



CONTROLS

Integral Bluetooth™ Motion and Photocell Sensor (IMSBT)

Slim low profile sensor provides multi-level control based on motion and/or daylight. Sensor controls 0-10 VDC LED drivers and is rated for cold and wet locations (-30° C to 70° C). Two unique PIR lenses are available and used based on fixture mounting height. All control parameters are adjustable via an iOS or Android App capable of storing and transmitting sensor profiles.

Click here to learn more about IMSBT.

AirLink Blue

Wireless Bluetooth Mesh Outdoor Lighting Control System that provides energy savings, code compliance and enhanced safety/security for parking lots and parking garages. Three key components; Bluetooth wireless radio/sensor controller, Time Keeper and an iOS App. Capable of grouping multiple fixtures and sensors as well as scheduling time-based events by zone. Radio/Sensor Controller is factory integrated into Area/Site, Wall Mounted, Parking Garage and Canopy luminaires.

Click here to learn more about AirLink Blue.

ida
DARK SKY APPROVED
by the International Dark-Sky Association
darksky.org

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LIGHTING SPECIFICATIONS

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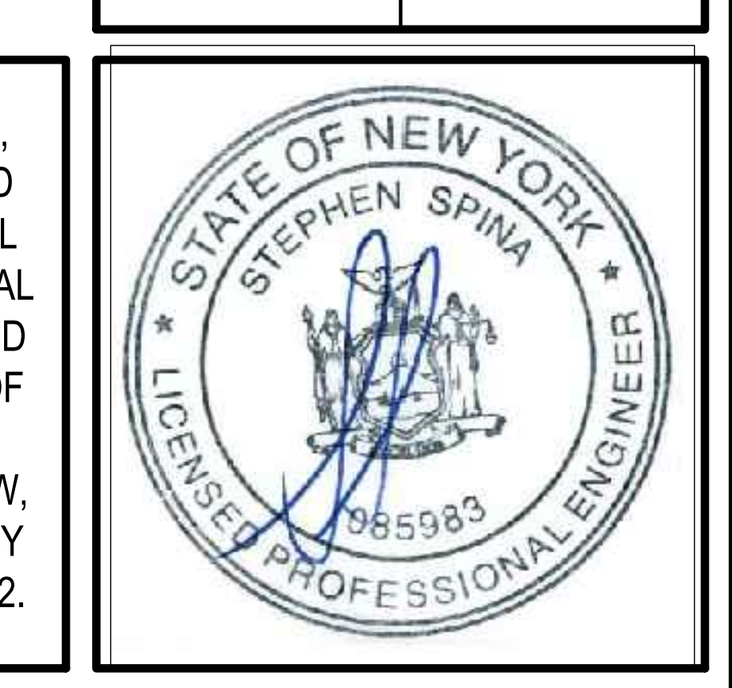

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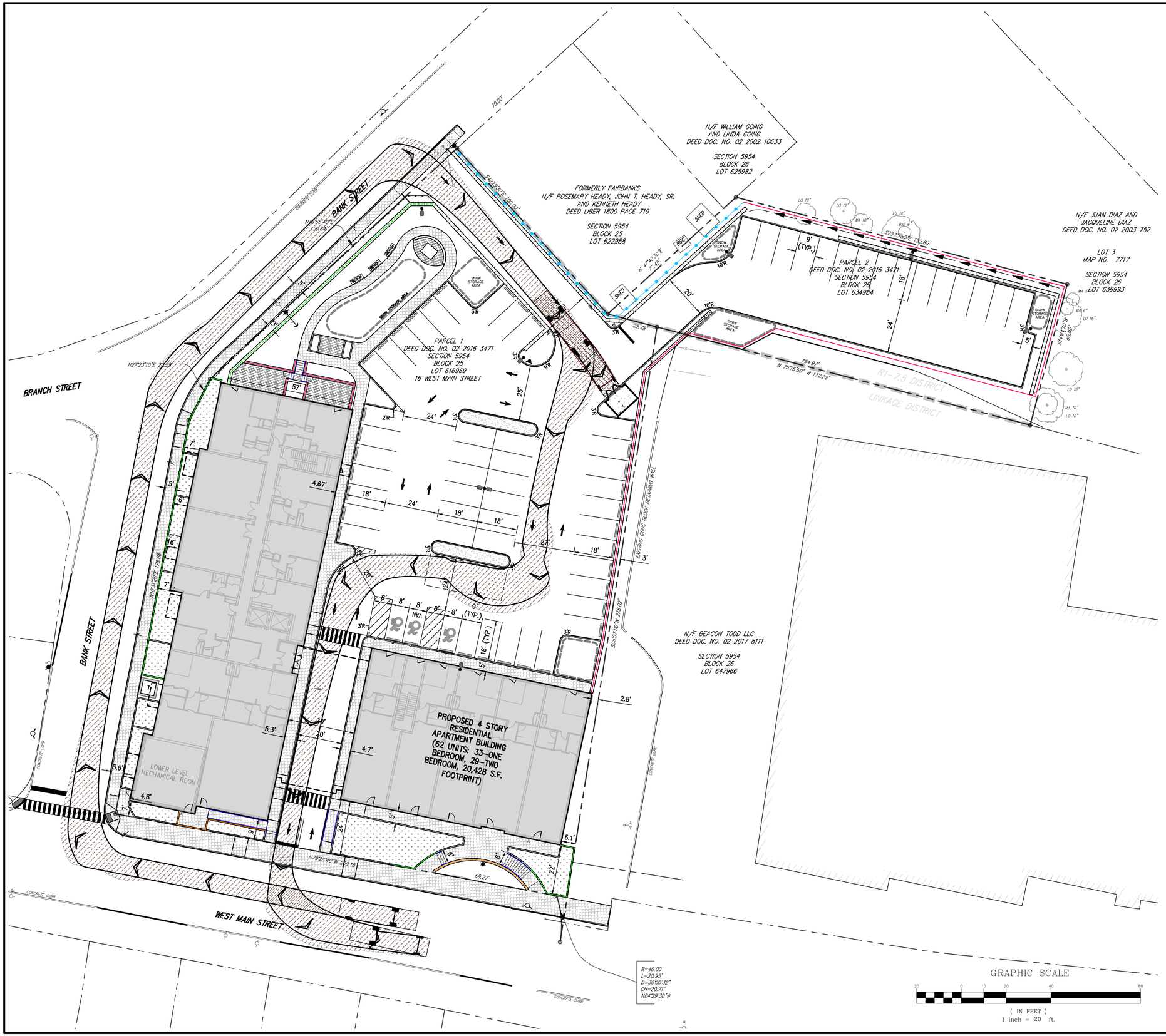

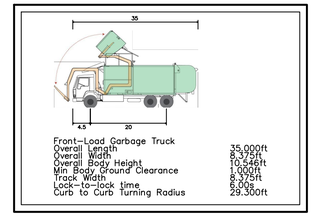

Front-Load Garbage Truck	
Overall Length	35.000ft
Overall Width	8.375ft
Overall Body Height	10.5416ft
Min Body Ground Clearance	1.000ft
Track Width	8.375ft
Lock-to-lock time	6.00s
Curb to Curb Turning Radius	29.300ft

PROFILE

SCALE: NTS

NOTES:

1. PICK-UP SHALL BE DURING OFF-PEAK HOURS.

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GARBAGE TRUCK TURNING PLAN (FRONT LOADING)

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(Sheet 12 of 28)

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EXISTING FIRE HYDRANT

70.00'

BANK STREET

N46°55'40"E 150.84'

CONCRETE CURB

N/F WILLIAM GOING AND LINDA GOING
DEED DOC. NO. 02 2002 10633

SECTION 5954
BLOCK 26
LOT 625982

S43°38'10"E 128.00'

FORMERLY FAIRBANKS
N/F ROSEMARY HEADY, JOHN T. HEADY, SR. AND KENNETH HEADY
DEED LIBER 1800 PAGE 719

SECTION 5954
BLOCK 25
LOT 622988

SHED

N 47°40'30"E 77.42'

SHED

N/F JUAN DIAZ AND JACQUELINE DIAZ
DEED DOC. NO. 02 2003 752

LOT 3
MAP NO. 7717

SECTION 5954
BLOCK 26
LOT 636993

S75°39'50"E 152.89'

PARCEL 2
DEED DOC. NO. 02 2016 3471
SECTION 5954
BLOCK 26
LOT 634984

9' (TYP.)

18'

24'

20'

10'R

SNOW STORAGE AREA

S75°41'10"W 65.80'

194.97'

N 75°15'50" W 172.22'

R1-7.5 DISTRICT
LINKAGE DISTRICT

PARCEL 1
DEED DOC. NO. 02 2016 3471
SECTION 5954
BLOCK 25
LOT 615009
16 WEST MAIN STREET

PROPOSED FIRE HYDRANT

22.78'

3'R

3'F

5'

BRANCH STREET

N27°23'10"E 20.59'

57'

2'R

24'

25'

18'

27'

3'

EXISTING CONC. BLOCK RETAINING WALL

N08°57'00"W 278.07'

N/F BEACON TODD LLC
DEED DOC. NO. 02 2017 8111

SECTION 5954
BLOCK 26
LOT 647966

2.8'

7'

5'

4.67'

16'

N08°57'00"W 218.88'

BANK STREET

EXISTING FIRE HYDRANT

CONCRETE CURB

PROPOSED BUILDING OVER DRIVEWAY MINIMUM HEIGHT CLEARANCE TO BE 12'-8"

5.3'

30'

20'

4.7'

5.6'

4.8'

LOWER LEVEL MECHANICAL ROOM

PROPOSED 4 STORY RESIDENTIAL APARTMENT BUILDING (62 UNITS: 33-ONE BEDROOM, 29-TWO BEDROOM, 20,428 S.F. FOOTPRINT)

6.1'

CONCRETE CURB

25'

PROPOSED FIRE DEPARTMENT CONNECTION

N 79°25'40" W 210.18'

69.27'

PROPOSED SIGHT LINE TRIANGLE

CONCRETE CURB

WEST MAIN STREET

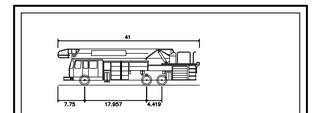
R=40.00'
L=20.95'
D=30°00'32"
CH=20.71'
N04°29'30"W

CONCRETE CURB

GRAPHIC SCALE

20 0 10 20 40 80

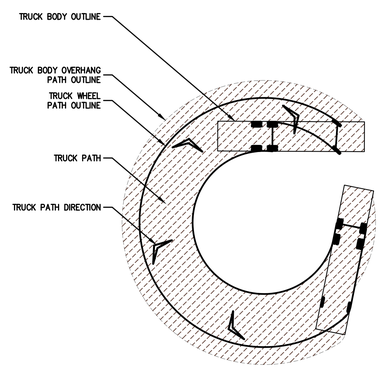
(IN FEET)
1 inch = 20 ft.



Beacon Fire Truck	
Overall Length	41.000ft
Overall Width	8.333ft
Overall Body Height	11.500ft
Min Body Ground Clearance	0.935ft
Track Width	8.417ft
Lock-to-lock time	4.083
Curb to Curb Turning Radius	34.833ft

PROFILE

SCALE: NTS



*MINIMUM HEIGHT CLEARANCE FOR THE DRIVEWAY UNDER THE BUILDING WILL BE 12'-8"

APPLICANT/OWNER:
FARRELL COMMUNITIES BEACON LLC
PO BOX 14
BRIDGEHAMPTON, NY 11932

ARCHITECT:
ARYEH SIEGEL ARCHITECT
84 MASON CIRCLE
BEACON, NY 12508

JMC Planning, Engineering, Landscape Architecture & Land Surveying, PLLC
JMC Site Development Consultants, LLC
John Meyer Consulting, Inc.
120 BEDFORD ROAD • ARMONK, NY 10504
voice 914.273.5225 • fax 914.273.2102
www.jmcpllc.com

FIRE TRUCK TURNING PLAN (SCENARIO 1)

BEACON COMMONS
16 WEST MAIN STREET
BEACON, NY 12508

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STATE OF NEW YORK · STEPHEN SPINA · LICENSED PROFESSIONAL ENGINEER · 085583

No.	Revision	Date	By
2.	REVISED PER CITY COMMENTS	02/24/2020	AH
3.	REVISED PER CITY COMMENTS	09/29/2020	AH
4.	REVISED PER CITY COMMENTS	07/27/2021	BMS
5.	REVISED PER CITY COMMENTS	03/25/2022	BMS
6.	REVISED PER CITY COMMENTS	05/31/2022	BMS
7.	REVISED PER CITY COMMENTS	06/28/2022	BMS
8.	REVISED PER CITY COMMENTS	08/30/2022	SMN
	Previous Editions Obsolete		

Drawn:	BMS	Approved:	SS
Scale:	1" = 20'		
Date:	10/29/2019		
Project No:	18119		
18119-SITE	TRUCK-3	TRUCK.scr	

Drawing No:
C-702
(Sheet 13 of 28)

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NOT FOR CONSTRUCTION

EXISTING FIRE HYDRANT

70.00'

BANK STREET

N46°55'30"E 58.94'

N272'3'10"E 220.58'

BRANCH STREET

N/F WILLIAM GOING AND LINDA GOING
DEED DOC. NO. 02 2002 10633

SECTION 5954
BLOCK 26
LOT 625982

S42°38'10"E 182.00'

FORMERLY FAIRBANKS
N/F ROSEMARY HEADY, JOHN T. HEADY, SR.
AND KENNETH HEADY
DEED LIBER 1800 PAGE 719

SECTION 5954
BLOCK 25
LOT 622988

SHED

N 47°40'30"E 77.42'

PROPOSED FIRE HYDRANT

PARCEL 1
DEED DOC. NO. 02 2016 3471
SECTION 5954
BLOCK 25
LOT 616969
16 WEST MAIN STREET

SNOW STORAGE AREA

PARK STRIPE AREA

RESIDENTIAL

CL

57'

4.67'

2'R

24'

18'

27'

3'

7'

5'

16'

1'

N/F BEACON TODD LLC
DEED DOC. NO. 02 2017 8111

SECTION 5954
BLOCK 26
LOT 647966

EXISTING CONC. BLOCK RETAINING WALL

S08°57'00"W 278.07'

PROPOSED BUILDING OVER DRIVEWAY MINIMUM HEIGHT CLEARANCE TO BE 12'-8"

LOWER LEVEL MECHANICAL ROOM

PROPOSED 4 STORY RESIDENTIAL APARTMENT BUILDING (62 UNITS: 33-ONE BEDROOM, 29-TWO BEDROOM, 20,428 S.F. FOOTPRINT)

5.3'

4.7'

5.6'

4.8'

2.8'

6.1'

30'

25'

N/F JUAN DIAZ AND JACQUELINE DIAZ
DEED DOC. NO. 02 2003 752

LOT 3
MAP NO. 7717

SECTION 5954
BLOCK 26
LOT 636993

S75°39'50"E 142.89'

PARCEL 2
DEED DOC. NO. 02 2016 3471
SECTION 5954
BLOCK 26
LOT 634984

9' (TYP.)

10'R

20'

18'

24'

5'

194.97'

N 75°15'50" W 172.22'

S7°44'10" W 65.80'

R1-7.5 DISTRICT
LINKAGE DISTRICT

PROPOSED FIRE DEPARTMENT CONNECTION

EXISTING FIRE HYDRANT

PROPOSED SIGHT LINE TRIANGLE

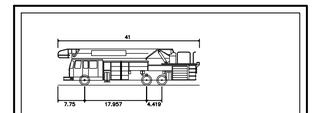
N76°54'40"W 240.18'

69.27'

R=40.00'
L=20.95'
D=30°00'32"
CH=20.71'
N04°29'30"W

WEST MAIN STREET

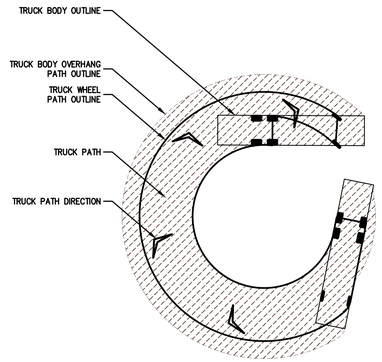
CONCRETE CURB



Beacon Fire Truck	
Overall Length	41.000ft
Overall Width	8.333ft
Overall Body Height	11.500ft
Min Body Ground Clearance	0.935ft
Track Width	8.417ft
Lock-to-lock time	4.083
Curb to Curb Turning Radius	34.833ft

PROFILE

SCALE: NTS



*MINIMUM HEIGHT CLEARANCE FOR THE DRIVEWAY UNDER THE BUILDING WILL BE 12'-8"

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

APPLICANT/OWNER:
FARRELL COMMUNITIES BEACON LLC
PO BOX 14
BRIDGEHAMPTON, NY 11932

ARCHITECT:
ARYEH SIEGEL ARCHITECT
84 MASON CIRCLE
BEACON, NY 12508

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www.jmcpllc.com

FIRE TRUCK TURNING PLAN (SCENARIO 2)

BEACON COMMONS
16 WEST MAIN STREET
BEACON, NY 12508

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STATE OF NEW YORK · STEPHEN SPINA · 085583 · LICENSED PROFESSIONAL ENGINEER

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8.	REVISED PER CITY COMMENTS	08/30/2022	SMN
	Previous Editions Obsolete		

Drawn:	BMS	Approved:	SS
Scale:	1" = 20'		
Date:	10/29/2019		
Project No:	18119		
18119-SITE	TRUCK-4	TRUCK.scr	

Drawing No:
C-703
(Sheet 14 of 28)

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EXISTING FIRE HYDRANT

70.00'

GROUP 1166

BANK STREET

N49°55'40"E 150.94'

N/F WILLIAM GOING AND LINDA GOING
DEED DOC. NO. 02 2002 10633

SECTION 5954
BLOCK 26
LOT 625982

S42°38'10"E 128.00'

FORMERLY FAIRBANKS
N/F ROSEMARY HEADY, JOHN T. HEADY, SR. AND KENNETH HEADY
DEED LIBER 1800 PAGE 719

SECTION 5954
BLOCK 25
LOT 622988

SHED

PROP.

N 47°40'30"E 77.42'

SHED

N/F JUAN DIAZ AND JACQUELINE DIAZ
DEED DOC. NO. 02 2003 752

LOT 3
MAP NO. 7717

SECTION 5954
BLOCK 26
LOT 636993

LO 10"
LO 12"
MA 10"
LO 18"
BYE 6"
S75°39'05"E 152.89'

9' (TYP.)

PARCEL 2
DEED DOC. NO. 02 2016 3471
SECTION 5954
BLOCK 26
LOT 634984

18'

24'

10'R

20'

SNOW STORAGE AREA

3'R

5'

S7°44'10"W 65.80'

MA 6"
LO 16"
MA 10"
LO 16"

194.97'
N 75°15'50" W 172.22'

22.78'

PARCEL 1
DEED DOC. NO. 02 2016 3471
SECTION 5954
BLOCK 25
LOT 616969
16 WEST MAIN STREET

PROPOSED FIRE HYDRANT

R1-7.5 DISTRICT
LINKAGE DISTRICT

N27°23'10"E 21.59'

BRANCH STREET

57'

2'R

24'

5'R

5'

9'R

2'R

24'

18'

18'

18'

20'

18'

3'

20'R

5'R

8' 8' 8' 8' 8' (TYP.)

18' (TYP.)

3'R

EXISTING CONC. BLOCK RETAINING WALL

S38°57'00"W 278.07'

N/F BEACON TODD LLC
DEED DOC. NO. 02 2017 8111

SECTION 5954
BLOCK 26
LOT 647966

N10°37'27"E 72.88'

BANK STREET

EXISTING FIRE HYDRANT

CONCRETE CURB

PROPOSED BUILDING OVER DRIVEWAY MINIMUM HEIGHT CLEARANCE TO BE 12'-8"

5.3'

30'

20'

4.7'

2.8'

5.6'

4.8'

LOWER LEVEL MECHANICAL ROOM

PROPOSED 4 STORY RESIDENTIAL APARTMENT BUILDING (62 UNITS: 33-ONE BEDROOM, 29-TWO BEDROOM, 20,428 S.F. FOOTPRINT)

CONCRETE CURB

PROPOSED FIRE DEPARTMENT CONNECTION

25'

24'

6.1'

N79°28'40"W 230.18'

69.27'

20'

PROPOSED FIRE DEPARTMENT CONNECTION

EXISTING FIRE HYDRANT

PROPOSED SIGHT LINE TRIANGLE

CONCRETE CURB

WEST MAIN STREET

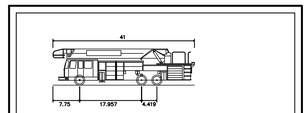
CONCRETE CURB

R=40.00'
L=20.95'
D=30°00'32"
CH=20.71'
N04°29'30"W

GRAPHIC SCALE

20 0 10 20 40 80

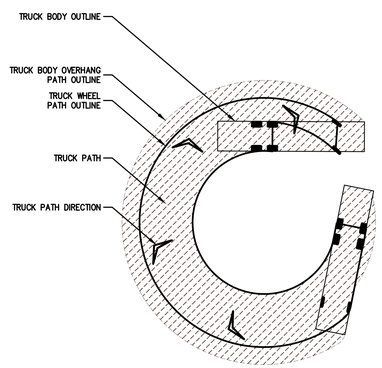
(IN FEET)
1 inch = 20 ft.



Beacon Fire Truck	
Overall Length	41.000ft
Overall Width	8.333ft
Overall Body Height	11.500ft
Min Body Ground Clearance	0.935ft
Track Width	8.417ft
Lock-to-lock time	4.083
Curb to Curb Turning Radius	34.833ft

PROFILE

SCALE: NTS



*MINIMUM HEIGHT CLEARANCE FOR THE DRIVEWAY UNDER THE BUILDING WILL BE 12'-8"

APPLICANT/OWNER:
FARRELL COMMUNITIES BEACON LLC
PO BOX 14
BRIDGEHAMPTON, NY 11932

ARCHITECT:
ARYEH SIEGEL ARCHITECT
84 MASON CIRCLE
BEACON, NY 12508

JMC Planning, Engineering, Landscape Architecture & Land Surveying, PLLC
JMC Site Development Consultants, LLC
John Meyer Consulting, Inc.
120 BEDFORD ROAD • ARMONK, NY 10504
voice 914.273.5225 • fax 914.273.2102
www.jmcpllc.com

FIRE TRUCK TURNING PLAN (SCENARIO 3)

BEACON COMMONS
16 WEST MAIN STREET
BEACON, NY 12508

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STATE OF NEW YORK
STEPHEN SPINA
LICENSED PROFESSIONAL ENGINEER
085589

No.	Revision	Date	By
2.	REVISED PER CITY COMMENTS	02/24/2020	AH
3.	REVISED PER CITY COMMENTS	09/29/2020	AH
4.	REVISED PER CITY COMMENTS	07/27/2021	BMS
5.	REVISED PER CITY COMMENTS	03/25/2022	BMS
6.	REVISED PER CITY COMMENTS	05/31/2022	BMS
7.	REVISED PER CITY COMMENTS	06/28/2022	BMS
8.	REVISED PER CITY COMMENTS	08/30/2022	SMN
	Previous Editions Obsolete		

Drawn:	BMS	Approved:	SS
Scale:	1" = 20'		
Date:	10/29/2019		
Project No:	18119		
18119-SITE	TRUCK-5	TRUCK.scr	
Drawing No:	C-704 (Sheet 15 of 28)		

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GRAPHIC SCALE
(IN FEET)
1 inch = 40 ft.

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Drawn: BMS
Approved: SS
Scale: 1" = 40'
Date: 12/30/2019
Project No: 18119
Drawing No: SITE-PE / AERIAL / AERIAL-str

C-800
(Sheet 16 of 28)

LICENSED PROFESSIONAL ENGINEER
STEPHEN M. NAWAR
STATE OF NEW YORK
No. 092

AERIAL SITE PLAN

BEACON COMMONS
16 WEST MAIN STREET
BEACON, NY 12508

JMC
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JMC Site Development Consultants, LLC
John Meyer Consulting, Inc.
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APPLICANT/OWNER:
FARRELL COMMUNITIES BEACON LLC
PO BOX 14
BRIDGEHAMPTON, NY 11932

ARCHITECT:
ARYEH SIEGEL ARCHITECT
84 MASON CIRCLE
BEACON, NY 12508

NOTES:

1. EXISTING CONDITIONS DEPICTED ON THIS PLAN HAVE BEEN TAKEN FROM SURVEY TITLED, "TOPOGRAPHIC SURVEY," PREPARED BY JMC PLANNING ENGINEERING LANDSCAPE ARCHITECURE & LAND SURVEYING, PLLC, DATED 09/20/2018, REVISED 09/23/2019.

2. THE STOPPING SIGHT DISTANCE HAS BEEN CALCULATED FOLLOWING THE PROCEDURE OUTLINED IN "A POLICY ON GEOMETRIC DESIGN OF HIGHWAYS AND STREETS 2018, 7TH EDITION" PUBLISHED BY THE AMERICAN ASSOCIATION OF STATE HIGHWAY AND TRANSPORTATION OFFICIALS (AASHTO).

3. STOPPING SIGHT DISTANCE CALCULATIONS

   $SSD = 1.47\ V\ t + \frac{V^2}{30[(a/32.2)\pm G]}$

   V = DESIGN SPEED, 30 MPH
   t = BRAKE REACTION TIME, 2.5 S
   a = DECELERATION RATE, 11.2 FT/S^2
   G = MAJOR ROAD APPROACH GRADE, RISE/RUN, FT/FT

   ONTO WEST MAIN STREET:

   POSTED SPEED LIMIT = 25 MPH
   DESIGN SPEED = 30 MPH

   LEFT TURN (LOOKING RIGHT):

   G = +0.043 FT/FT (UPGRADE)

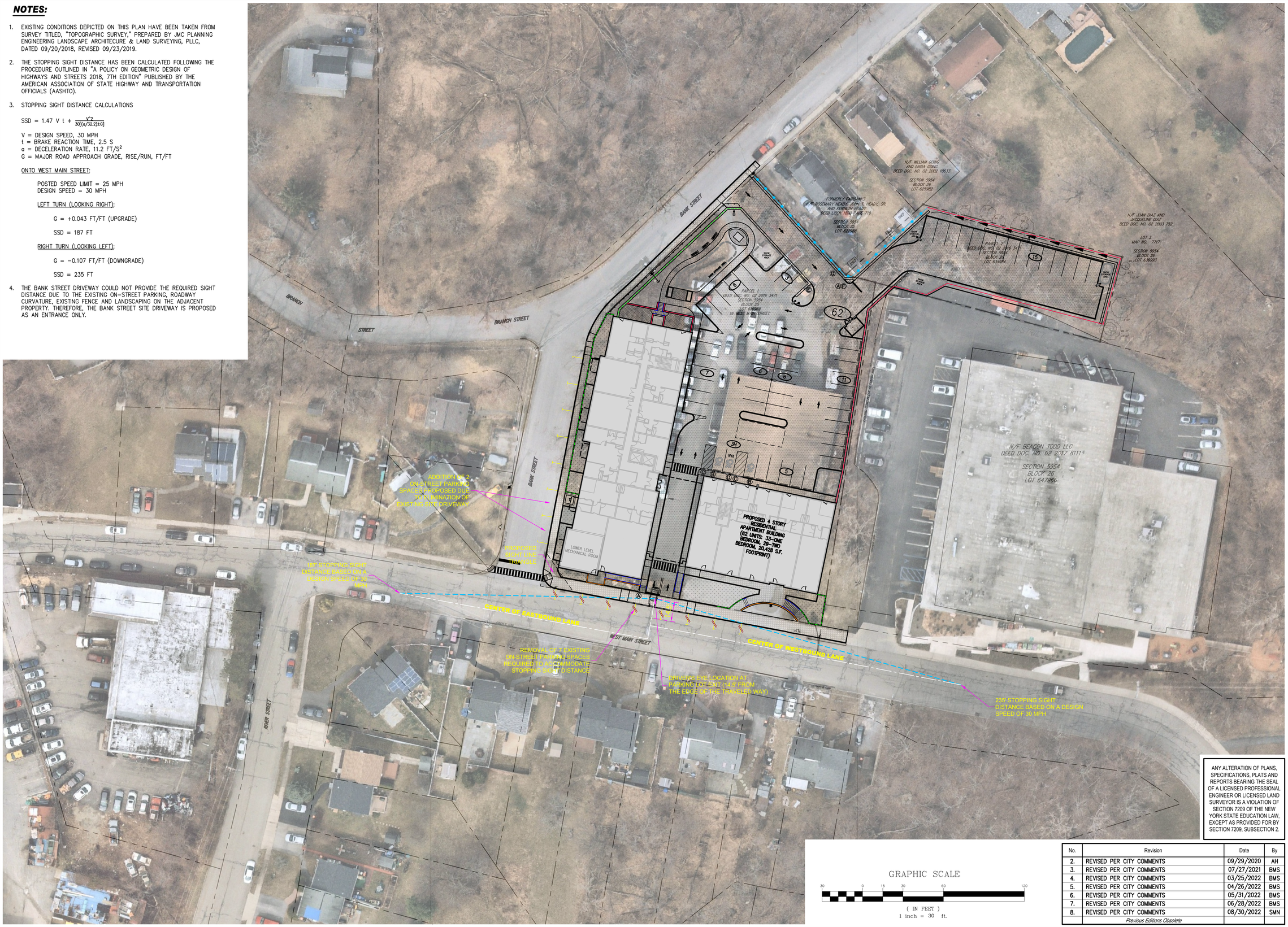
   SSD = 187 FT

   RIGHT TURN (LOOKING LEFT):

   G = −0.107 FT/FT (DOWNGRADE)

   SSD = 235 FT

4. THE BANK STREET DRIVEWAY COULD NOT PROVIDE THE REQUIRED SIGHT DISTANCE DUE TO THE EXISTING ON-STREET PARKING, ROADWAY CURVATURE, EXISTING FENCE AND LANDSCAPING ON THE ADJACENT PROPERTY. THEREFORE, THE BANK STREET SITE DRIVEWAY IS PROPOSED AS AN ENTRANCE ONLY.



GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

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8.	REVISED PER CITY COMMENTS	08/30/2022	SMN
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APPLICANT/OWNER:
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PO BOX 14
BRIDGEHAMPTON, NY 11932

ARCHITECT:
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SIGHT DISTANCE PLAN

BEACON COMMONS
16 WEST MAIN STREET
BEACON, NY 12508

ANY ALTERATION OF PLANS, SPECIFICATIONS, PLATS AND REPORTS BEARING THE SEAL OF A LICENSED PROFESSIONAL ENGINEER OR LICENSED LAND SURVEYOR IS A VIOLATION OF SECTION 7209 OF THE NEW YORK STATE EDUCATION LAW, EXCEPT AS PROVIDED FOR BY SECTION 7209, SUBSECTION 2.

STATE OF NEW YORK · STEPHEN SRIMA · 085983 · LICENSED PROFESSIONAL ENGINEER

Drawn:	BMS
Approved:	SS
Scale:	1" = 30'
Date:	12/30/2019
Project No:	18119
18119-SITE	SIGHT	1_ISD.scr
Drawing No:	C–801
	(Sheet 17 of 28)

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RESTRIPE EXISTING 24" NYSDOT WHITE STOP LINE ITEM: 685.11

RECONSTRUCT EXISTING CURB RAMPS WITH EMBEDDED DETECTABLE WARNINGS

TOMPKINS AVENUE

PROPOSED NYSDOT COMBINED TYPE LS CROSSWALK

PROPOSED 'STOP' SIGN

REMOVE EXISTING OVERGROWN VEGETATION WITHIN TOMPKINS AVENUE PUBLIC RIGHT OF WAY

BANK STREET

PROPOSED 24" WIDE WHITE STOP LINE

TOMPKINS AVENUE

NY 9D (NORTH AVENUE)

RALPH STREET

PROPOSED RETROREFLECTIVE SIGN POST STRIP TO BE INSTALLED ON EXISTING 'STOP' SIGN POST ITEM: 645.81090003

SITE

EXISTING "YIELD TO PEDESTRIAN IN CROSSWALK" SIGN TO BE REMOVED (NYSDOT ITEM NUMBER 647.61). INSTALL SINGLE SIDED RECTANGULAR RAPID FLASHING BEACON (RRFB) SOLAR POWERED ARRANGEMENT (NYSDOT ITEM NUMBER 680.82252310). FOUNDATION TO BE IN ACCORDANCE WITH NYSDOT DETAIL 680-1 (TRAFFIC SIGNAL POLE FOUNDATION)

WEST MAIN STREET

BEEKMAN STREET

PROPOSED SIGN

EXISTING "YIELD TO PEDESTRIAN IN CROSSWALK" SIGN TO BE REMOVED (NYSDOT ITEM NUMBER 647.61). INSTALL SINGLE SIDED RECTANGULAR RAPID FLASHING BEACON (RRFB) SOLAR POWERED ARRANGEMENT (NYSDOT ITEM NUMBER 680.82252310). FOUNDATION TO BE IN ACCORDANCE WITH NYSDOT DETAIL 680-1 (TRAFFIC SIGNAL POLE FOUNDATION)

GRAPHIC SCALE

100 0 50 100 200 400

(IN FEET)

1 inch = 100 ft.

APPLICANT/OWNER:
FARRELL COMMUNITIES BEACON LLC
PO BOX 14
BRIDGEHAMPTON, NY 11932

ARCHITECT:
ARYEH SIEGEL ARCHITECT
84 MASON CIRCLE
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CONCEPTUAL IMPROVEMENTS PLAN

BEACON COMMONS
16 WEST MAIN STREET
BEACON, NY 12508

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STATE OF NEW YORK
STEPHEN SPINA
LICENSED PROFESSIONAL ENGINEER
085983

No.	Revision	Date	By
1.	REVISED PER CITY COMMENTS	08/30/2022	SMN
	Previous Editions Obsolete		

Drawn:	BMS	Approved:	SS
Scale:	1" = 100'		
Date:	06/28/2022		
Project No:	18119		
18119-AERIAL	C-802		-
Drawing No:	C-802 (Sheet 18 of 28)		

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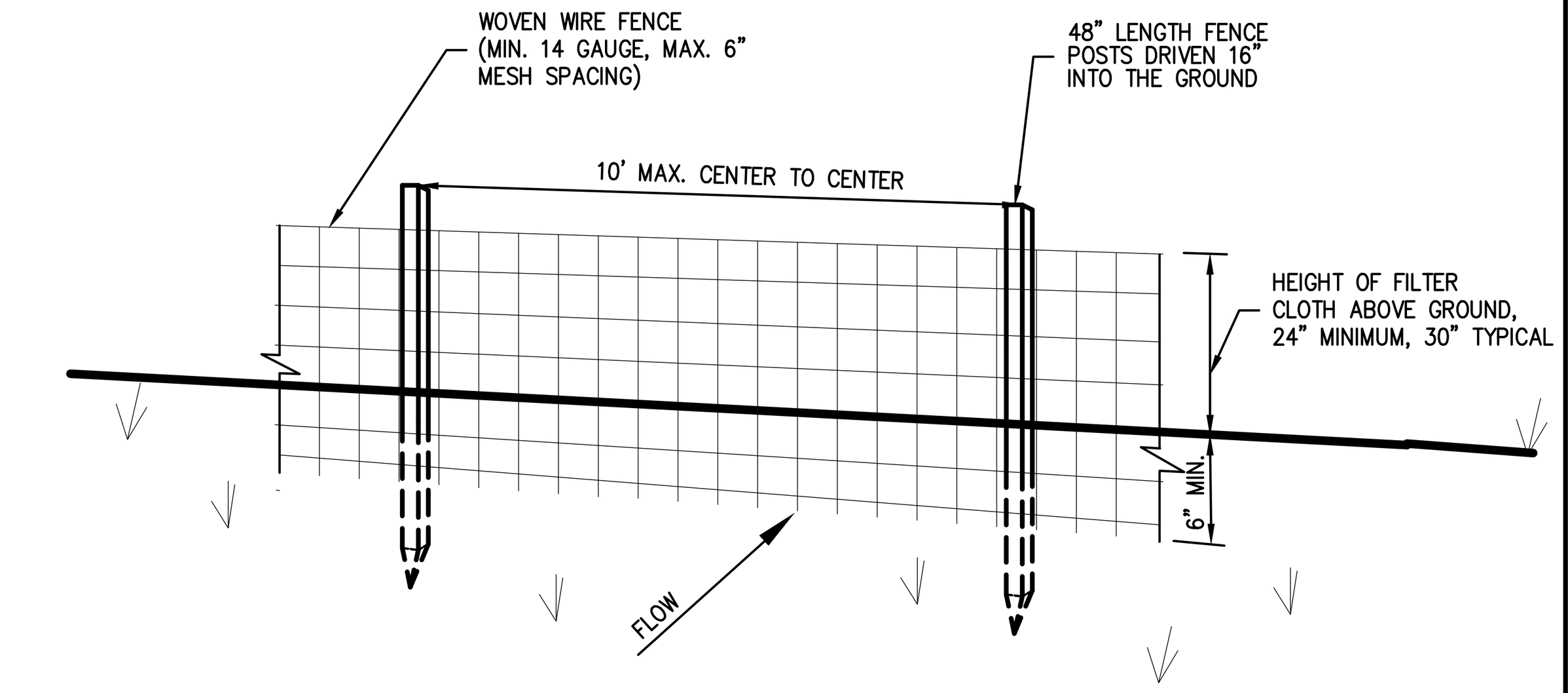
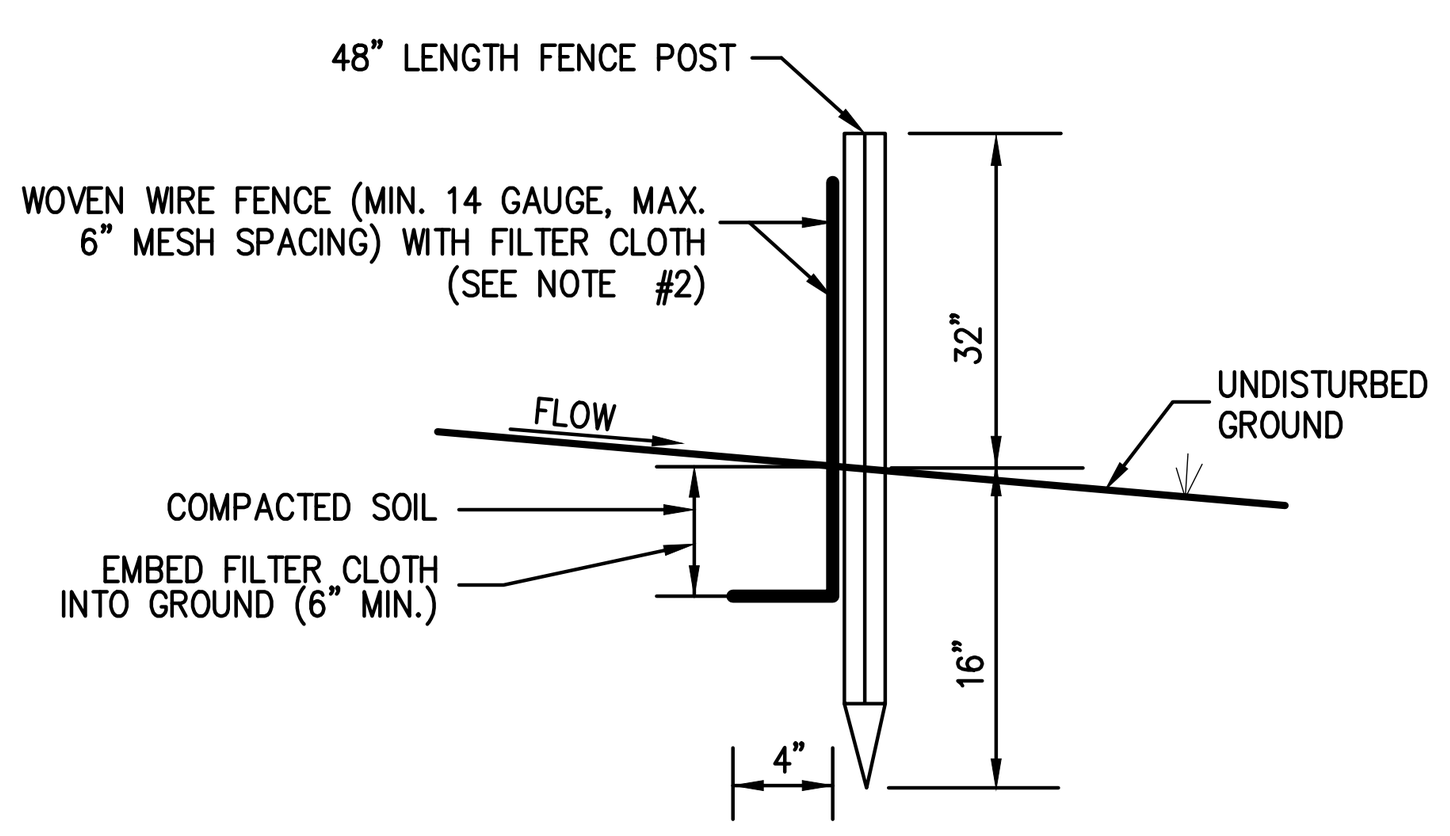


PERSPECTIVE VIEW



SECTION

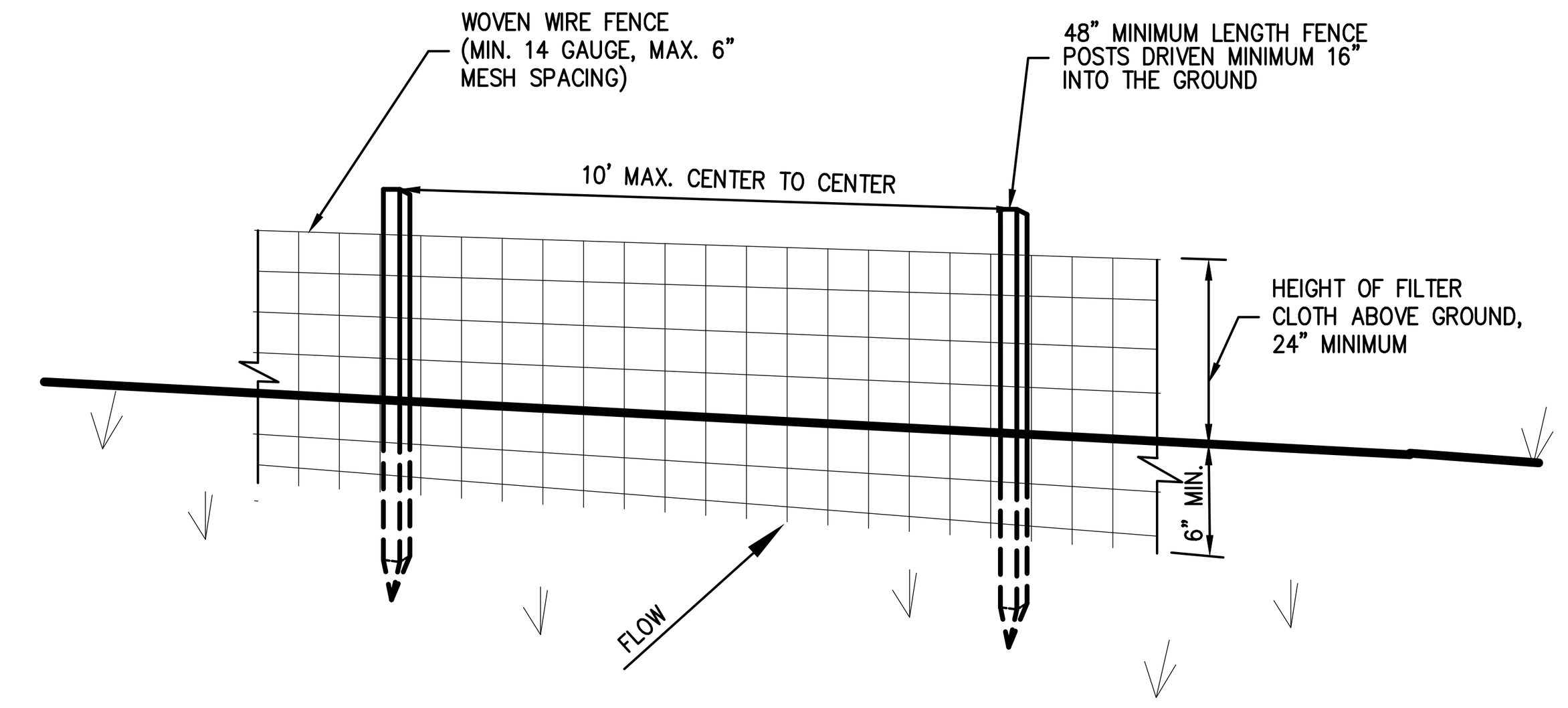
SLOPE	STEEPNESS	SLOPE LENGTH/FENCE LENGTH (FT.)
2–10%	50:1 TO 10:1	250/2000
10–20%	10:1 TO 5:1	150/1000
20–33%	5:1 TO 3:1	80/750
33–50%	3:1 TO 2:1	70/350
>50%	>2:1	30/175

*ALL SILT FENCES SHALL BE PLACED AS CLOSE TO THE DISTURBED AREA AS POSSIBLE, BUT AT LEAST 10 FEET FROM THE TOE OF A SLOPE STEEPER THAN 3H:1V, TO ALLOW FOR MAINTENANCE AND ROLL DOWN. THE AREA BEYOND THE FENCE MUST BE UNDISTURBED OR STABILIZED.

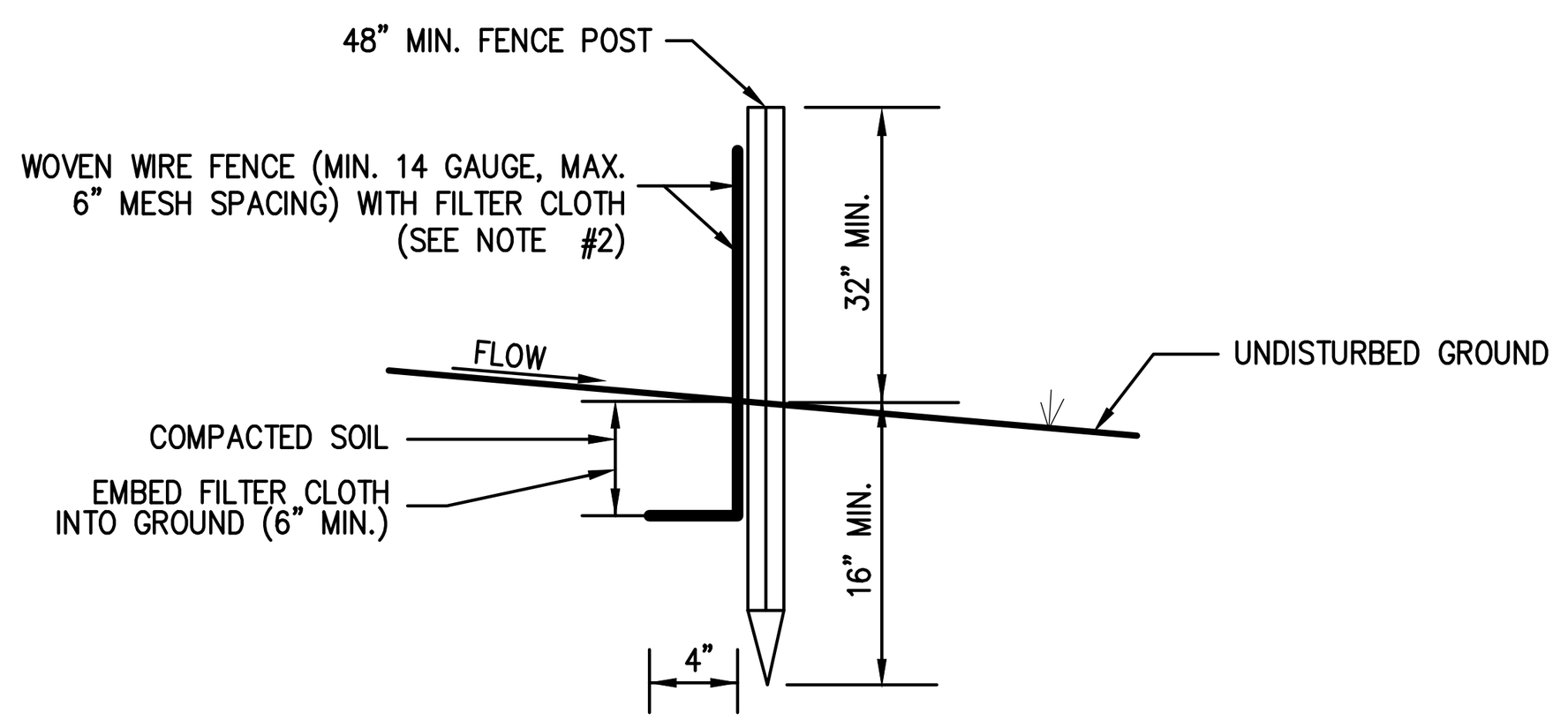
NOTES:

1. WOVEN WIRE FENCE SHALL 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 SHALL BE FASTENED SECURELY TO WOVEN WIRE FENCE WITH TIES SPACED EVERY 24" AT TOP AND MID SECTION. FENCE SHALL BE WOVEN WIRE, 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, STABLINKA T140N, OR APPROVED EQUAL.
4. PREFABRICATED UNITS SHALL BE GEOFAB, ENVIROFENCE, OR APPROVED EQUAL.
5. INSPECT WEEKLY AND AFTER EACH RAIN. MAINTENANCE SHALL BE PERFORMED AS NEEDED AND MATERIAL REMOVED AND REPLACED WHEN "BULGES" DEVELOP IN THE SILT FENCE.

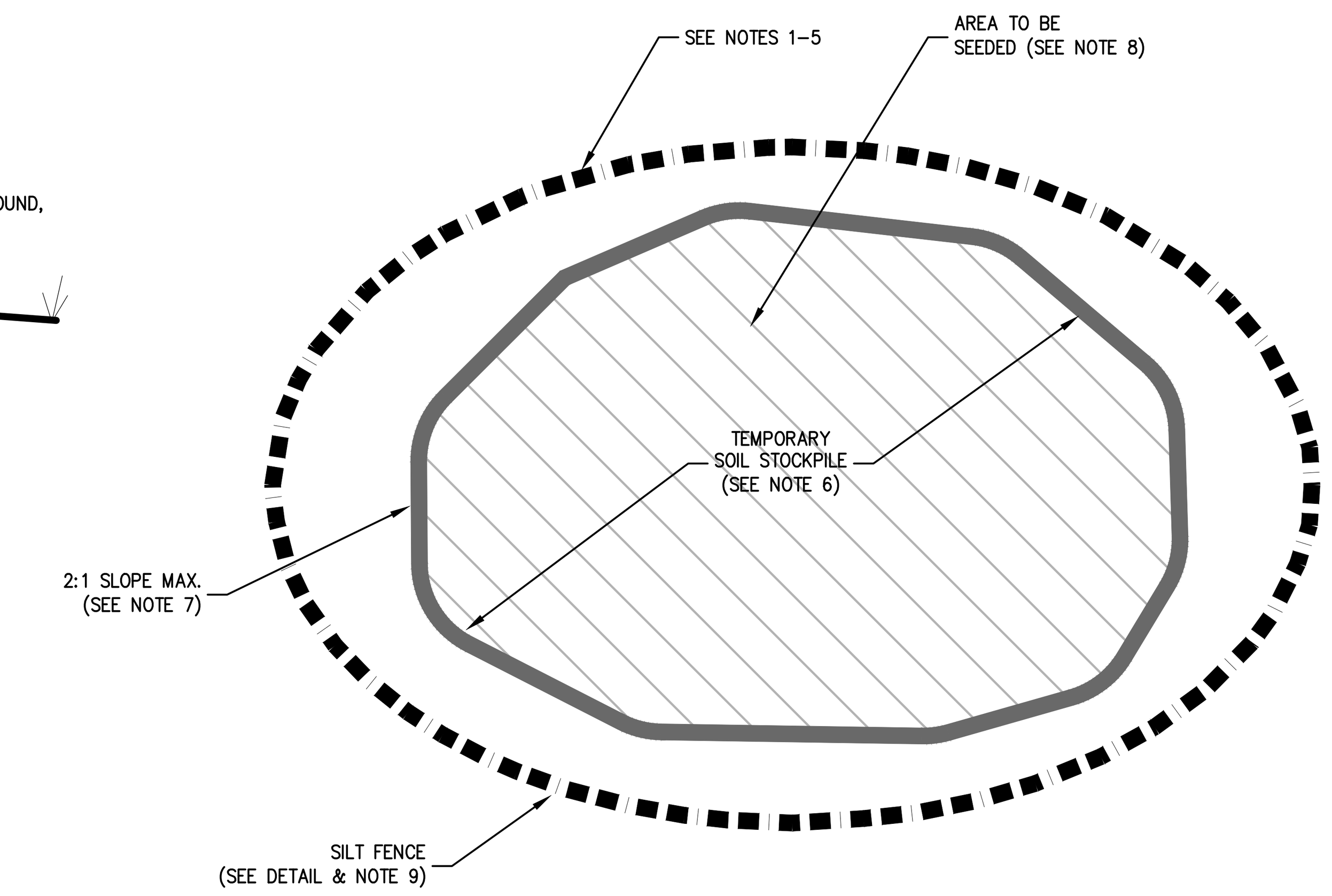
SILT FENCE — 1



PERSPECTIVE VIEW



SECTION



PLAN VIEW

NOTES:

1. WOVEN WIRE FENCE SHALL BE FASTENED SECURELY TO FENCE POSTS WITH WIRE TIES OR STAPLES. POSTS SHALL BE STEEL, EITHER T OR U TYPE OR HARDWOOD.
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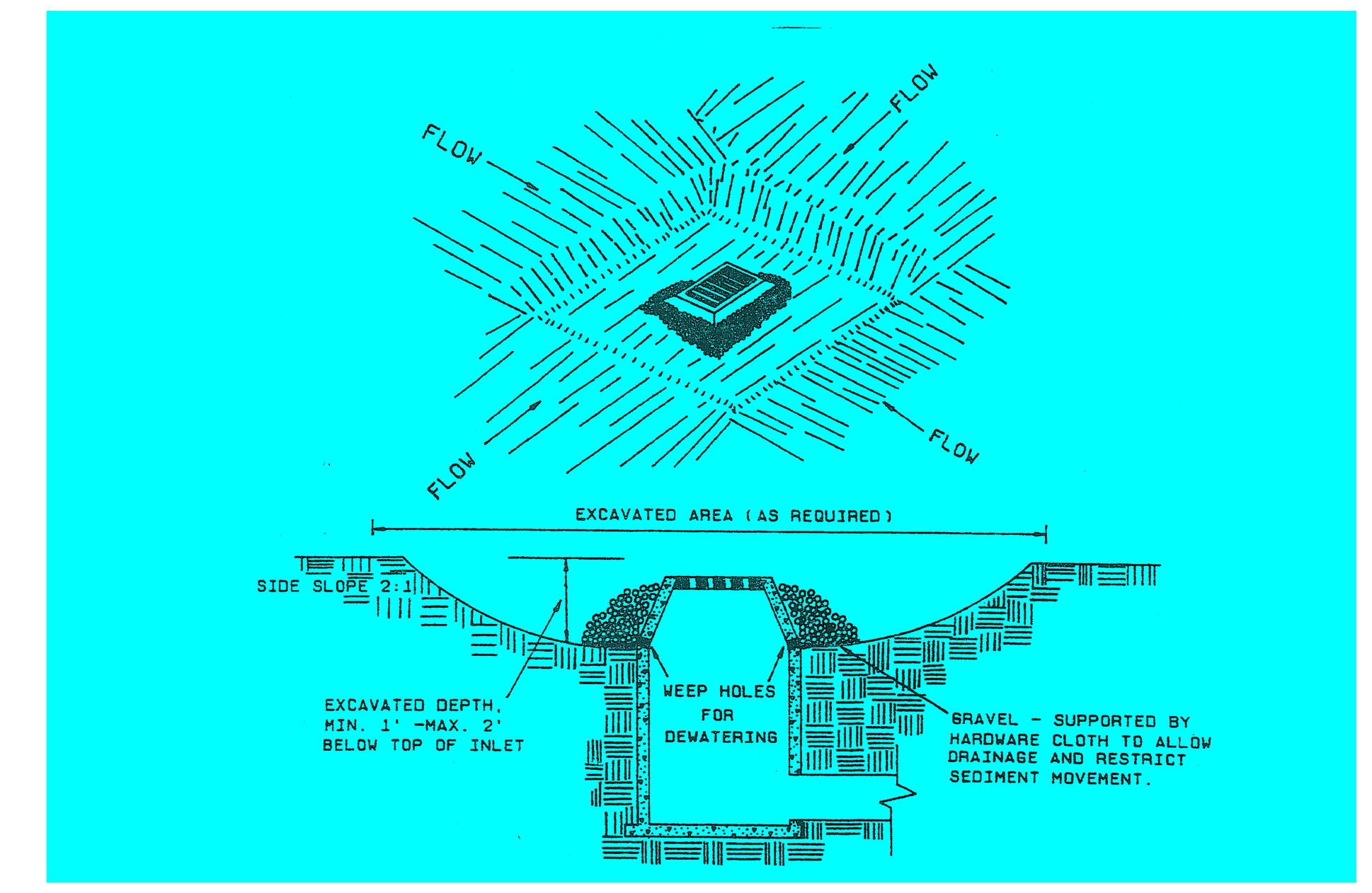
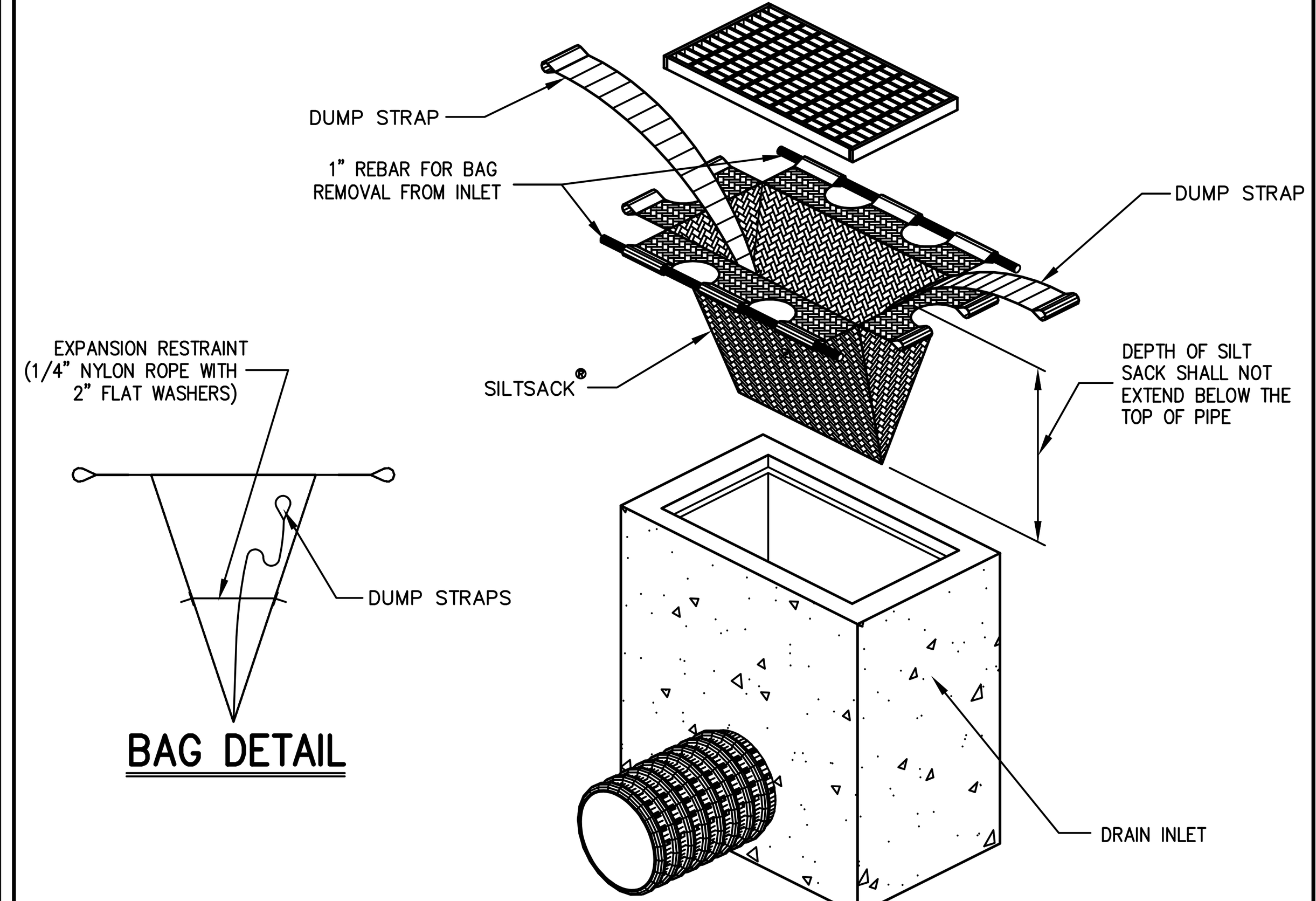
3. WHEN TWO SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER, THEY SHALL BE OVERLAPPED BY SIX INCHES AND FOLDED. FILTER CLOTH SHALL BE EITHER FILTER X, MIRAFI 100X, STABLINKA T140N, OR APPROVED EQUAL.
4. PREFABRICATED UNITS SHALL BE GEOFAB, ENVIROFENCE, OR APPROVED EQUAL.
5. INSPECT WEEKLY AND AFTER EACH RAIN. MAINTENANCE SHALL BE PERFORMED AS NEEDED AND MATERIAL REMOVED AND REPLACED WHEN "BULGES" DEVELOP IN THE SILT FENCE.
6. THE AREA CHOSEN FOR ALL TEMPORARY SOIL STOCKPILES SHALL BE DRY AND STABLE.
7. ALL STOCKPILED SOIL SHALL NOT CONTAIN SLOPES GREATER THAN 2:1.
8. UPON COMPLETION OF SOIL STOCKPILING, EACH PILE SHALL BE SEEDED WITHIN 24 HOURS. PERENNIAL OR ANNUAL RYEGRASS SHALL BE PLANTED DURING SPRING, SUMMER OR EARLY FALL. WINTER RYE (CEREAL RYE) SHALL BE PLANTED DURING LATE FALL OR EARLY WINTER.
9. ALL STOCKPILES SHALL BE PROTECTED WITH SILT FENCING INSTALLED AROUND THE PERIMETER.

TEMPORARY SOIL STOCKPILE WITH SILT FENCE — 2



1. CLEAR THE AREA OF ALL DEBRIS THAT WILL HINDER EXCAVATION.
2. GRADE APPROACH TO THE INLET UNIFORMLY AROUND THE BASIN.
3. WEEP HOLES SHALL BE PROCTECTED BY/STONE.
4. PROVIDE FREQUENT INSPECTION AND MAINTENANCE. REMOVE ACCUMULATED SEDIMENT AND REPAIR OR REPLACE INLET PROTECTION TO MAINTAIN EFFECTIVENESS OF THE INSTALLATION.
5. UPON STABILIZATION OF CONTRIBUTING DRAINAGE AREA. SEAL WEEP HOLES FILL BASIN WITH STABLE SOIL TO FINAL GRADE. COMPACT IT PROPERLY AND STABILIZE WITH PERMANET SEEDING.

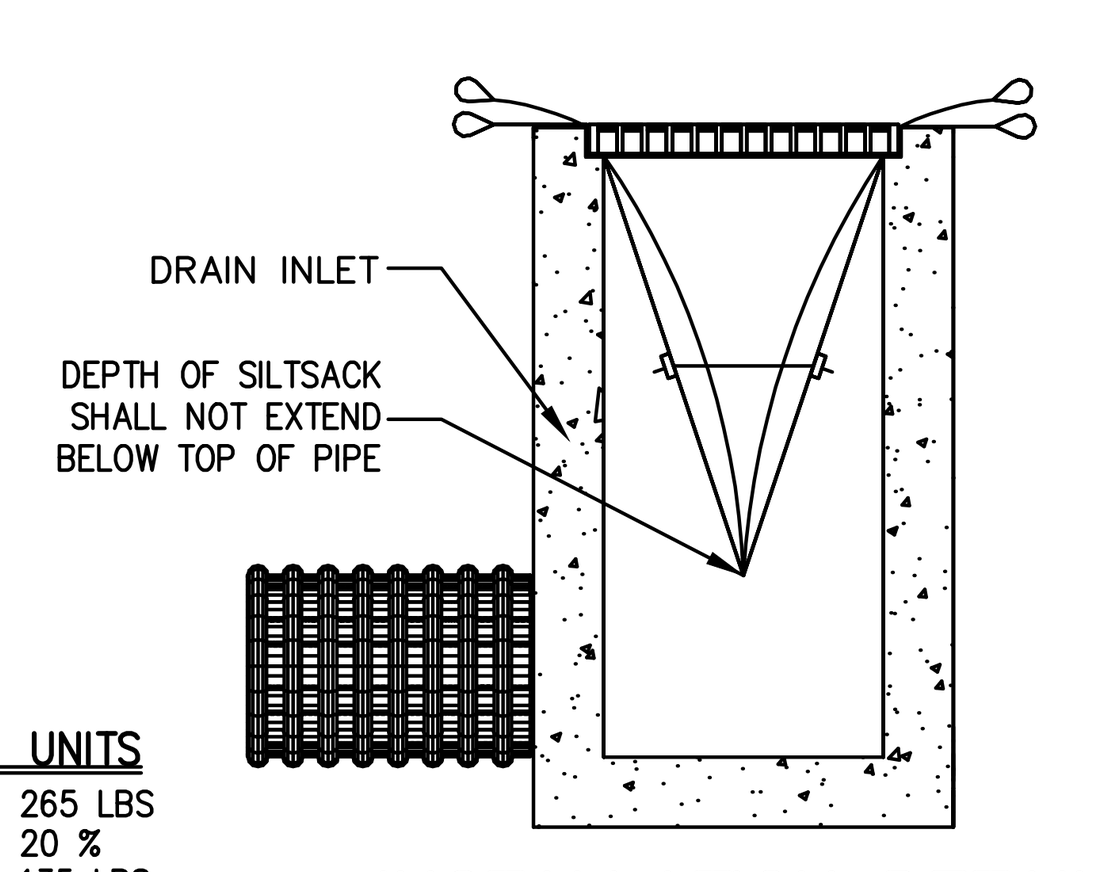
EXCAVATED DROP INLET PROTECTION — 3



BAG DETAIL

NOTES:

1. CURB INLETS SHALL BE TYPE B WITH CURB DEFLECTOR.
2. INLET PROTECTION SHALL BE INSPECTED WEEKLY AND AFTER EACH RAIN. SEDIMENT SHALL BE REMOVED AS NECESSARY. FILTER FABRIC, CRUSHED STONE, AND ANY OTHER COMPONENTS SHALL BE REPLACED IF DAMAGED. ALL MATERIALS SHALL BE CHECKED FOR PROPER ANCHORAGE AND SECURED AS NECESSARY.



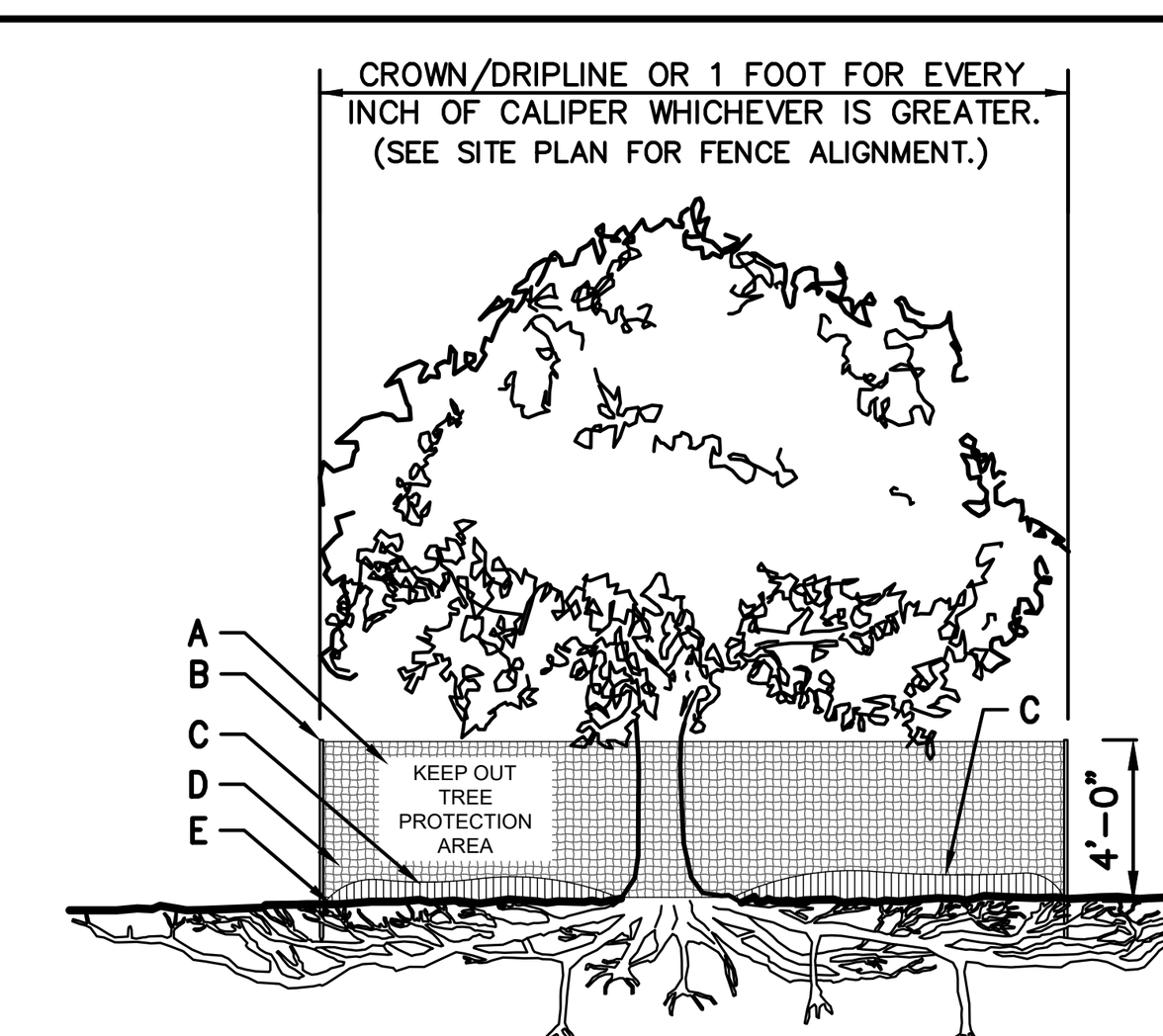
INSTALLATION DETAIL

HI-FLOW SILT SACK AS MANUFACTURED BY ACF ENVIRONMENTAL OR APPROVED EQUAL®

(FOR AREAS OF MODERATE TO HEAVY PRECIPITATION AND RUN-OFF)

PROPERTIES	TEST METHOD	UNITS
GRAB TENSILE STRENGTH	ASTM D-4632	265 LBS
GRAB TENSILE ELONGATION	ASTM D-4632	20 %
PUNCTURE	ASTM D-4833	135 LBS
MULLEN BURST	ASTM D-3786	420 PSI
TRAPEZOID TEAR	ASTM D-4533	45 LBS
UV RESISTANCE	ASTM D-4355	90 %
APPARENT OPENING SIZE	ASTM D-4751	20 US SIEVE
FLOW RATE	ASTM D-4491	200 GAL/MIN/SQ FT
PERMITTIVITY	ASTM D-4491	1.5 SEC -1

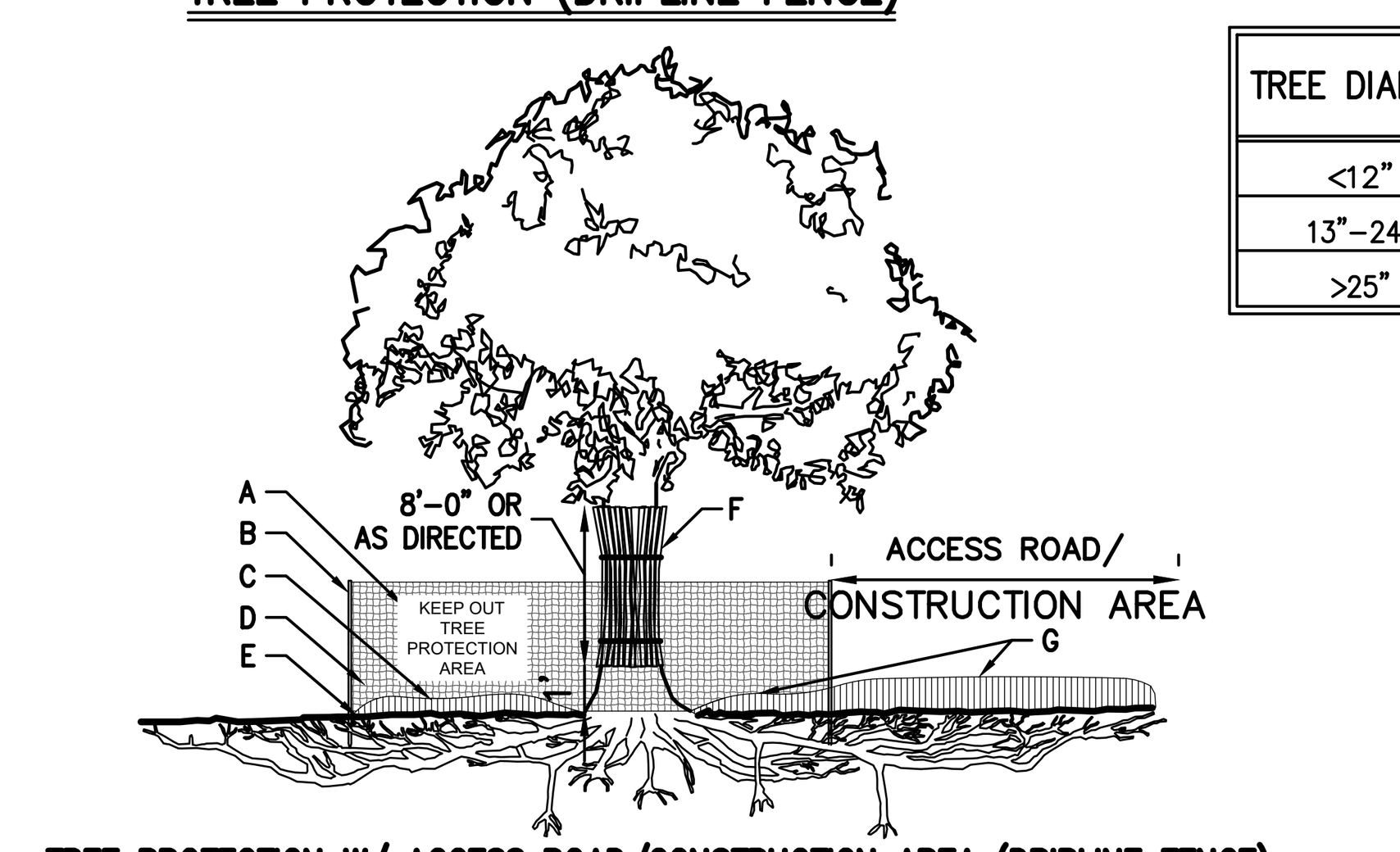
SILT SACK — 4



TREE PROTECTION (DRIPLINE FENCE)

A	8.5"X11" SIGN LAMINATED IN PLASTIC SPACED EVERY 50' ALONG FENCE	
B	2"X6' STEEL POSTS OR APPROVED EQUAL.	
C	5" THICK LAYER OF MULCH.	
D	TREE PROTECTION FENCE: HIGH DENSITY POLYETHYLENE FENCING WITH 3.5" X 1.5" OPENINGS; COLOR ORANGE. STEEL POSTS INSTALLED AT 8' O.C.	
E	MAINTAIN EXISTING GRADE WITHIN THE TREE PROTECTION FENCE UNLESS OTHERWISE INDICATED ON THE PLANS.	
F	INSTALL ROUGH SAWN WOOD WHERE AND AS DIRECTED BY PROJECT LANDSCAPE ARCHITECT OR PROFESSIONAL ARBORIST. SEE CHART FOR WOOD SIZE BOUND WITH 9 GAUGE WIRE.	
G	8"–12" THICK LAYER OF MULCH ON MAINTENANCE ROAD. 5" THICK LAYER INSIDE TREE PROTECTION AREA.	

TREE DIAMETER	ROUGH SAWN WOOD SIZE
<12"	2"X2"
13"–24"	2"X4"
>25"	2"X6"

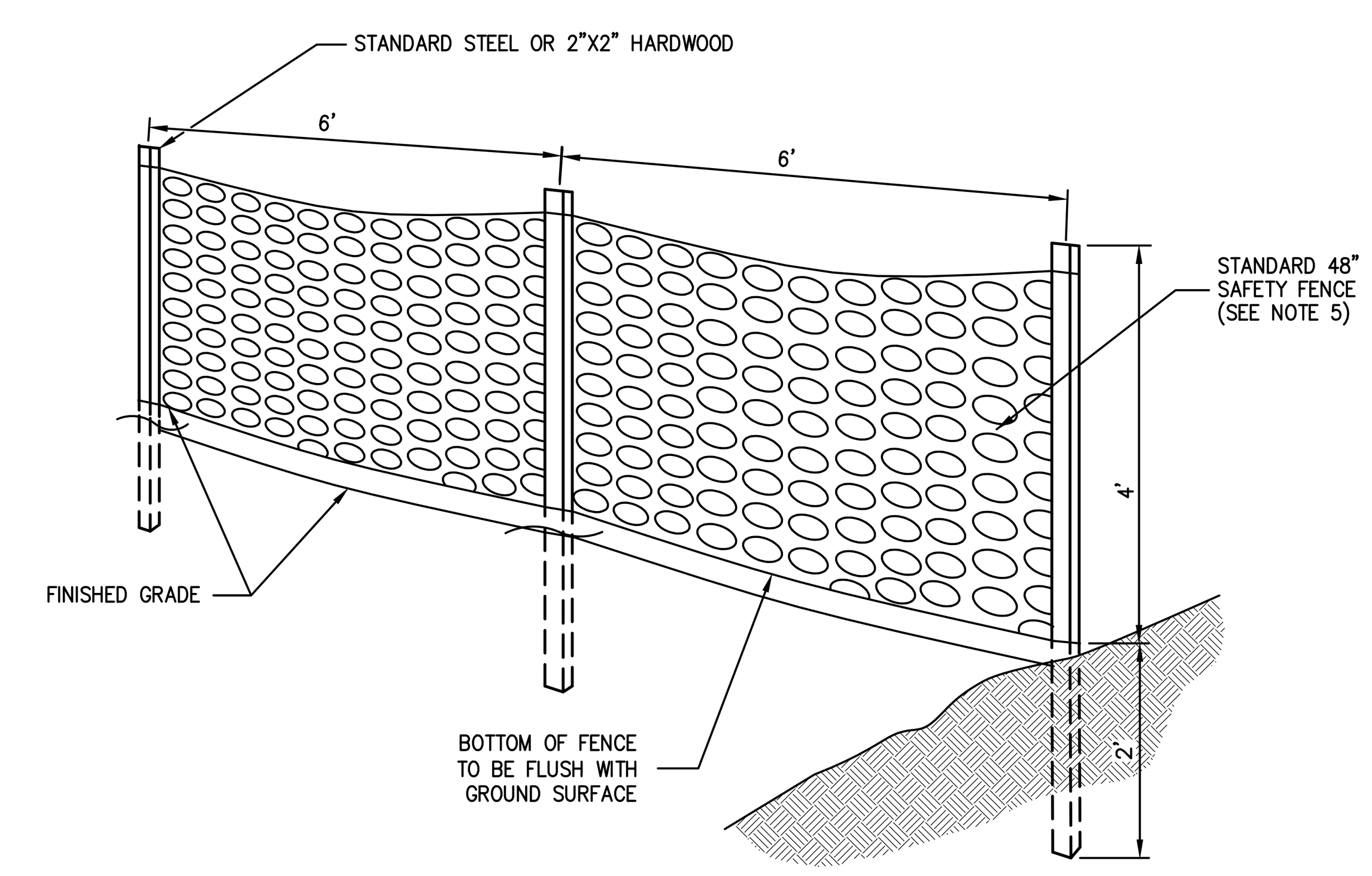


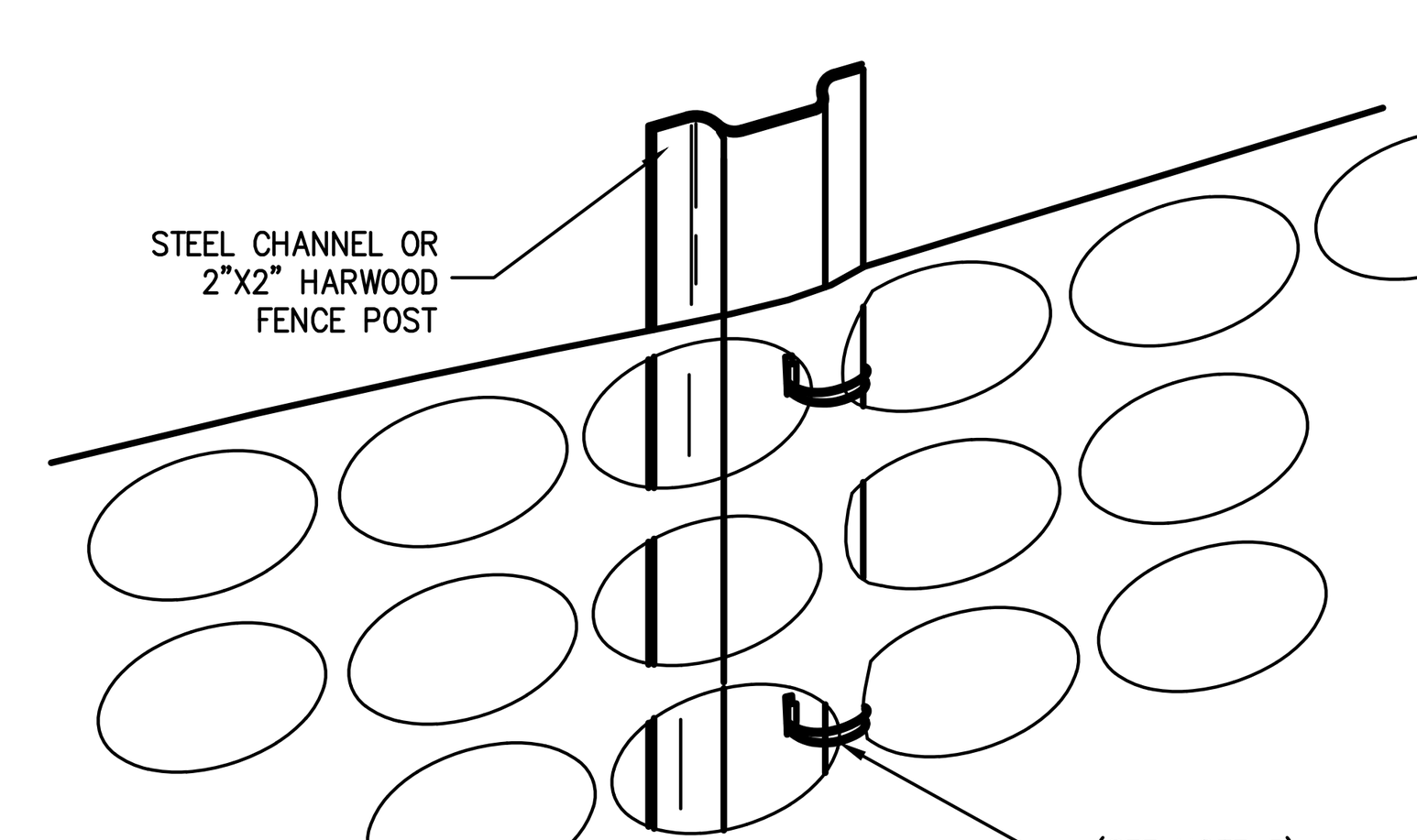
TREE PROTECTION W/ ACCESS ROAD/CONSTRUCTION AREA (DRIPLINE FENCE)

NOTES:

1. SEE SPECIFICATIONS FOR ADDITIONAL TREE PROTECTION REQUIREMENTS.
2. IF THERE IS NO EXISTING IRRIGATION, SEE SPECIFICATIONS FOR WATERING REQUIREMENTS.
3. NO PRUNING SHALL BE PERFORMED EXCEPT BY APPROVED ARBORIST.
4. NO EQUIPMENT SHALL OPERATE INSIDE THE PROTECTIVE FENCING INCLUDING DURING FENCE INSTALLATION AND REMOVAL.
5. SEE SITE PLANS FOR IDENTIFICATIONS/LOCATIONS OF INDIVIDUAL TREES TO BE PROTECTED.
6. ALL EXCAVATION WITHIN THE CROWN/DRIPLINE OF ANY TREE SHALL BE PERFORMED UNDER THE DIRECT SUPERVISION OF THE PROJECT LANDSCAPE ARCHITECT OR PROFESSIONAL ARBORIST. SPECIAL MEASURES, SUCH AS THE USE OF AN AIR SPADE MAY BE REQUIRED.
7. THE CONTRACTOR MAY PROPOSE THE USE OF ENGINEERED MATTING OR OTHER ENGINEERED PRODUCTS IN LIEU OF MULCH, WHICH SHALL BE SUBJECT TO THE REVIEW AND APPROVAL OF ALL AUTHORITIES HAVING JURISDICTION.

TREE PROTECTION — 5

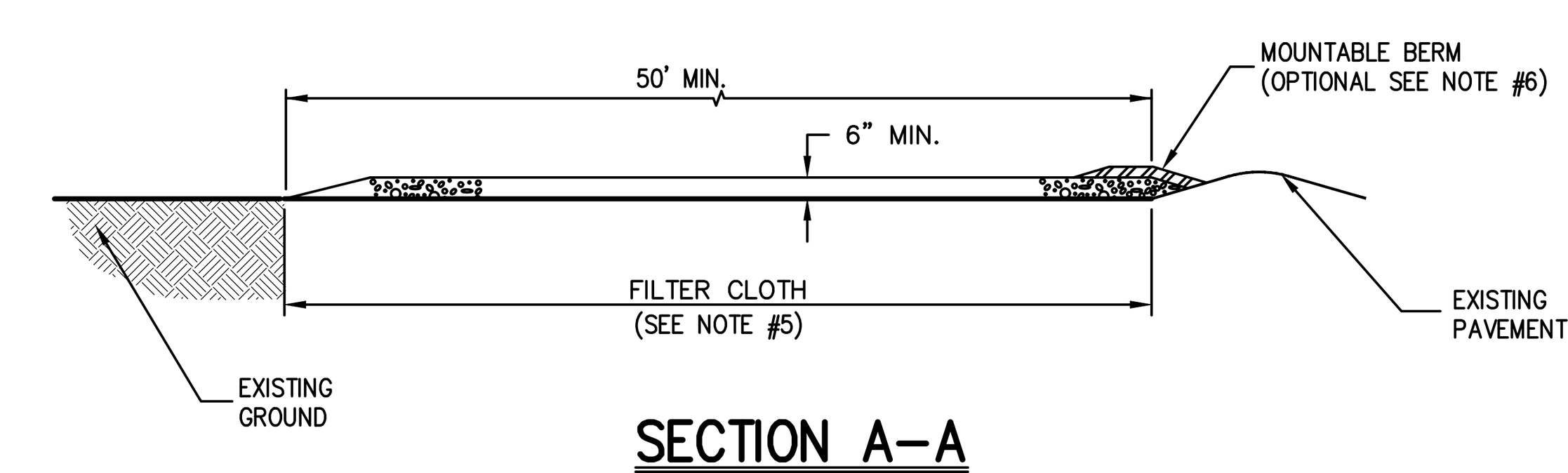




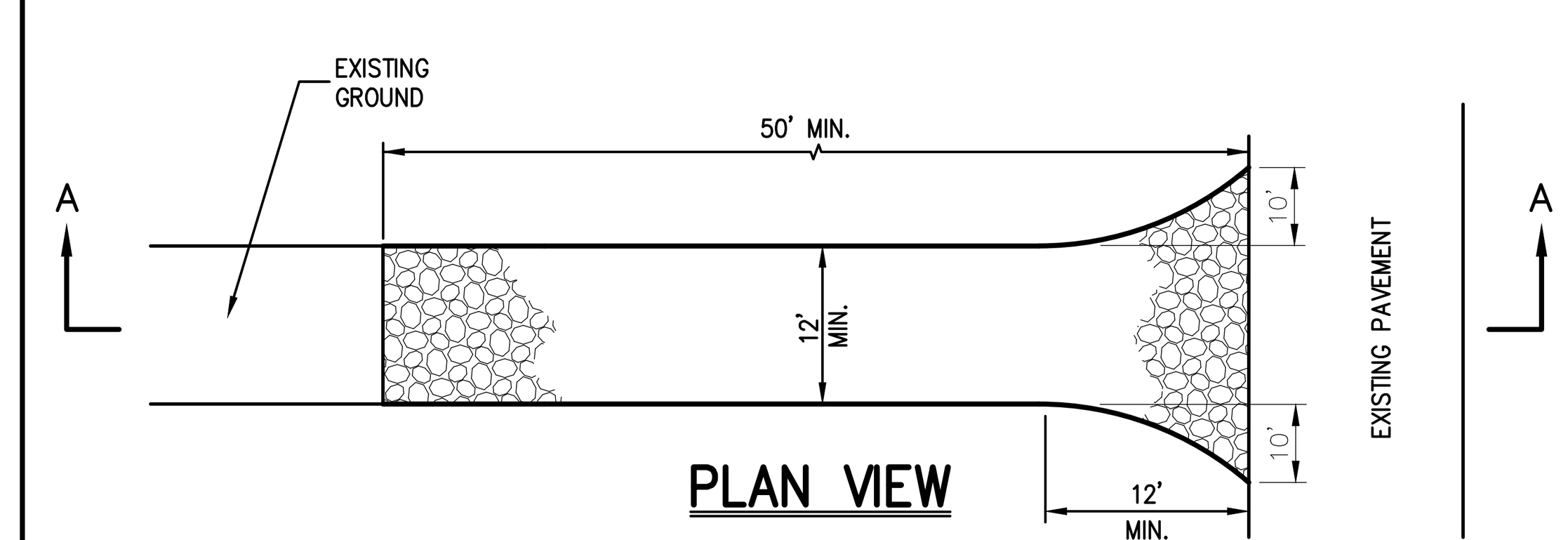
NOTES:

1. SPACE SUPPORT FENCE POSTS AT 6 FOOT INTERVALS.
2. DRIVE SUPPORT POSTS 2 FEET INTO GROUND.
3. FIRMLY FASTEN FENCE MATERIAL IN PLACE BY WIRING TO FENCE POST WHILE MAINTAINING TENSION ACROSS FULL HEIGHT OF FENCE. WIRING SHALL BE DONE IN A MANNER THAT WILL PREVENT SAGGING OF FENCE MATERIAL.
4. PROVIDE PERIODIC INSPECTION AND MAINTENANCE OF FENCE INCLUDING REPAIRS AS NECESSARY AND REQUIRED.
5. PLASTIC FENCE SHALL BE INTERNATIONAL ORANGE COLOR, AS MANUFACTURED BY ADPI ENTERPRISES, INC. OR APPROVED EQUAL.
6. REMOVE CONSTRUCTION FENCE AS DIRECTED BY THE OWNER'S FIELD REPRESENTATIVE.

CONSTRUCTION FENCE — 6



SECTION A-A



PLAN VIEW

NOTES

1. STONE SIZE – USE 1" TO 4" STONE, OR RECLAIMED OR RECYCLED CONCRETE EQUIVALENT.
2. LENGTH – AS REQUIRED, BUT NOT LESS THAN 50 FEET.
3. THICKNESS – NOT LESS THAN SIX (6) INCHES.
4. WIDTH – 12 FOOT MINIMUM, BUT NOT LESS THAN THE FULL WIDTH AT POINTS WHERE INGRESS OR EGRESS OCCURS. 24 FOOT MINIMUM IF SINGLE ENTRANCE TO SITE.
5. FILTER CLOTH TO BE PLACED OVER THE ENTIRE WIDTH AND LENGTH OF AREA PRIOR TO PLACING OF STONE.
6. SURFACE WATER – ALL SURFACE WATER FLOWING OR DIVERTED TOWARD CONSTRUCTION ENTRANCES SHALL BE PIPED BENEATH 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. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND AND REPAIR AND/OR CLEANOUT OF ANY MEASURE USED TO TRAP SEDIMENT. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC RIGHTS-OF-WAY MUST BE REMOVED IMMEDIATELY.
8. WASHING – WHEELS SHALL BE CLEANED TO REMOVE SEDIMENT PRIOR TO ENTRANCE ONTO PUBLIC RIGHTS-OF-WAY. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH STONE AND WHICH DRAINS INTO AN APPROVED SEDIMENT TRAPPING DEVICE.
9. DAILY INSPECTION AND NEEDED MAINTENANCE SHALL BE PROVIDED AFTER EACH RAIN.

STABILIZED CONSTRUCTION ENTRANCE — 7

No.	Revision	Date
2.	REVISED PER CITY COMMENTS	02/24/2020
3.	REVISED PER CITY COMMENTS	09/29/2020
4.	REVISED PER CITY COMMENTS	07/27/2021
5.	REVISED PER CITY COMMENTS	03/25/2022
6.	REVISED PER CITY COMMENTS	05/31/2022
7.	REVISED PER CITY COMMENTS	06/28/2022
8.	REVISED PER CITY COMMENTS	08/30/2022

Previous Editions Obsolete

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JMC

CONSTRUCTION DETAILS

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16 WEST MAIN STREET
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STATE OF NEW YORK • STEPHEN SPINA • LICENSED PROFESSIONAL ENGINEER • 085983

Drawn: BMS	Approved: SS		
Scale:	NOT TO SCALE		
Date:	10/29/2019		
Project No:	18119		
18119-DETAILS	C-900	–	

Drawing No: C-900 (Sheet 19 OF 28)

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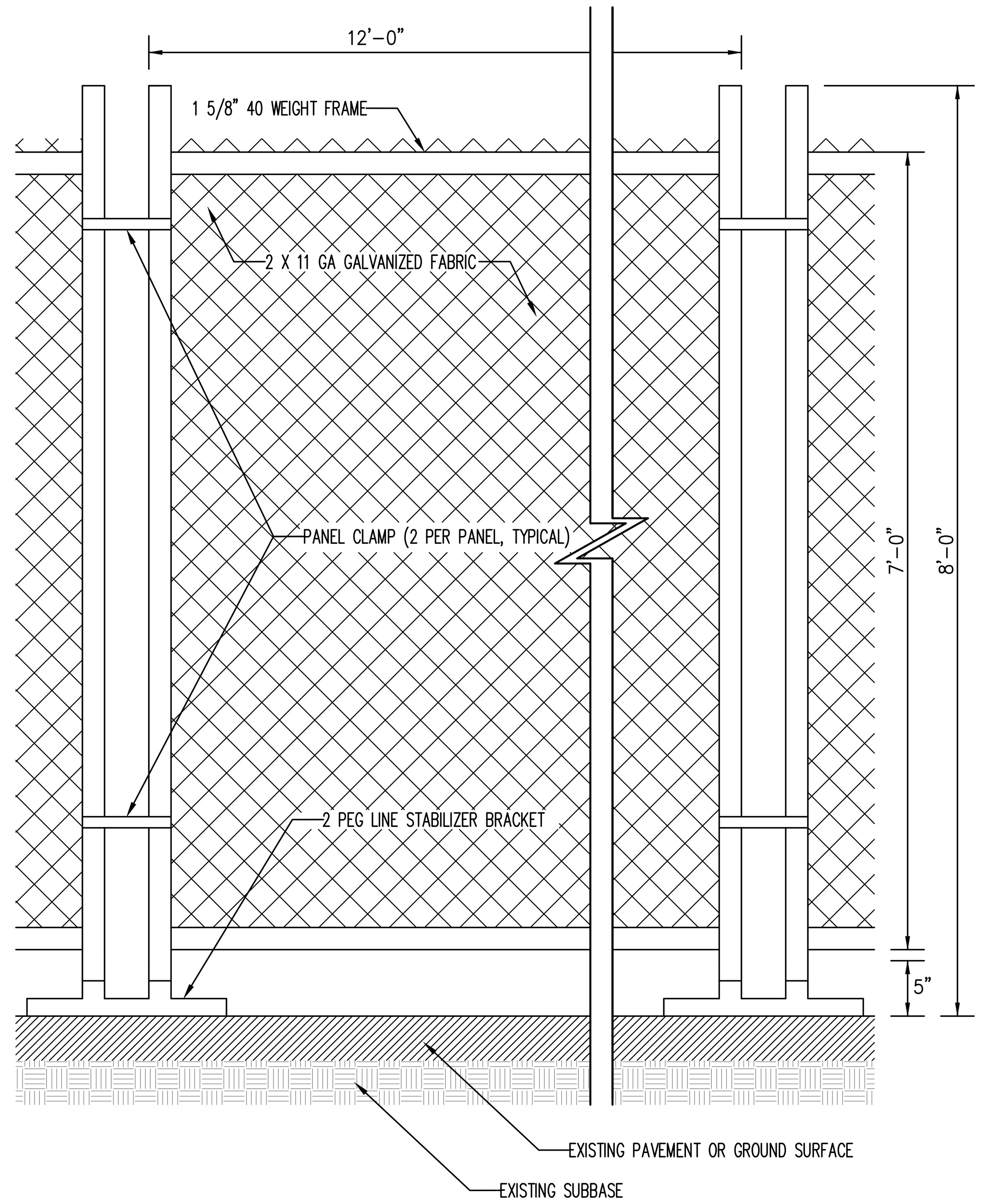
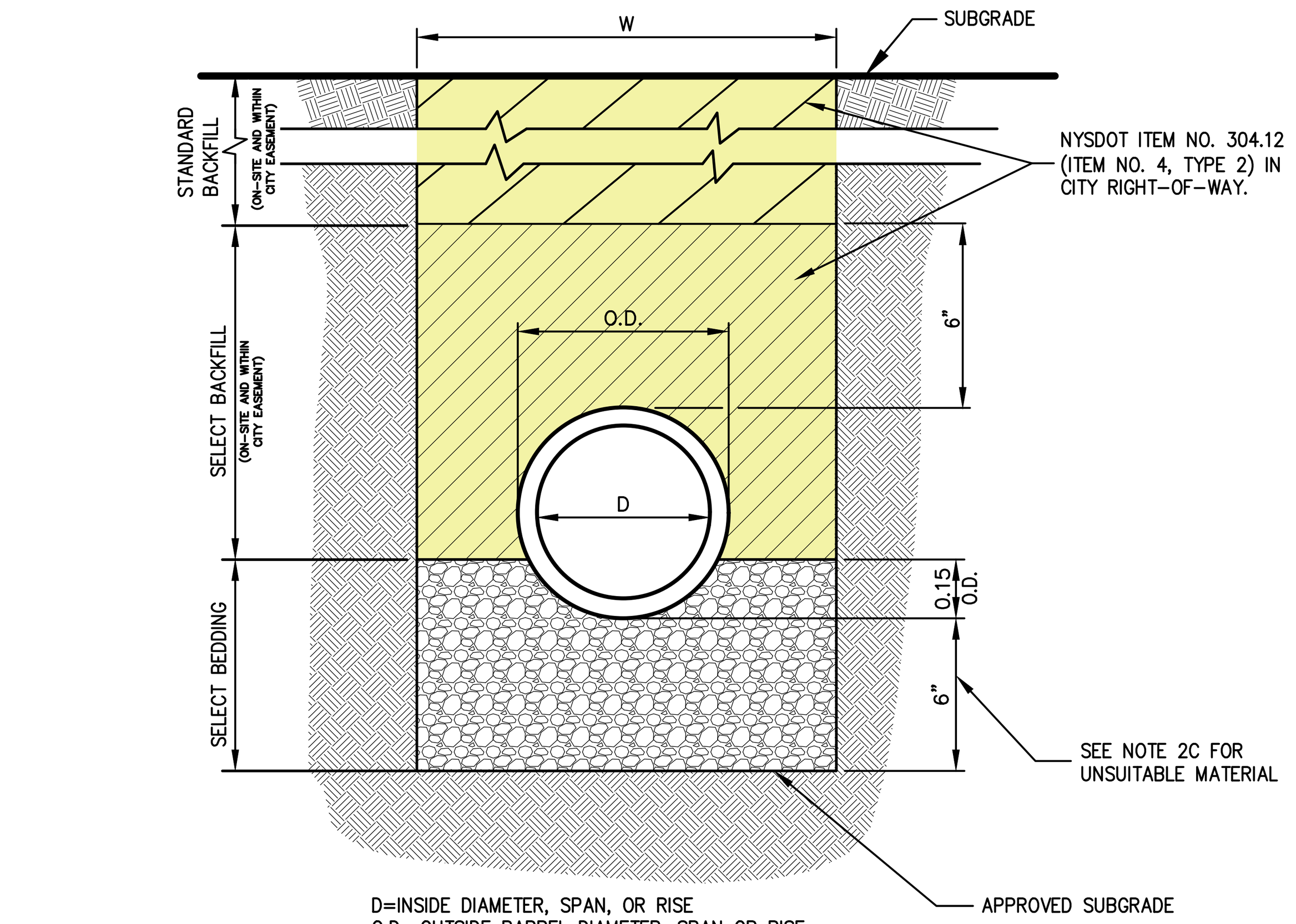


NOTE:
STABILIZED BRACKET TO BE HOT DIPPED GALVANIZED STEEL PIPE.

TEMPORARY CHAIN LINK CONSTRUCTION FENCE — 8

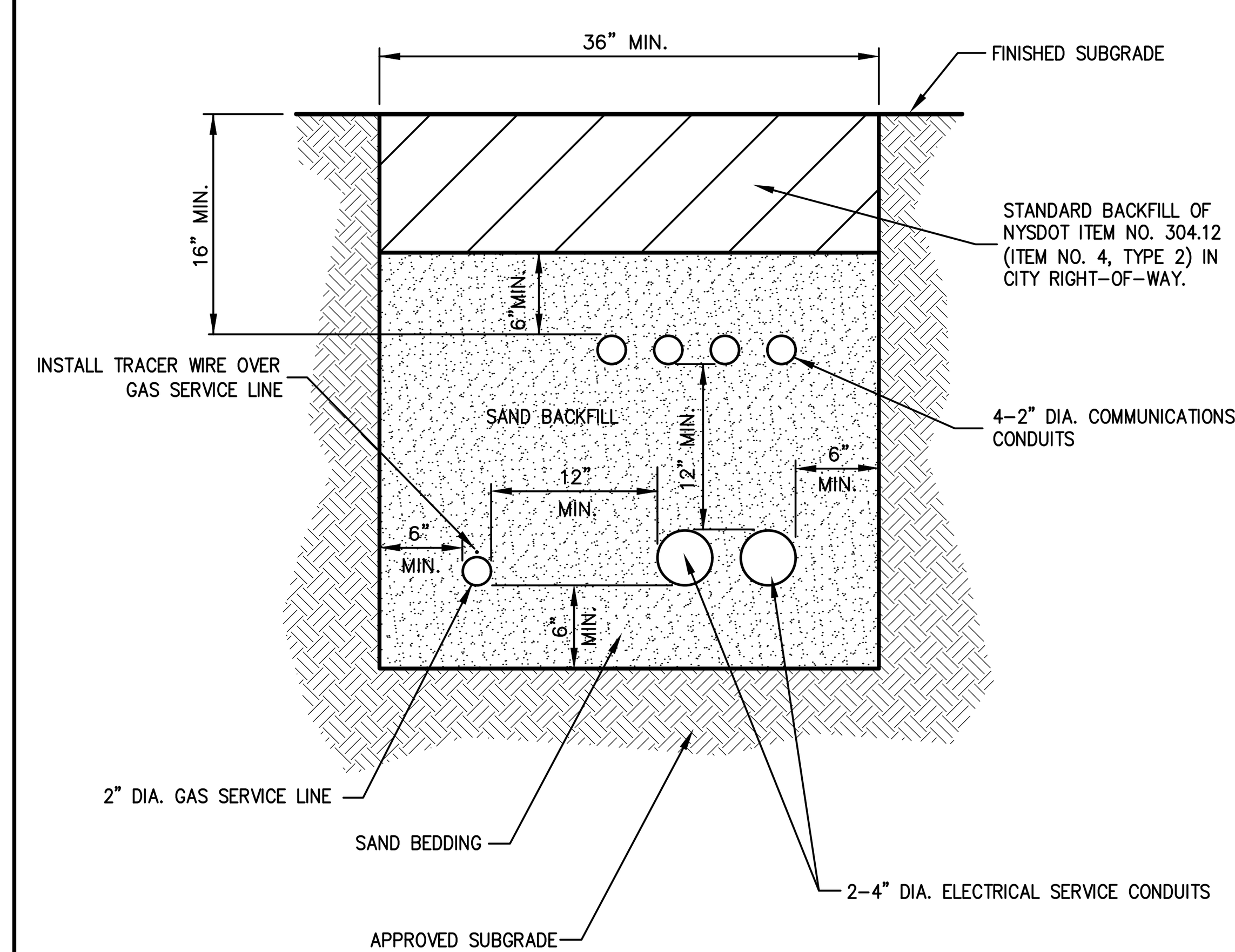


D=INSIDE DIAMETER, SPAN, OR RISE
O.D.=OUTSIDE BARREL DIAMETER, SPAN OR RISE
H.D.=OUTSIDE DIAMETER, SPAN, OR RISE @ BELL OR BAND
W=H.D. + 2.0' – FOR 48" OR SMALLER DIAMETER, SPAN, OR RISE
W=H.D. + 2.5' – FOR GREATER THAN 48" DIAMETER, SPAN, OR RISE

NOTES:

1. FOR TYPE II TRENCH, MATERIAL FOR SELECT BEDDING SHALL BE SAND. SELECT BACKFILL SHALL BE ITEM NO. 4, TYPE 2 IN CITY RIGHT-OF-WAY AND SAND ON-SITE.
2. TYPE II TRENCH SHALL BE USED IN ALL OF THE FOLLOWING CASES:
   A. FOR ALL CORRUGATED POLYETHYLENE DRAIN PIPE (HDPE), PVC PIPE, DUCTILE IRON PIPE, AND CONDUIT INSTALLATION.
   B. WHEN ROCK OR HARDPAN IS ENCOUNTERED IN BOTTOM OF TRENCH.
   C. WHEN UNSUITABLE MATERIAL IS ENCOUNTERED IN BOTTOM OF TRENCH. IN SUCH CASE DEPTH OF UNDERCUTTING SHALL BE AS DIRECTED BY THE ENGINEER WITH 6" MINIMUM.
3. FOR ALL TRENCH EXCAVATION IN FILL AREAS, ALL EMBANKMENTS SHALL BE CONSTRUCTED TO A MINIMUM OF 2 FEET ABOVE THE OUTSIDE TOP (AT THE BELL) OF THE PIPE PRIOR TO BEGINNING ANY TRENCH EXCAVATION.
4. BACKFILL FOR PIPE AND CONDUIT SHALL BE PLACED EVENLY AND CAREFULLY AROUND AND OVER THE PIPE OR CONDUIT IN SIX (6) INCH MAXIMUM LAYERS. EACH LAYER SHALL BE THOROUGHLY AND CAREFULLY COMPACTED UNTIL TWELVE (12) INCHES OF COVER EXISTS OVER THE PIPE OR CONDUIT. THE REMAINDER OF THE BACKFILL MAY THEN BE PLACED AND COMPACTED IN A MAXIMUM OF TWELVE (12) INCH LAYERS. EACH LAYER SHALL BE COMPACTED BY APPROVED MECHANICAL TAMPING MACHINES. UNLESS OTHERWISE SPECIFIED BACKFILL SHALL BE COMPACTED TO NOT LESS THAN 95% MAXIMUM MODIFIED DENSITY IN ACCORDANCE WITH ASTM DESIGNATION D-1557 IN THE MANNER HEREIN DESCRIBED. BACKFILL SHALL PROCEED UP TO THE LINES AND GRADES AS SHOWN ON THE DRAWINGS.

TYPE II TRENCH — 9



NOTES:

1. UTILITIES TO BE INSTALLED IN ACCORDANCE WITH THE REGULATIONS AND REQUIREMENTS OF THE UTILITY COMPANY HAVING JURISDICTION.
2. BACKFILL FOR PIPE AND CONDUIT SHALL BE PLACED EVENLY AND CAREFULLY AROUND AND OVER THE PIPE OR CONDUIT IN SIX (6) INCH MAXIMUM LAYERS. EACH LAYER SHALL BE THOROUGHLY AND CAREFULLY COMPACTED UNTIL TWELVE (12) INCHES OF COVER EXISTS OVER THE PIPE OR CONDUIT. THE REMAINDER OF THE BACKFILL MAY THEN BE PLACED AND COMPACTED IN A MAXIMUM OF TWELVE (12) INCH LAYERS. EACH LAYER SHALL BE COMPACTED BY APPROVED MECHANICAL TAMPING MACHINES. UNLESS OTHERWISE SPECIFIED BACKFILL SHALL BE COMPACTED TO NOT LESS THAN 95% MAXIMUM MODIFIED DENSITY IN ACCORDANCE WITH ASTM DESIGNATION D-1557 IN THE MANNER HEREIN DESCRIBED. BACKFILL SHALL PROCEED UP TO THE LINES AND GRADES AS SHOWN ON THE DRAWINGS.
3. CONTRACTOR SHALL STAKE THE PROPOSED SERVICE LINES AND CONDUITS PRIOR TO BACKFILLING TO ENSURE SERVICES DO NOT MOVE WITHIN TRENCH.

UTILITY TRENCH DETAIL — 10

NOTES PERTAINING TO DRAIN INLETS

A-1 STEPS WILL NOT BE REQUIRED IN INLETS LESS THAN FOUR (4) FEET IN DEPTH. STEPS WILL BE REQUIRED IN INLETS FOUR (4) FEET OR GREATER IN DEPTH. DEPTHS FOR DRAIN INLETS SHALL BE MEASURED FROM FINISHED GRADE TO INSIDE BOTTOM OF STRUCTURE (INCLUDING SUMP AS APPLICABLE).

A-2 WHEN STEPS ARE REQUIRED, STEPS SHALL COMPLY WITH THE SAME REQUIREMENTS OF ASTM STANDARD C-478, ARTICLE 13 ENTITLED "MANHOLE STEPS & LADDERS".

A-3 FOR MASONRY STRUCTURES, THE FIRST COURSE OF MASONRY SHALL BE SET IN THE CONCRETE FOUNDATION BEFORE THE CONCRETE HAS SET. CONCRETE FOUNDATION SHALL BE CLASS "A"(4000 psi) CONCRETE, TWELVE (12) INCHES THICK AND SHALL EXTEND SIX (6) INCHES BEYOND THE OUTSIDE FACE THE STRUCTURE.

A-4 IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO FURNISH AND CONSTRUCT THE PROPER SIZE STRUCTURE INCLUDING THE NECESSARY OPENINGS TO ACCOMMODATE THE WORK AS SHOWN ON THE PLANS OR ORDERED BY THE ENGINEER, AT NO ADDITIONAL COST TO THE OWNER.

A-5 ALL NECESSARY PATCHING FOR DRAIN STRUCTURES SHALL BE ACCOMPLISHED WITH NON-SHRINKING CEMENT MORTAR GROUT, APPROVED EQUAL TO SIKA-SET AS MANUFACTURED BY THE SIKA CHEMICAL CORP.

A-6 FOUNDATIONS FOR PRECAST CONCRETE STRUCTURES SHALL BE SET ON A COMPACTED LAYER OF APPROVED CRUSHED STONE HAVING A MINIMUM COMPACTED THICKNESS OF EIGHT (8) INCHES.

A-7 ALL PIPES SHALL BE CUT FLUSH WITH THE INSIDE WALL OF THE STRUCTURE.

A-8 PROVIDE REINFORCED CONCRETE TOP SLAB FOR OVERSIZED DRAIN INLETS WITH PROPER SIZE OPENING TO ACCOMMODATE INSTALLATION OF FRAME & GRATE.

A-9 FOR MASONRY STRUCTURES GREATER THAN TEN (10) FEET IN DEPTH, THICKNESS OF MASONRY WALLS SHALL BE INCREASED TO TWELVE (12) INCHES.

A-10 FOR ALL STRUCTURES GREATER THAN 10 FEET IN DEPTH, STRUCTURES SHALL PROVIDE MINIMUM INSIDE DIMENSIONS OF 4 FEET X 4 FEET.

NOTES PERTAINING TO MANHOLES

B-1 PRECAST CONCRETE MANHOLES SHALL COMPLY WITH ASTM STANDARD C-478. MANHOLE JOINTS SHALL COMPLY WITH ASTM STANDARD C-443.

B-2 FOR PRECAST CONCRETE MANHOLES FIVE (5) FEET OR LESS IN HEIGHT, TOP CONE SECTION SHALL BE REPLACED WITH PRECAST REINFORCED CONCRETE SLAB (6" MIN. THICKNESS) WITH OPENING OF SUFFICIENT SIZE TO ACCOMMODATE MANHOLE CASTING.

B-3 FOR MANHOLES 10 FEET OR MORE IN DEPTH, MANHOLE DIAMETER SHALL BE FIVE (5) FEET.

B-4 TERMINAL MANHOLE FLOORS SHALL BE SLOPED TOWARD OUTFALL PIPE.

B-5 INVERT CHANNELS FOR PRECAST CONCRETE MANHOLES SHALL BE CONSTRUCTED OF CONCRETE.

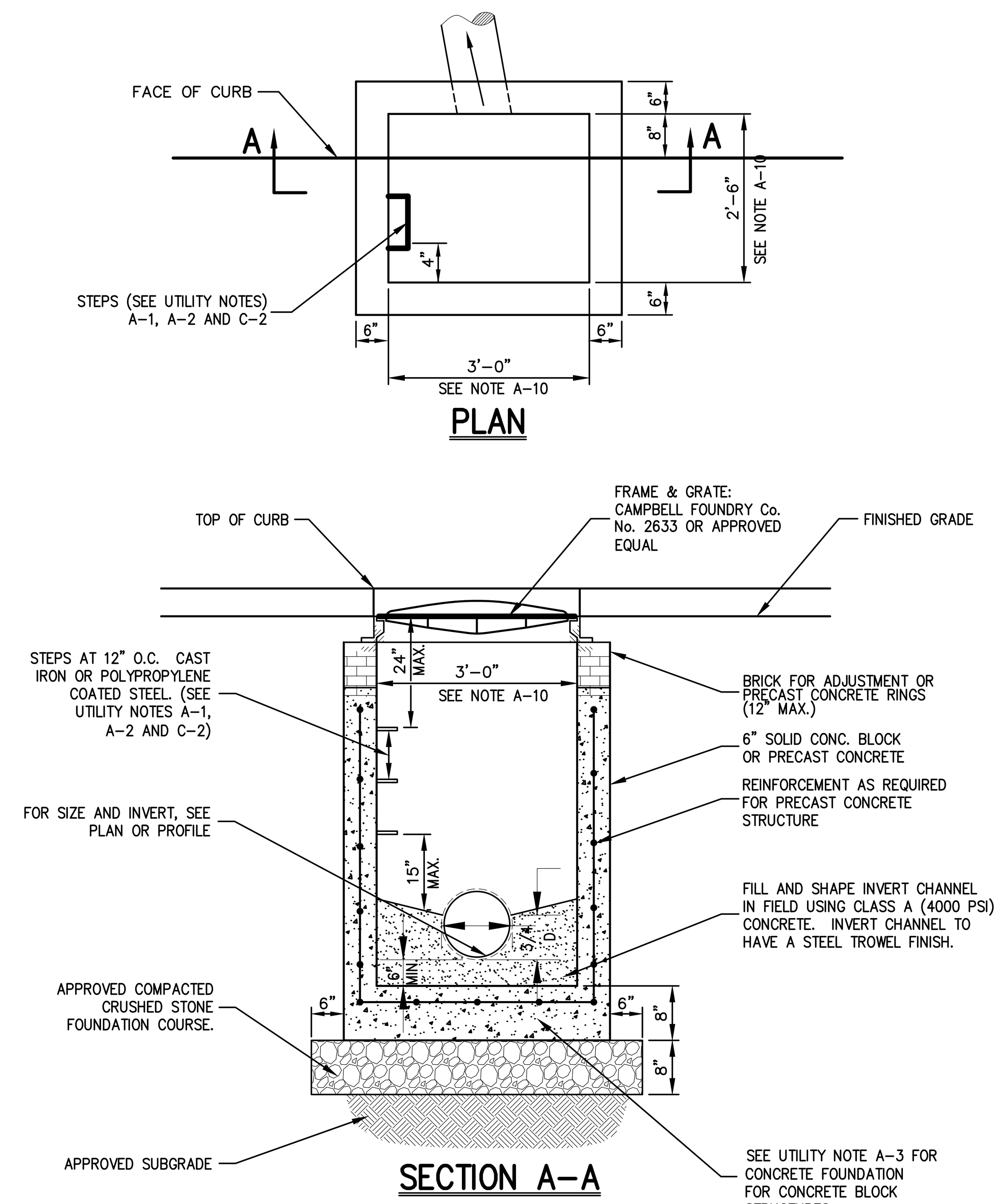
B-6 NOTES A-1, A-2, A-4, A-5, A-6 & A-7 UNDER "NOTES PERTAINING TO DRAIN INLETS" ABOVE SHALL APPLY TO MANHOLES.

NOTES PERTAINING TO PRECAST CONCRETE STRUCTURES FOR STORM DRAINS, SANITARY SEWERS AND WATER LINES

C-1 ALL PRECAST CONCRETE STRUCTURES SHALL BE DESIGNED TO ACCOMMODATE AN H-20 DESIGN LOAD.

C-2 STEPS SHALL BE LOCATED WITHIN STRUCTURE TO AVOID PLACEMENT OVER PIPES WHEN PRACTICABLE.

UTILITY NOTES — 11

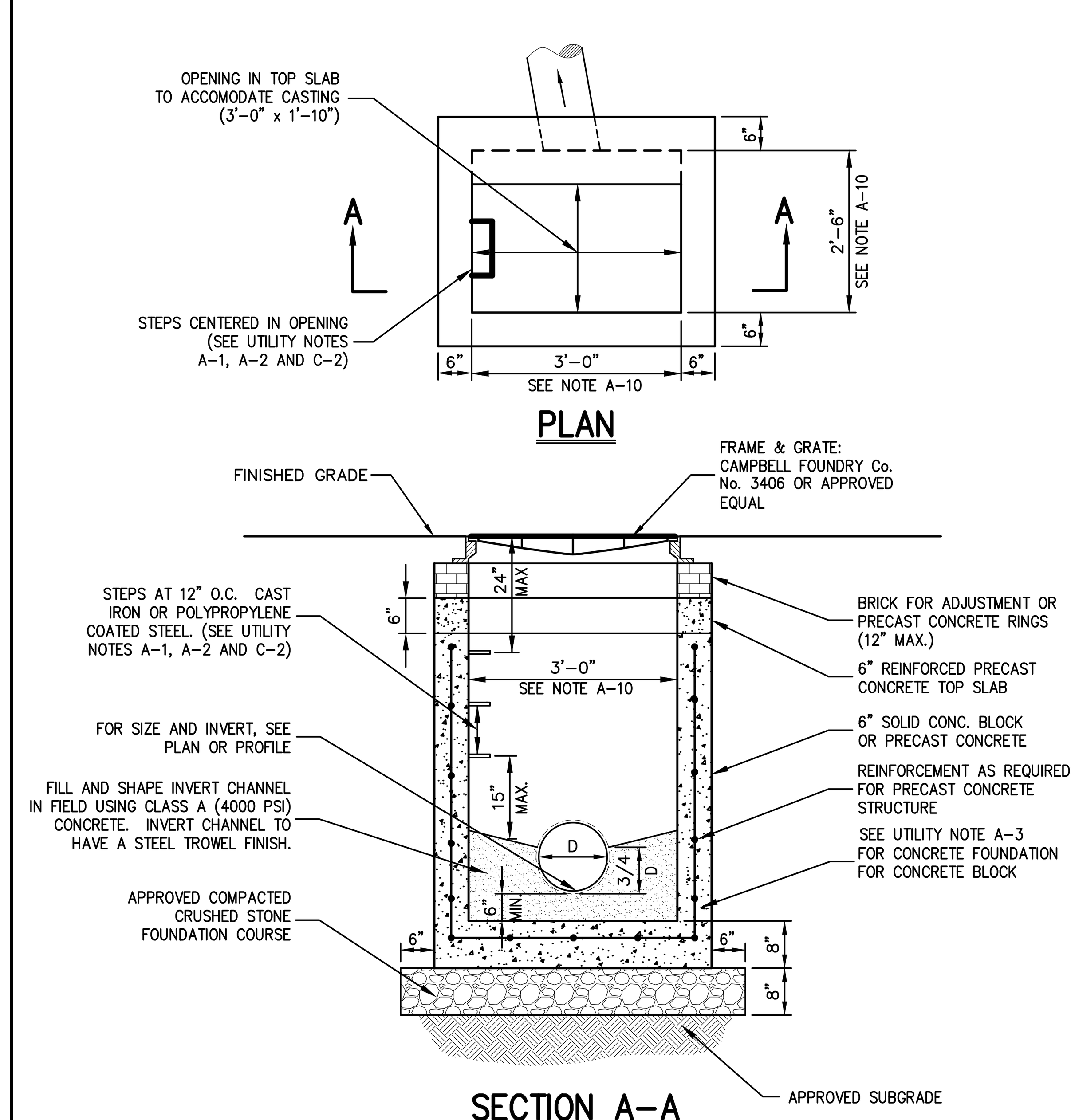


NOTE:

1. SEE NOTES PERTAINING TO DRAIN INLETS UNDER UTILITY NOTES ON DRAWING C-901
2. DRAIN INLETS SHALL BE INSPECTED MONTHLY FOR BLOCKAGE AND/OR EROSION AT TOP OF EACH INLET. BLOCKAGE SHALL BE REMOVED AND INLETS SHALL BE REPAIRED AS NECESSARY.

DRAIN INLET (TYPE CI) — 12

(w/o sump-w/o finger underdrains)

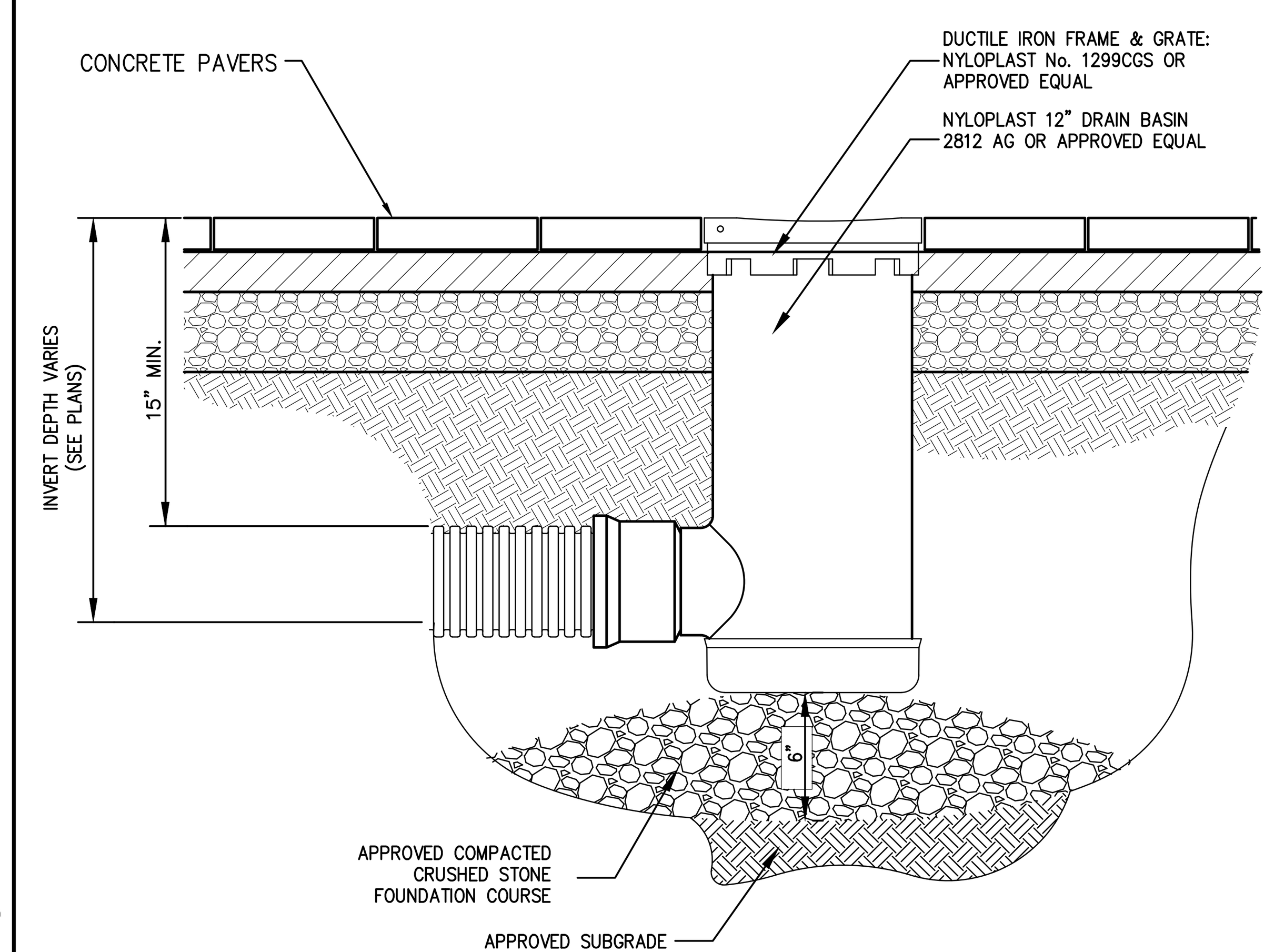


NOTE

1. REINFORCE PRECAST CONCRETE TOP SLAB AND REINFORCE PRECAST CONCRETE STRUCTURE SHALL BE DESIGNED TO ACCOMMODATE AN H-20 DESIGN LOAD.
2. LOCATIONS OF FINGER UNDERDRAINS MAY VARY FROM THAT AS SHOWN DEPENDING UPON NUMBER AND SIZE OF STORM DRAIN LINES ENTERING AND EXITING THE STRUCTURE.
3. SEE NOTES PERTAINING TO DRAIN INLETS UNDER UTILITY NOTES ON DRAWING C-901
4. DRAIN INLETS SHALL BE INSPECTED MONTHLY FOR BLOCKAGE AND/OR EROSION AT TOP OF EACH INLET. BLOCKAGE SHALL BE REMOVED AND INLETS SHALL BE REPAIRED AS NECESSARY.

DRAIN INLET (TYPE DI) — 13

(w/o sump-w/o finger underdrains)

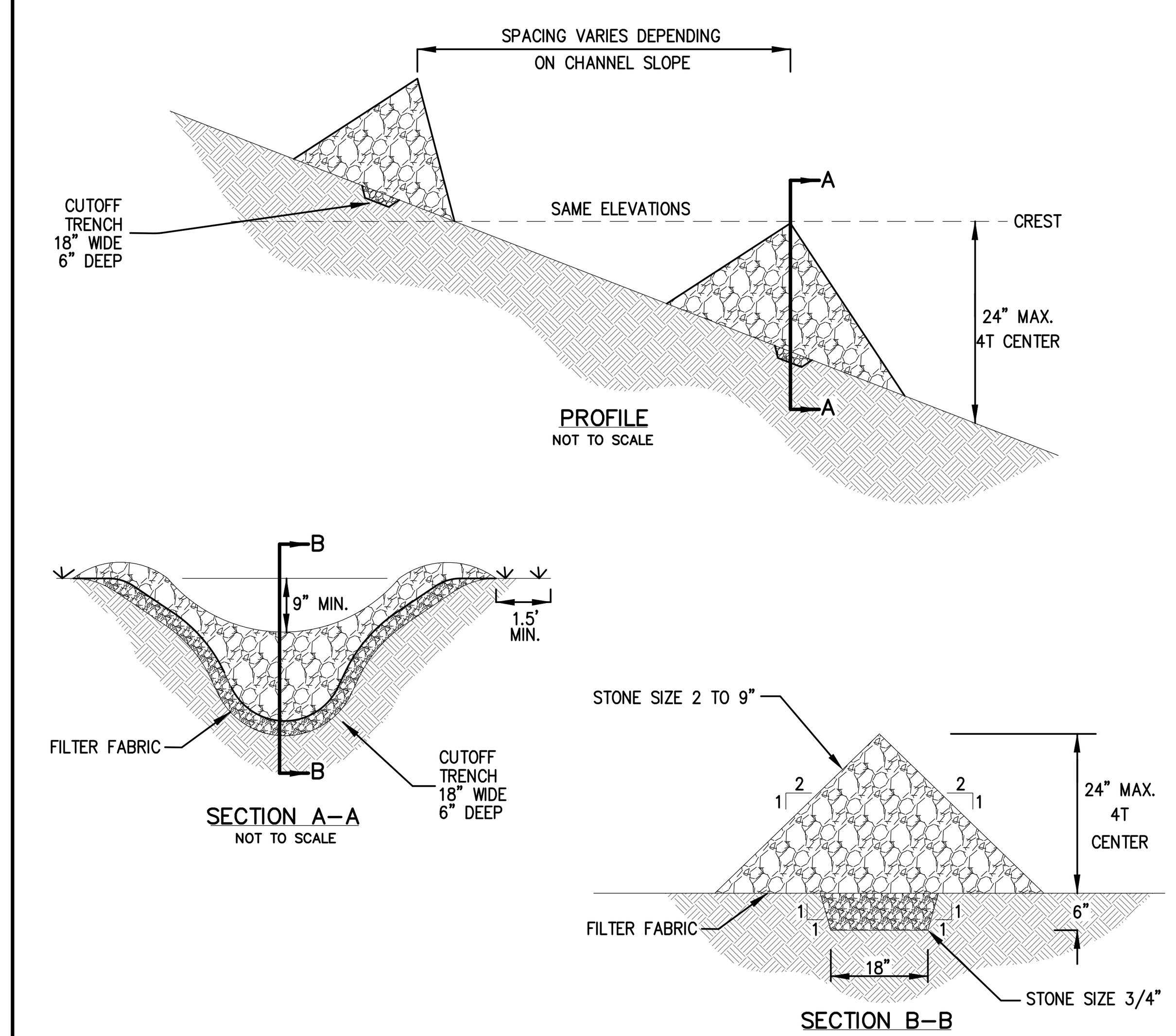


NOTES:

1. ALL MATERIALS SHALL BE PRODUCT OF NYLOPLAST OR APPROVED EQUAL.
   ADDRESS: 3130 VERONA AVENUE, BUFORD, GA 30518
   PHONE: (770) 932 2443.
2. ALL MATERIALS SHALL BE DESIGNED TO ACCOMODATE AN H-20 DESIGN LOAD.
3. GRATES/SOLID COVER SHALL BE DUCTILE IRON PER ASTM A536 GRADE 70-50-05.
4. FRAMES SHALL BE DUCTILE IRON PER ASTM A536 GRADE 70-50-05.
5. DRAINAGE CONNECTION STUB JOINT TIGHTNESS SHALL CONFORM TO ASTM D3212 FOR CORRUGATED HDPE.

DRAIN BASIN (TYPE DB) — 14

(w/o sump)



CONSTRUCTION SPECIFICATIONS:

1. STONE WILL BE PLACED ON A FILTER FABRIC FOUNDATION TO THE LINES, GRADES AND LOCATIONS SHOWN IN THE PLAN.
2. SET SPACING OF CHECK DAMS TO ASSURE THAT THE ELEVATIONS OF THE CREST OF THE DOWNSTREAM DAM IS AT THE SAME ELEVATION OF THE TOE OF THE UPSTREAM DAM.
3. EXTEND THE STONE A MINIMUM OF 1.5 FEET BEYOND THE DITCH BANK TO PREVENT CUTTING AROUND THE DAM.
4. PROTECT THE CHANNEL DOWNSTREAM OF THE LOWEST CHECK DAM FROM SCOUR AND EROSION WITH STONE OR LINER AS APPROPRIATE.
5. ENSURE THAT CHANNEL APPURTENANCES SUCH AS CULVERT ENTRANCES BELOW CHECK DAMS ARE NOT SUBJECT TO DAMAGE OR BLOCKAGE FROM DISPLACED STONES.

MAXIMUM DRAINAGE AREA 2 ACRES.

STONE CHECK DAM — 14A

No.	Revision	Date
2.	REVISED PER CITY COMMENTS	02/24/2020
3.	REVISED PER CITY COMMENTS	09/29/2020
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18119-DETAILS	C-901 –
Drawing No:	C-901 (Sheet 20 OF 28)

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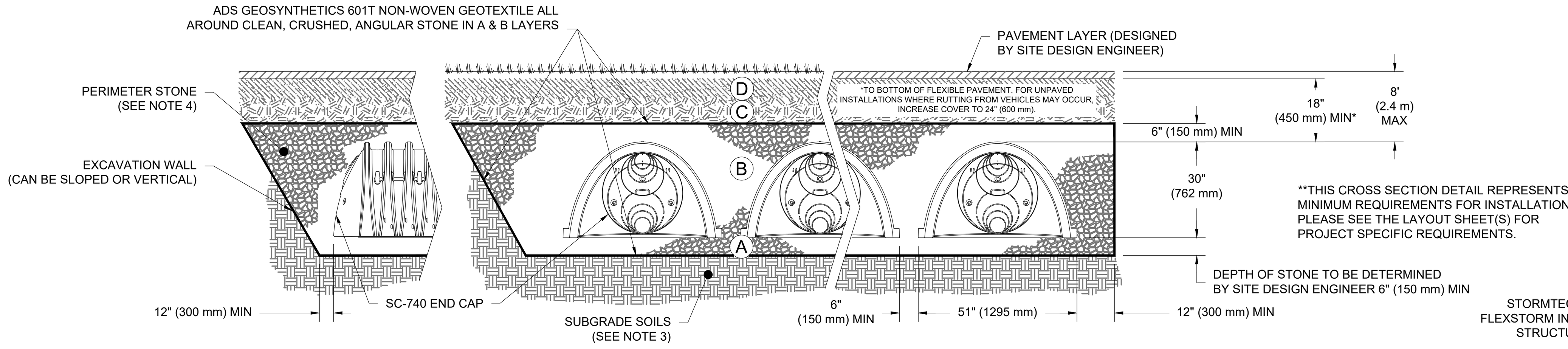
ACCEPTABLE FILL MATERIALS: STORMTECH SC-740 CHAMBER SYSTEMS

MATERIAL LOCATION		DESCRIPTION	AASHTO MATERIAL CLASSIFICATIONS	COMPACTION / DENSITY REQUIREMENT
D	**FINAL FILL:** FILL MATERIAL FOR LAYER 'D' STARTS FROM THE TOP OF THE 'C' LAYER TO THE BOTTOM OF FLEXIBLE PAVEMENT OR UNPAVED FINISHED GRADE ABOVE. NOTE THAT PAVEMENT SUBBASE MAY BE PART OF THE 'D' LAYER.	ANY SOIL/ROCK MATERIALS, NATIVE SOILS, OR PER ENGINEER'S PLANS. CHECK PLANS FOR PAVEMENT SUBGRADE REQUIREMENTS.	N/A	PREPARE PER SITE DESIGN ENGINEER'S PLANS. PAVED INSTALLATIONS MAY HAVE STRINGENT MATERIAL AND PREPARATION REQUIREMENTS.
C	**INITIAL FILL:** FILL MATERIAL FOR LAYER 'C' STARTS FROM THE TOP OF THE EMBEDMENT STONE ('B' LAYER) TO 18" (450 mm) ABOVE THE TOP OF THE CHAMBER. NOTE THAT PAVEMENT SUBBASE MAY BE A PART OF THE 'C' LAYER.	GRANULAR WELL-GRADED SOIL/AGGREGATE MIXTURES, <35% FINES OR PROCESSED AGGREGATE. MOST PAVEMENT SUBBASE MATERIALS CAN BE USED IN LIEU OF THIS LAYER.	AASHTO M145[1] A-1, A-2-4, A-3 OR AASHTO M43[1] 3, 357, 4, 467, 5, 56, 57, 6, 67, 68, 7, 78, 8, 89, 9, 10	BEGIN COMPACTIONS AFTER 12" (300 mm) OF MATERIAL OVER THE CHAMBERS IS REACHED. COMPACT ADDITIONAL LAYERS IN 6" (150 mm) MAX LIFTS TO A MIN. 95% PROCTOR DENSITY FOR WELL GRADED MATERIAL AND 95% RELATIVE DENSITY FOR PROCESSED AGGREGATE MATERIALS. ROLLER GROSS VEHICLE WEIGHT NOT TO EXCEED 12,000 lbs (53 kN). DYNAMIC FORCE NOT TO EXCEED 20,000 lbs (89 kN).
B	**EMBEDMENT STONE:** FILL SURROUNDING THE CHAMBERS FROM THE FOUNDATION STONE ('A' LAYER) TO THE 'C' LAYER ABOVE.	CLEAN, CRUSHED, ANGULAR STONE	AASHTO M43[1] 3, 357, 4, 467, 5, 56, 57	NO COMPACTION REQUIRED.
A	**FOUNDATION STONE:** FILL BELOW CHAMBERS FROM THE SUBGRADE UP TO THE FOOT (BOTTOM) OF THE CHAMBER.	CLEAN, CRUSHED, ANGULAR STONE	AASHTO M43[1] 3, 357, 4, 467, 5, 56, 57	PLATE COMPACT OR ROLL TO ACHIEVE A FLAT SURFACE.[2,3]

PLEASE NOTE:
1. THE LISTED AASHTO DESIGNATIONS ARE FOR GRADATIONS ONLY. THE STONE MUST ALSO BE CLEAN, CRUSHED, ANGULAR. FOR EXAMPLE, A SPECIFICATION FOR #4 STONE WOULD STATE: "CLEAN, CRUSHED, ANGULAR NO. 4 (AASHTO M43) STONE".
2. STORMTECH COMPACTION REQUIREMENTS ARE MET FOR 'A' LOCATION MATERIALS WHEN PLACED AND COMPACTED IN 6" (150 mm) (MAX) LIFTS USING TWO FULL COVERAGES WITH A VIBRATORY COMPACTOR.
3. WHERE INFILTRATION SURFACES MAY BE COMPROMISED BY COMPACTION, FOR STANDARD DESIGN LOAD CONDITIONS, A FLAT SURFACE MAY BE ACHIEVED BY RAKING OR DRAGGING WITHOUT COMPACTION EQUIPMENT. FOR SPECIAL LOAD DESIGNS, CONTACT STORMTECH FOR COMPACTION REQUIREMENTS.
4. ONCE LAYER 'C' IS PLACED, ANY SOIL/MATERIAL CAN BE PLACED IN LAYER 'D' UP TO THE FINISHED GRADE. MOST PAVEMENT SUBBASE SOILS CAN BE USED TO REPLACE THE MATERIAL REQUIREMENTS OF LAYER 'C' OR 'D' AT THE SITE DESIGN ENGINEER'S DISCRETION.

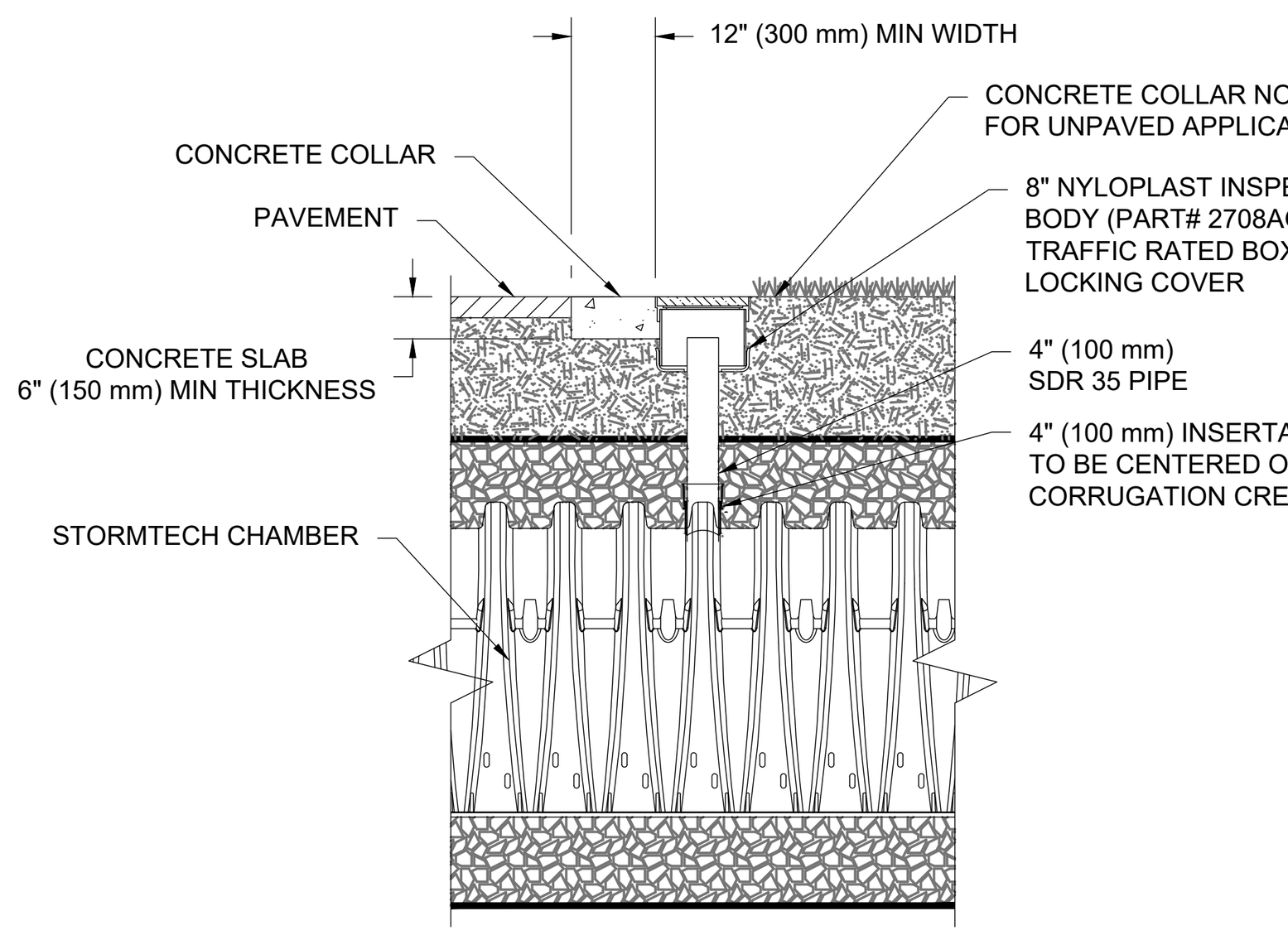


**THIS CROSS SECTION DETAIL REPRESENTS MINIMUM REQUIREMENTS FOR INSTALLATION. PLEASE SEE THE LAYOUT SHEET(S) FOR PROJECT SPECIFIC REQUIREMENTS.

NOTES:

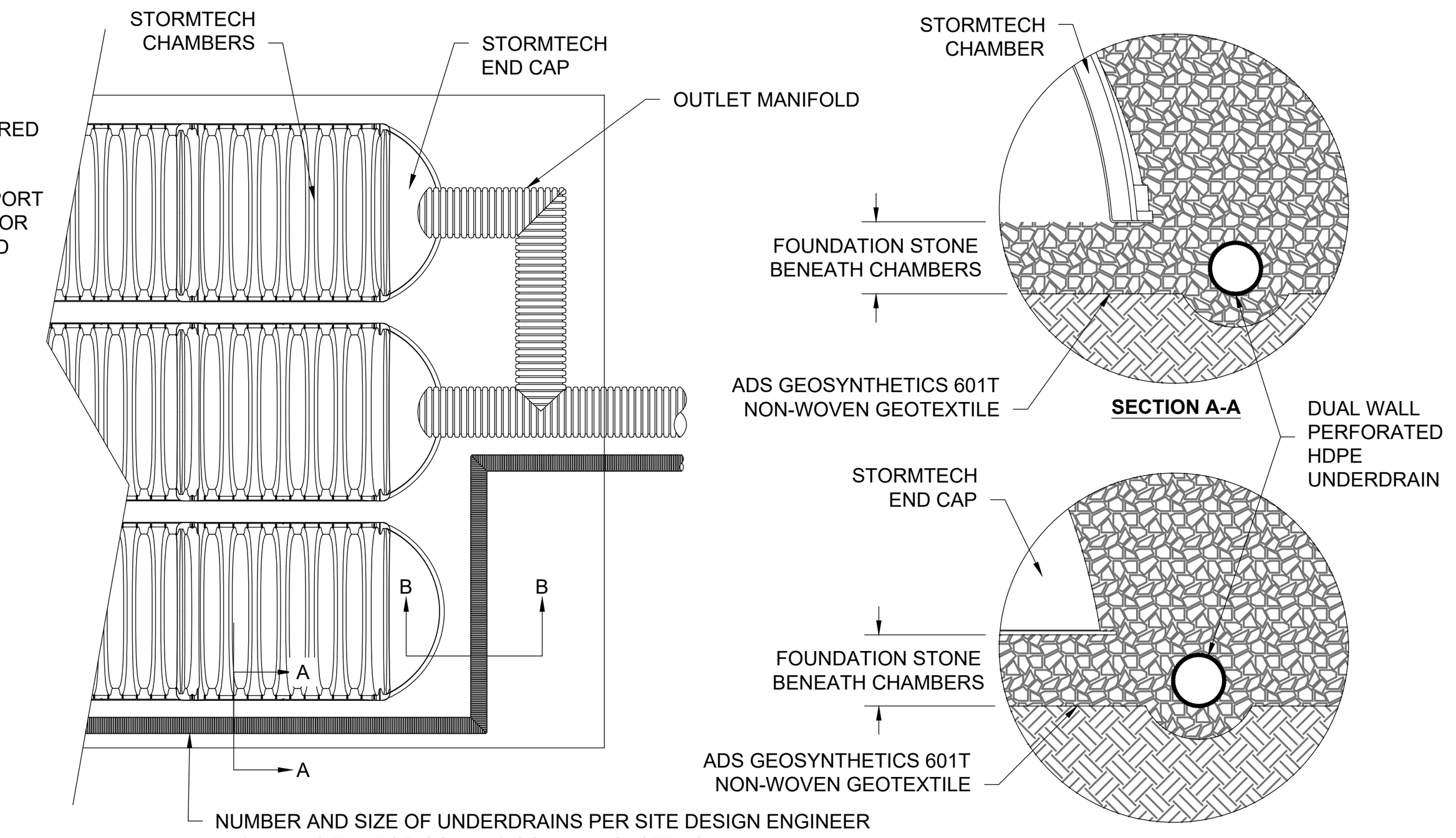
1. CHAMBERS SHALL MEET THE REQUIREMENTS OF ASTM F2418-16a, "STANDARD SPECIFICATION FOR POLYPROPYLENE (PP) CORRUGATED WALL STORMWATER COLLECTION CHAMBERS".
2. SC-740 CHAMBERS SHALL BE DESIGNED IN ACCORDANCE WITH ASTM F2787 "STANDARD PRACTICE FOR STRUCTURAL DESIGN OF THERMOPLASTIC CORRUGATED WALL STORMWATER COLLECTION CHAMBERS".
3. THE SITE DESIGN ENGINEER IS RESPONSIBLE FOR ASSESSING THE BEARING RESISTANCE (ALLOWABLE BEARING CAPACITY) OF THE SUBGRADE SOILS AND THE DEPTH OF FOUNDATION STONE WITH CONSIDERATION FOR THE RANGE OF EXPECTED SOIL MOISTURE CONDITIONS.
4. PERIMETER STONE MUST BE EXTENDED HORIZONTALLY TO THE EXCAVATION WALL FOR BOTH VERTICAL AND SLOPED EXCAVATION WALLS.
5. REQUIREMENTS FOR HANDLING AND INSTALLATION:
   - TO MAINTAIN THE WIDTH OF CHAMBERS DURING SHIPPING AND HANDLING, CHAMBERS SHALL HAVE INTEGRAL, INTERLOCKING STACKING LUGS.
   - TO ENSURE A SECURE JOINT DURING INSTALLATION AND BACKFILL, THE HEIGHT OF THE CHAMBER JOINT SHALL NOT BE LESS THAN 2".
   - TO ENSURE THE INTEGRITY OF THE ARCH SHAPE DURING INSTALLATION, a) THE ARCH STIFFNESS CONSTANT AS DEFINED IN SECTION 6.2.8 OF ASTM F2418 SHALL BE GREATER THAN OR EQUAL TO 550 LBS/IN/IN. AND b) TO RESIST CHAMBER DEFORMATION DURING INSTALLATION AT ELEVATED TEMPERATURES (ABOVE 73° F / 23° C), CHAMBERS SHALL BE PRODUCED FROM REFLECTIVE GOLD OR YELLOW COLORS.

SC-740 CROSS SECTION DETAIL



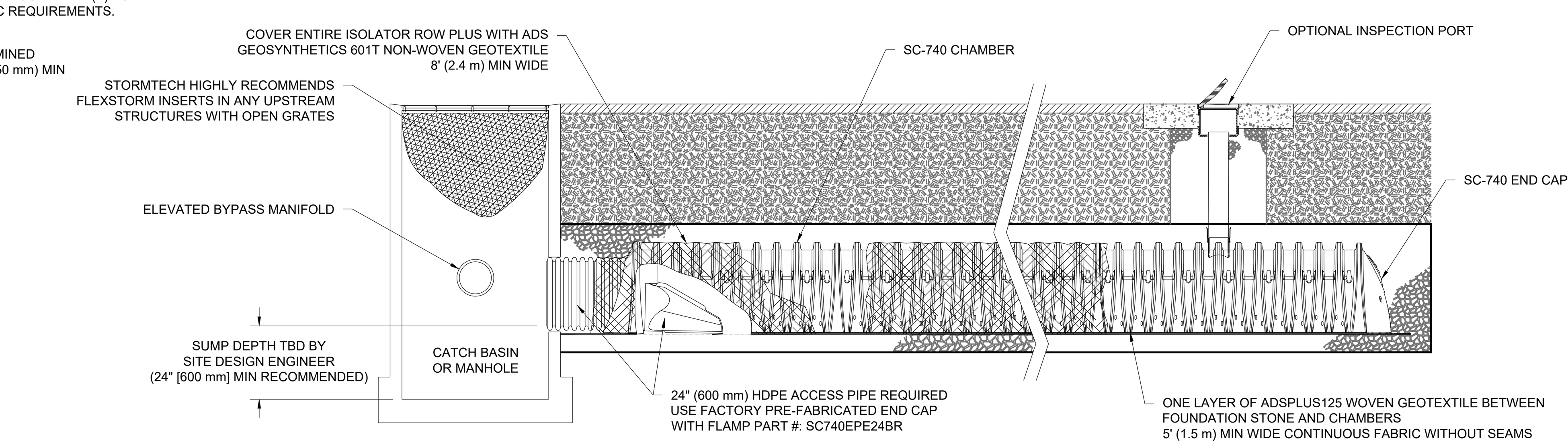
NOTE:
INSPECTION PORTS MAY BE CONNECTED THROUGH ANY CHAMBER CORRUGATION CREST.

4" PVC INSPECTION PORT DETAIL (SC SERIES CHAMBER)



UNDERDRAIN DETAIL

SEE MAINTENANCE GUIDELINES IN APPENDIX E OF SWPPP REPORT. LEVEL OF SEDIMENT ACCUMULATED WITHIN THE ISOLATOR ROW SHALL BE INSPECTED THROUGH THE ACCESS MANHOLE. IF 3 INCHES OF SEDIMENT OR GREATER HAS ACCUMULATED, IT SHALL BE CLEANED OUT UTILIZING A HIGH-PRESSURE WATER NOZZLE TO SCOUR AND SUSPEND SEDIMENTS. ALL SEDIMENT SHALL BE FLUSHED TO ACCESS MANHOLE AND REMOVED USING A VACUUM TRUCK.



SC-740 ISOLATOR ROW PLUS DETAIL

INSPECTION & MAINTENANCE

STEP 1) INSPECT ISOLATOR ROW PLUS FOR SEDIMENT
- A. INSPECTION PORTS (IF PRESENT)
  - A.1. REMOVE/OPEN LID ON NYLOPLAST INLINE DRAIN
  - A.2. REMOVE AND CLEAN FLEXSTORM FILTER IF INSTALLED
  - A.3. USING A FLASHLIGHT AND STADIA ROD, MEASURE DEPTH OF SEDIMENT AND RECORD ON MAINTENANCE LOG
  - A.4. LOWER A CAMERA INTO ISOLATOR ROW PLUS FOR VISUAL INSPECTION OF SEDIMENT LEVELS (OPTIONAL)
  - A.5. IF SEDIMENT IS AT, OR ABOVE, 3" (80 mm) PROCEED TO STEP 2. IF NOT, PROCEED TO STEP 3.
- B. ALL ISOLATOR PLUS ROWS
  - B.1. REMOVE COVER FROM STRUCTURE AT UPSTREAM END OF ISOLATOR ROW PLUS
  - B.2. USING A FLASHLIGHT, INSPECT DOWN THE ISOLATOR ROW PLUS THROUGH OUTLET PIPE
    - i) MIRRORS ON POLES OR CAMERAS MAY BE USED TO AVOID A CONFINED SPACE ENTRY
    - ii) FOLLOW OSHA REGULATIONS FOR CONFINED SPACE ENTRY IF ENTERING MANHOLE
  - B.3. IF SEDIMENT IS AT, OR ABOVE, 3" (80 mm) PROCEED TO STEP 2. IF NOT, PROCEED TO STEP 3.

STEP 2) CLEAN OUT ISOLATOR ROW PLUS USING THE JETVAC PROCESS
- A. A FIXED CULVERT CLEANING NOZZLE WITH REAR FACING SPREAD OF 45" (1.1 m) OR MORE IS PREFERRED
- B. APPLY MULTIPLE PASSES OF JETVAC UNTIL BACKFLUSH WATER IS CLEAN
- C. VACUUM STRUCTURE SUMP AS REQUIRED

STEP 3) REPLACE ALL COVERS, GRATES, FILTERS, AND LIDS; RECORD OBSERVATIONS AND ACTIONS.

STEP 4) INSPECT AND CLEAN BASINS AND MANHOLES UPSTREAM OF THE STORMTECH SYSTEM.

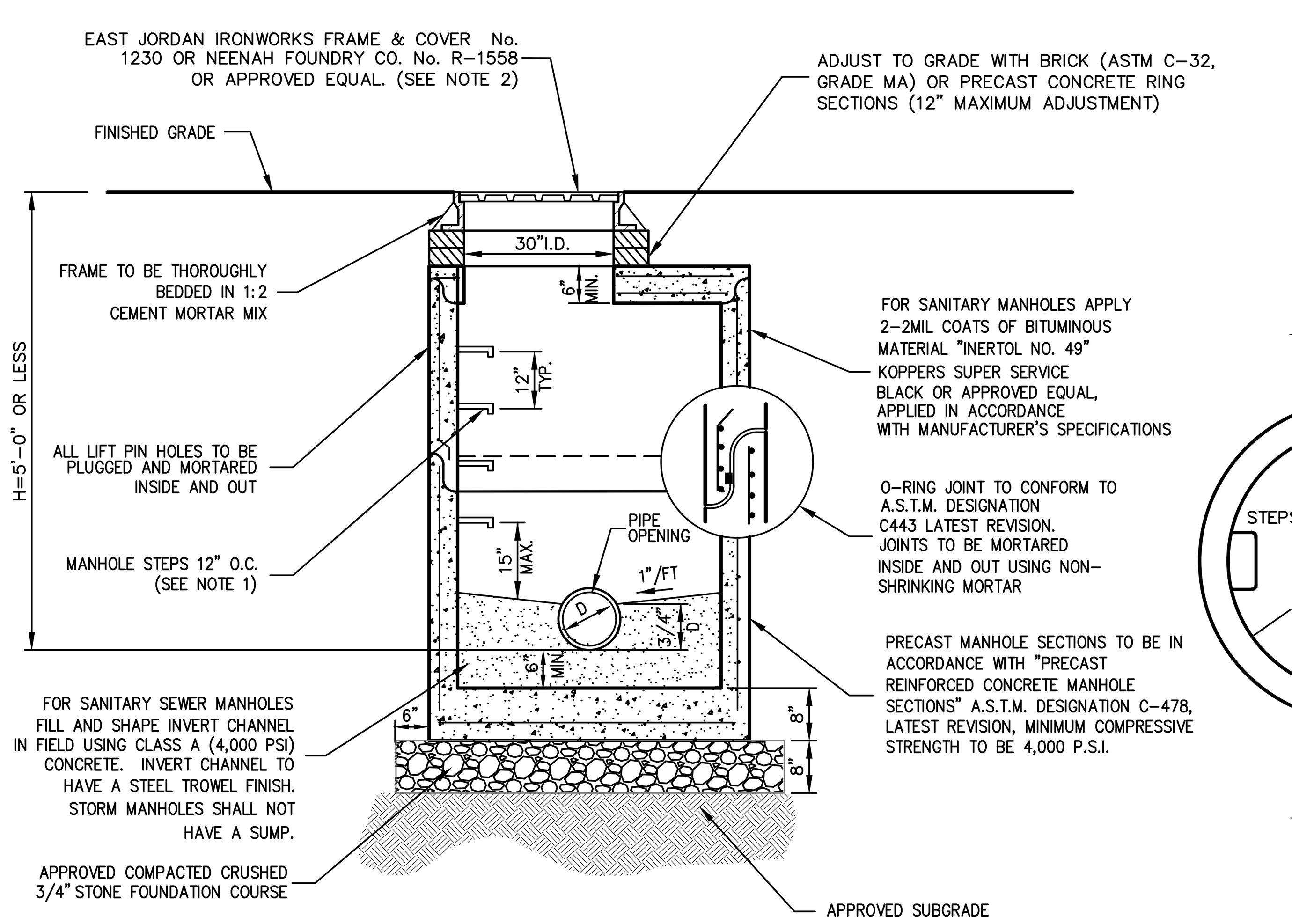
NOTES

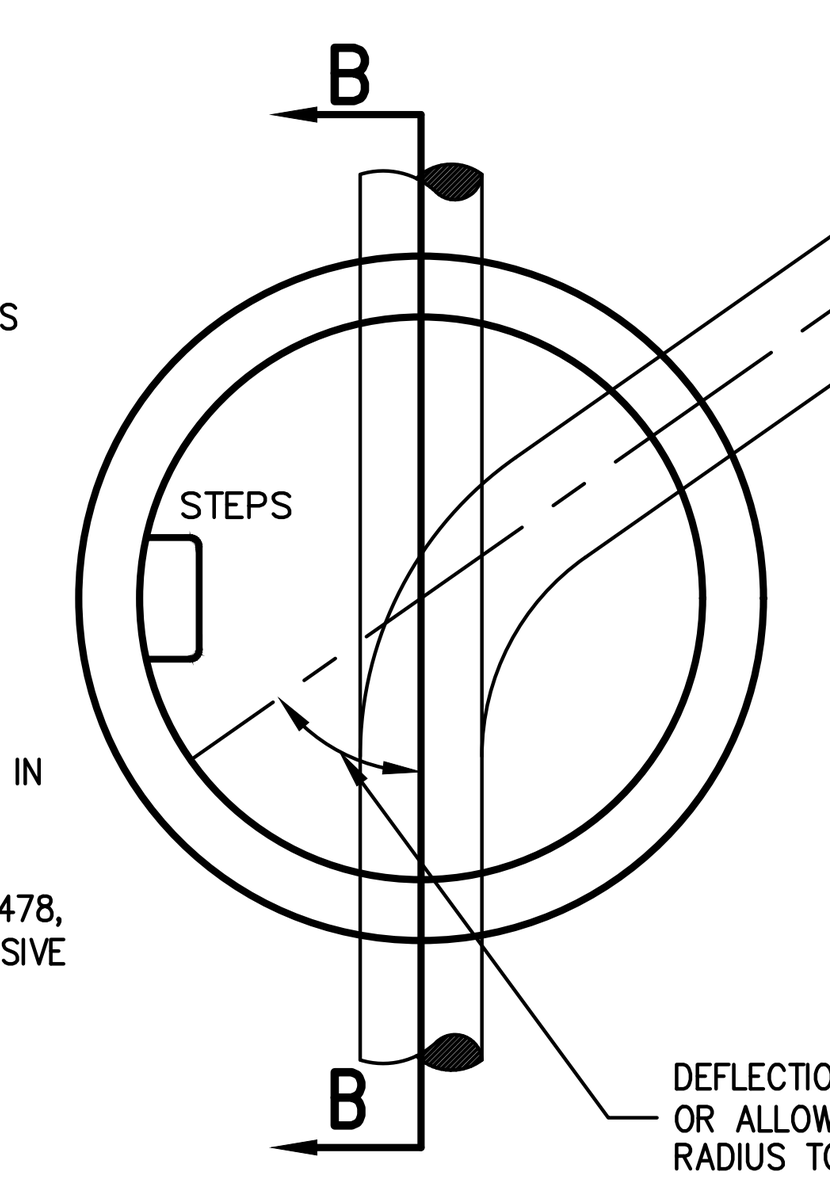
1. INSPECT EVERY 6 MONTHS DURING THE FIRST YEAR OF OPERATION. ADJUST THE INSPECTION INTERVAL BASED ON PREVIOUS OBSERVATIONS OF SEDIMENT ACCUMULATION AND HIGH WATER ELEVATIONS.
2. CONDUCT JETTING AND VACTORING ANNUALLY OR WHEN INSPECTION SHOWS THAT MAINTENANCE IS NECESSARY.

DETENTION SYSTEM

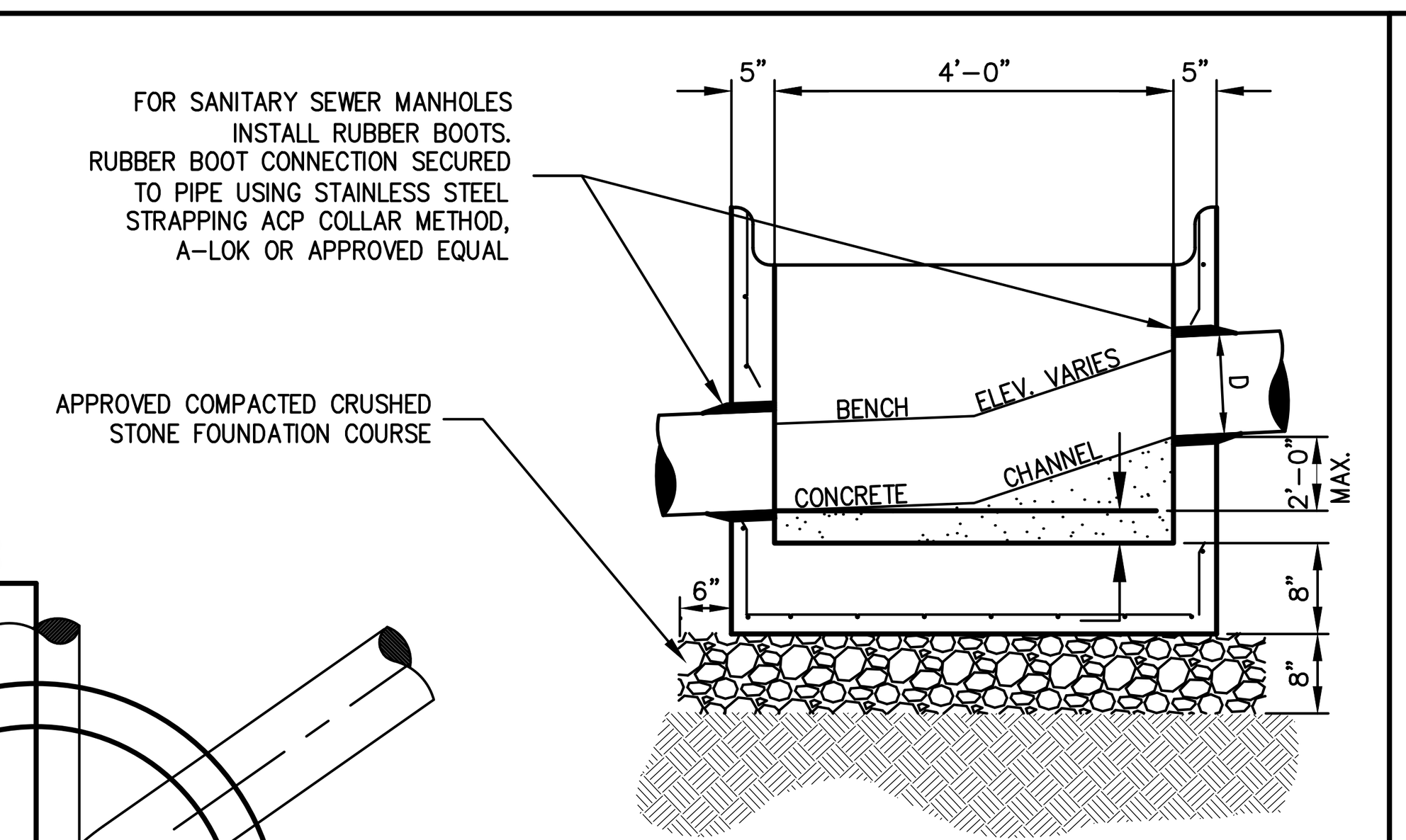
(STORMTECH CHAMBERS SC-740)

15

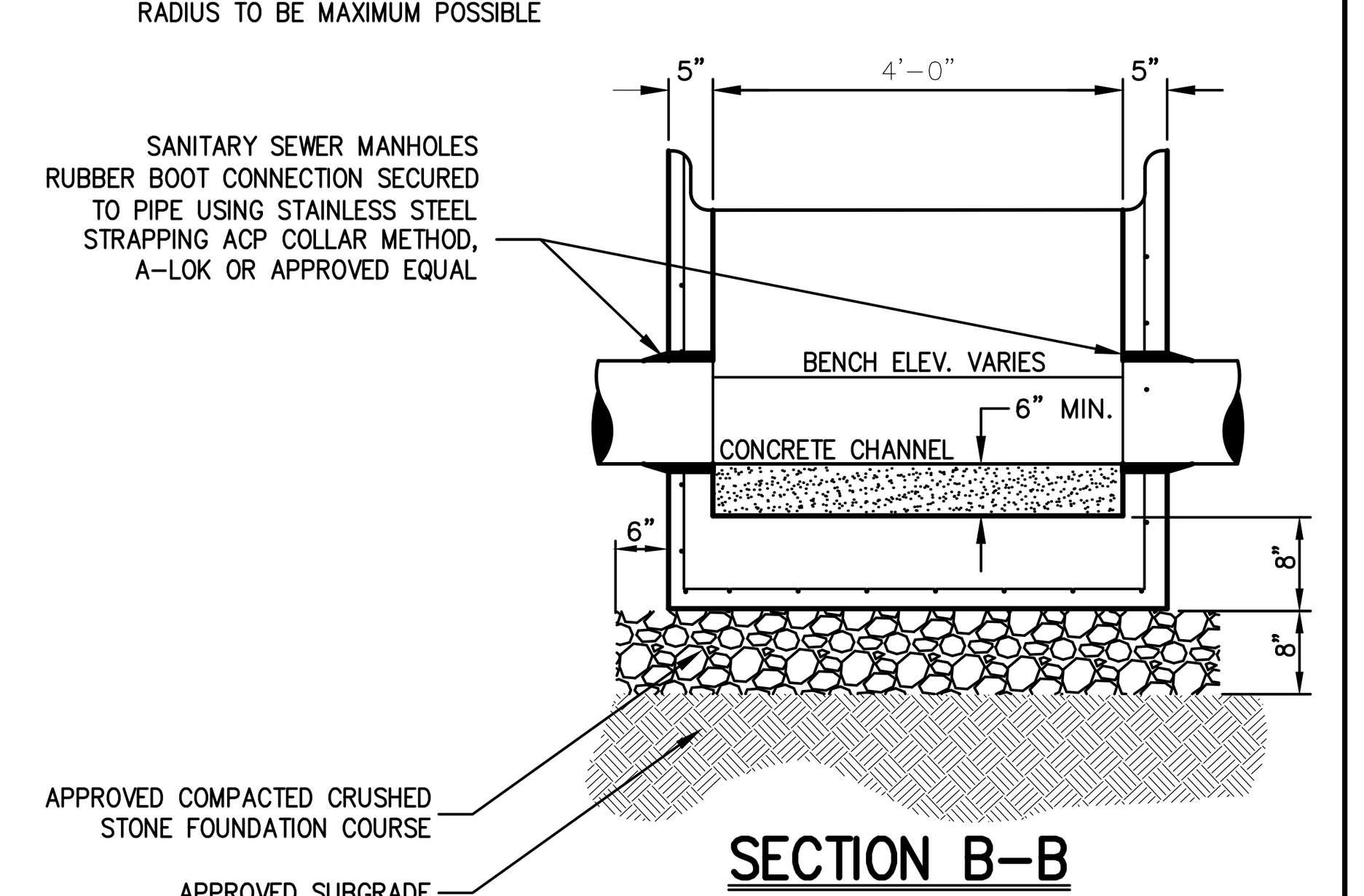




PLAN



SECTION B-B
(Chute Manhole Base)



SECTION B-B
(Standard Manhole Base)

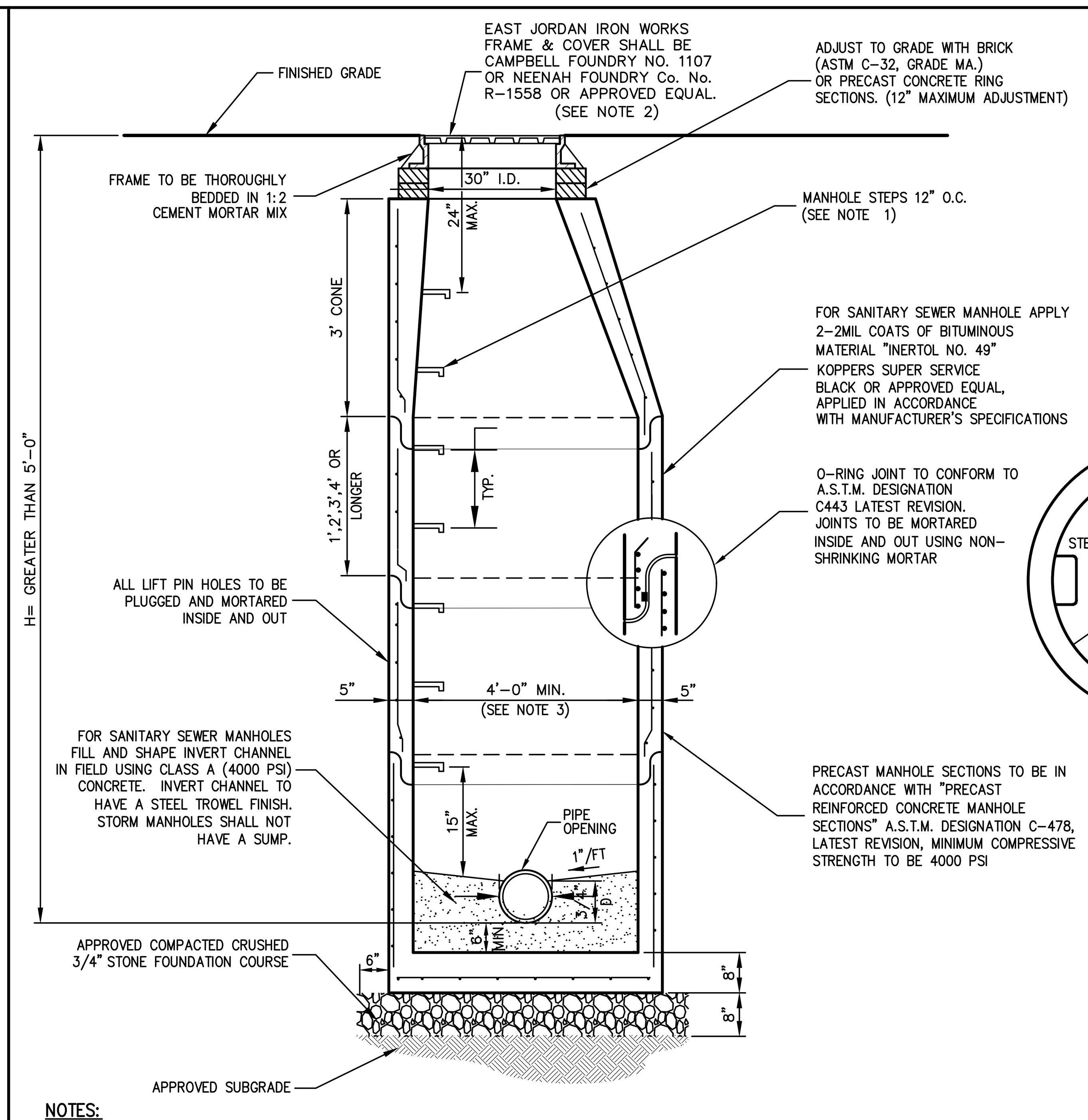
NOTES:

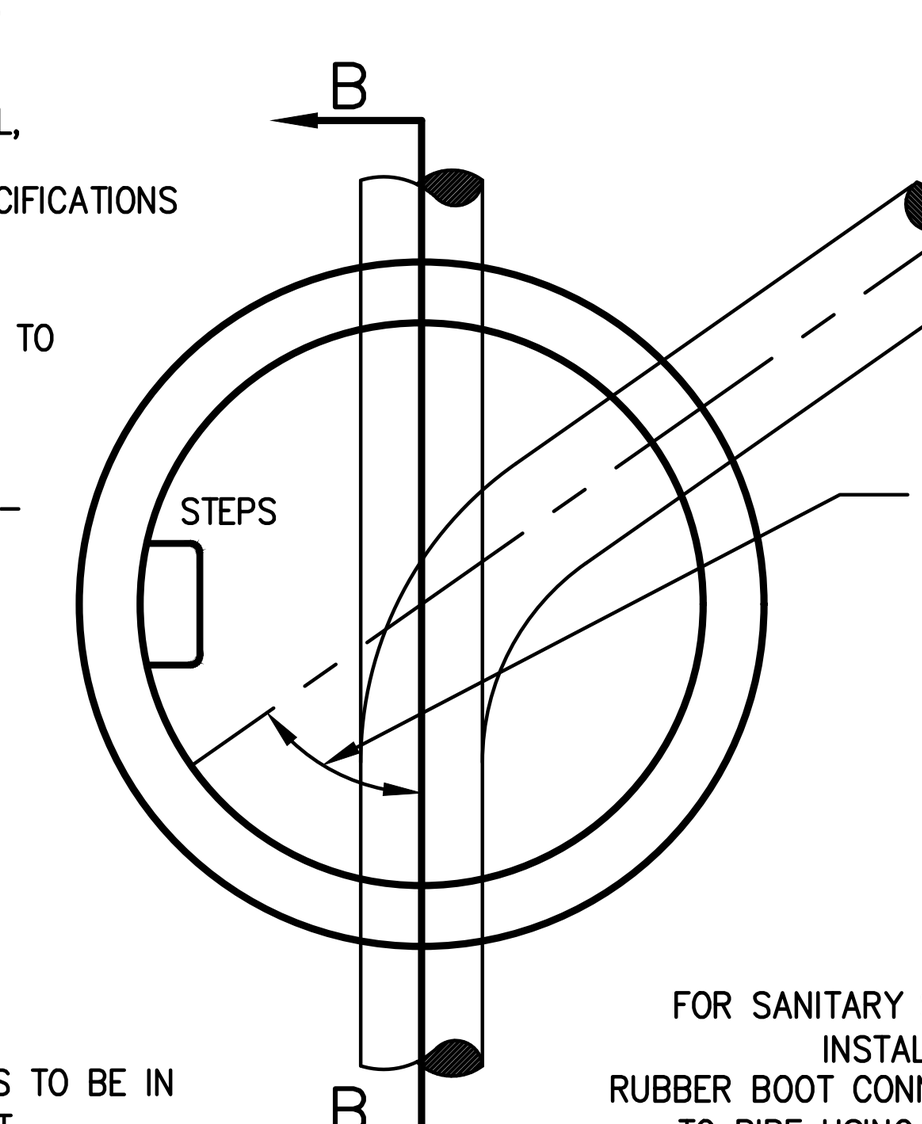
1. MANHOLE STEPS SHALL BE CAST IRON NEENAH No. R-1981-0 OR CAMPBELL FOUNDRY No. 2588-1 OR POLYPROPYLENE COATED STEEL (SEE SPECIFICATIONS) OR APPROVED EQUAL.
2. UNLESS OTHERWISE SPECIFIED, SANITARY SEWER MANHOLES SHALL HAVE LETTERS "SEWER" AND STORM DRAIN MANHOLES SHALL HAVE LETTERS "DRAIN" CAST ON COVER. THE COVERS FOR STORM DRAIN MANHOLES ONLY SHALL HAVE VENT HOLES.
3. MANHOLES SHALL MEET OR EXCEED A.S.T.M. AND O.S.H.A. REQUIREMENTS.
4. SEE "NOTES PERTAINING TO MANHOLES" UNDER "UTILITY NOTES" ON DRAWING C-901
5. COATING SHALL BE TOUCHED UP ON SITE AS NEEDED OR AS DIRECTED BY CITY ENGINEER.

MANHOLE (TYPE A)

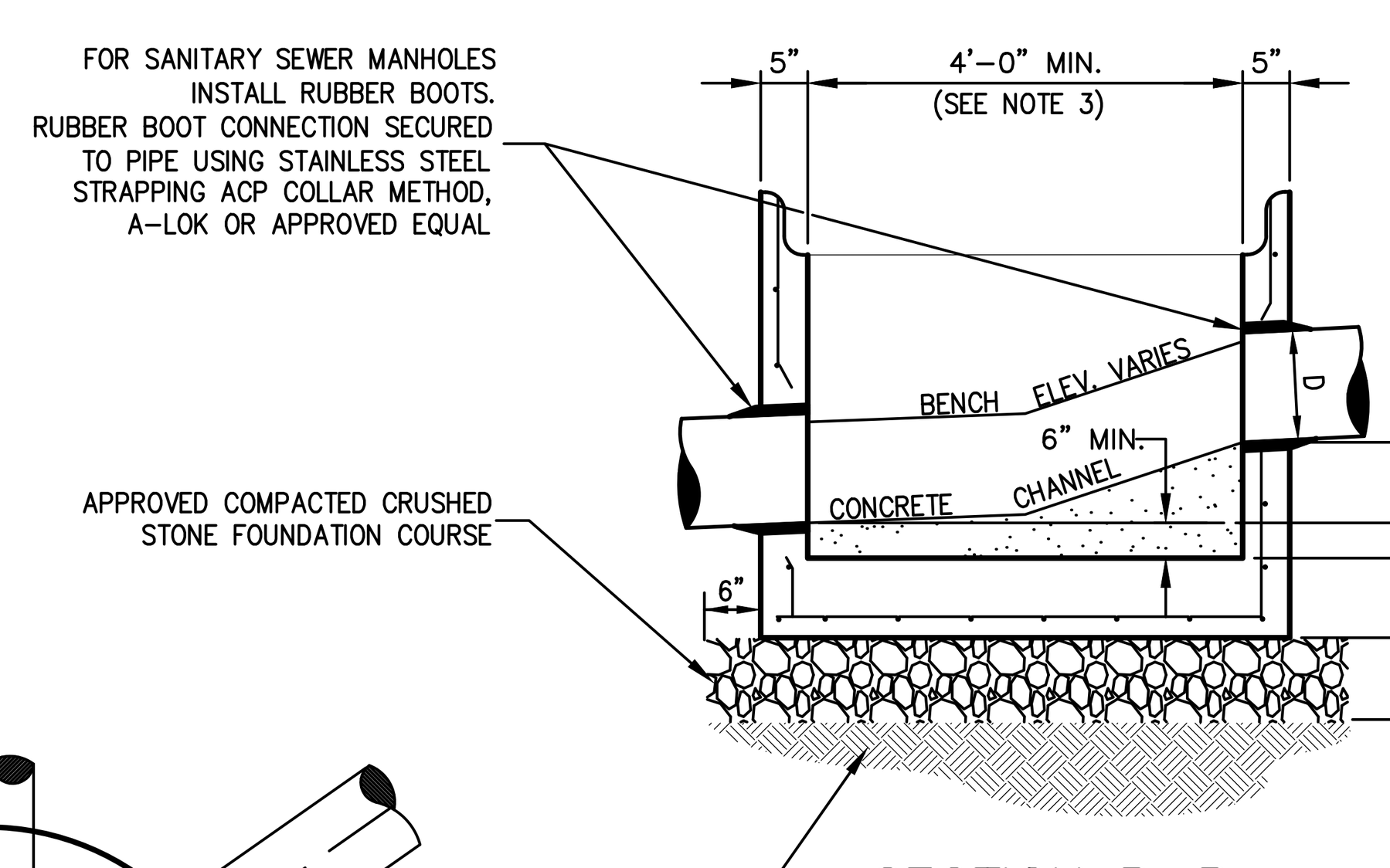
(H < 5'-0")

16

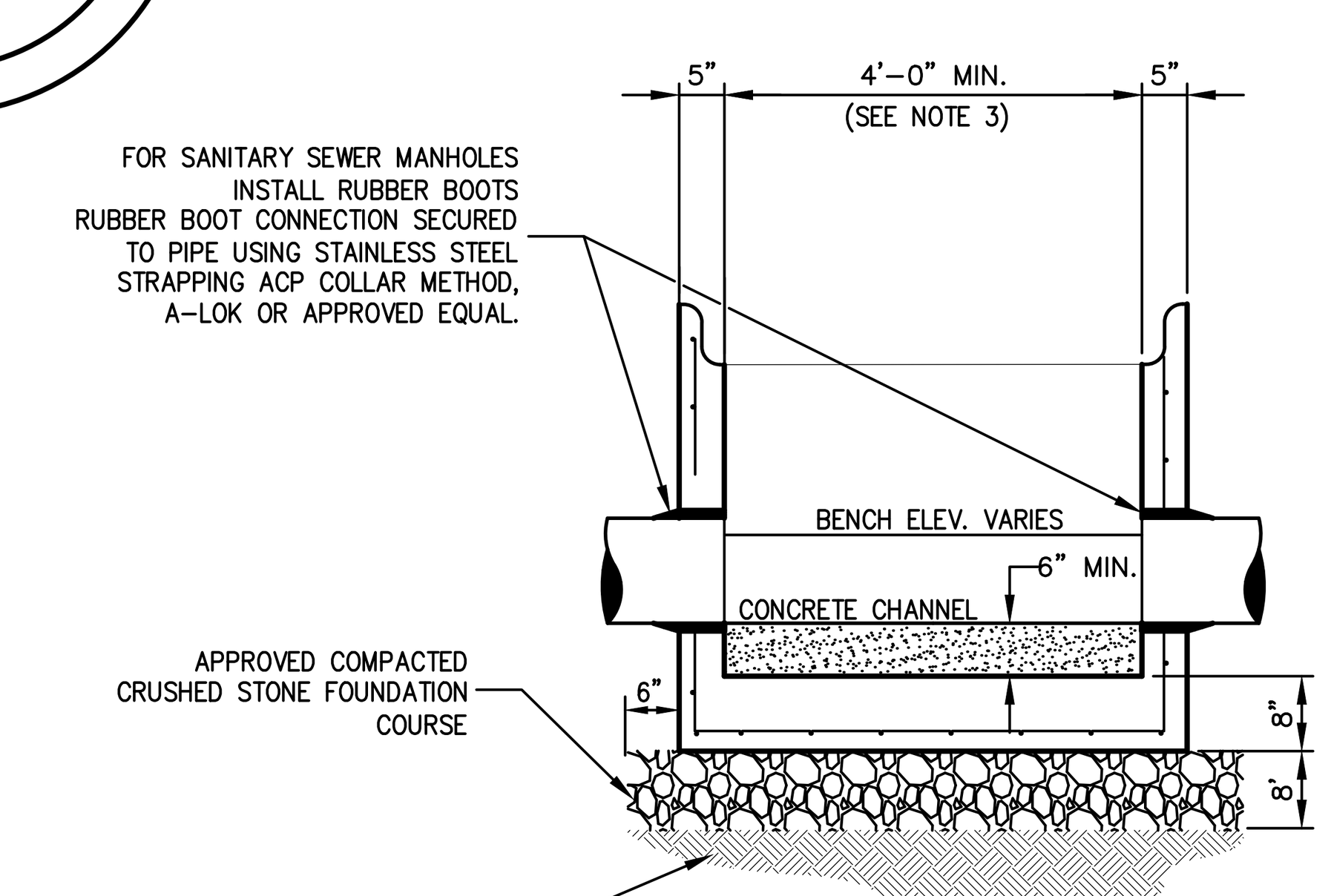




PLAN



SECTION B-B
(Chute Manhole Base)



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(Standard Manhole Base)

NOTES:

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3. MANHOLES WITH DEPTH (h) 10' OR GREATER SHALL BE FIVE (5) FEET IN DIAMETER.
4. MANHOLES SHALL MEET OR EXCEED A.S.T.M. AND O.S.H.A. REQUIREMENTS.
5. SEE "NOTES PERTAINING TO MANHOLES" UNDER "UTILITY NOTES" ON DRAWING C-901

MANHOLE (TYPE B)

(H > 5'-0")<10'-0")

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No.	Revision	Date
2.	REVISED PER CITY COMMENTS	02/24/2020
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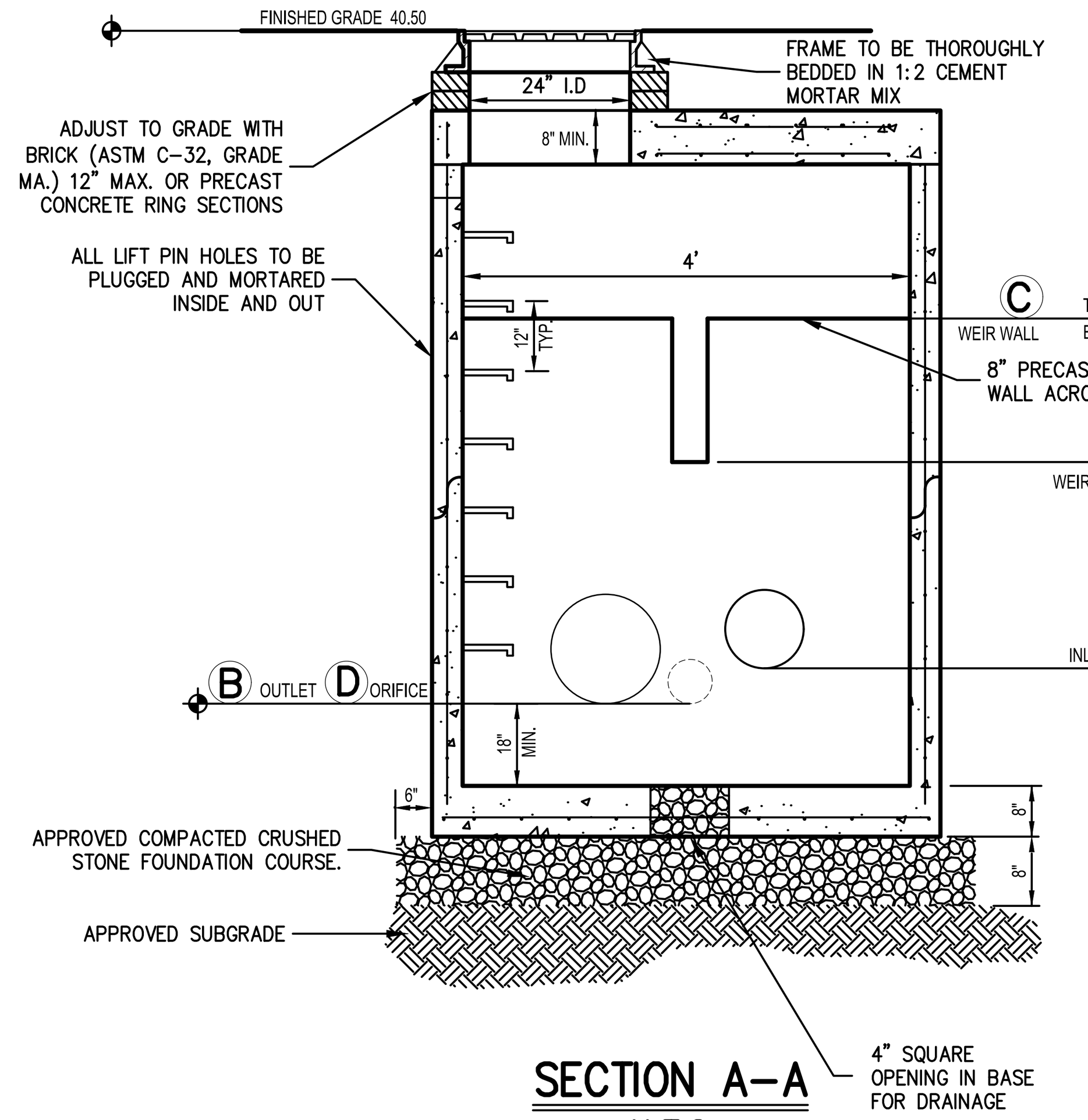
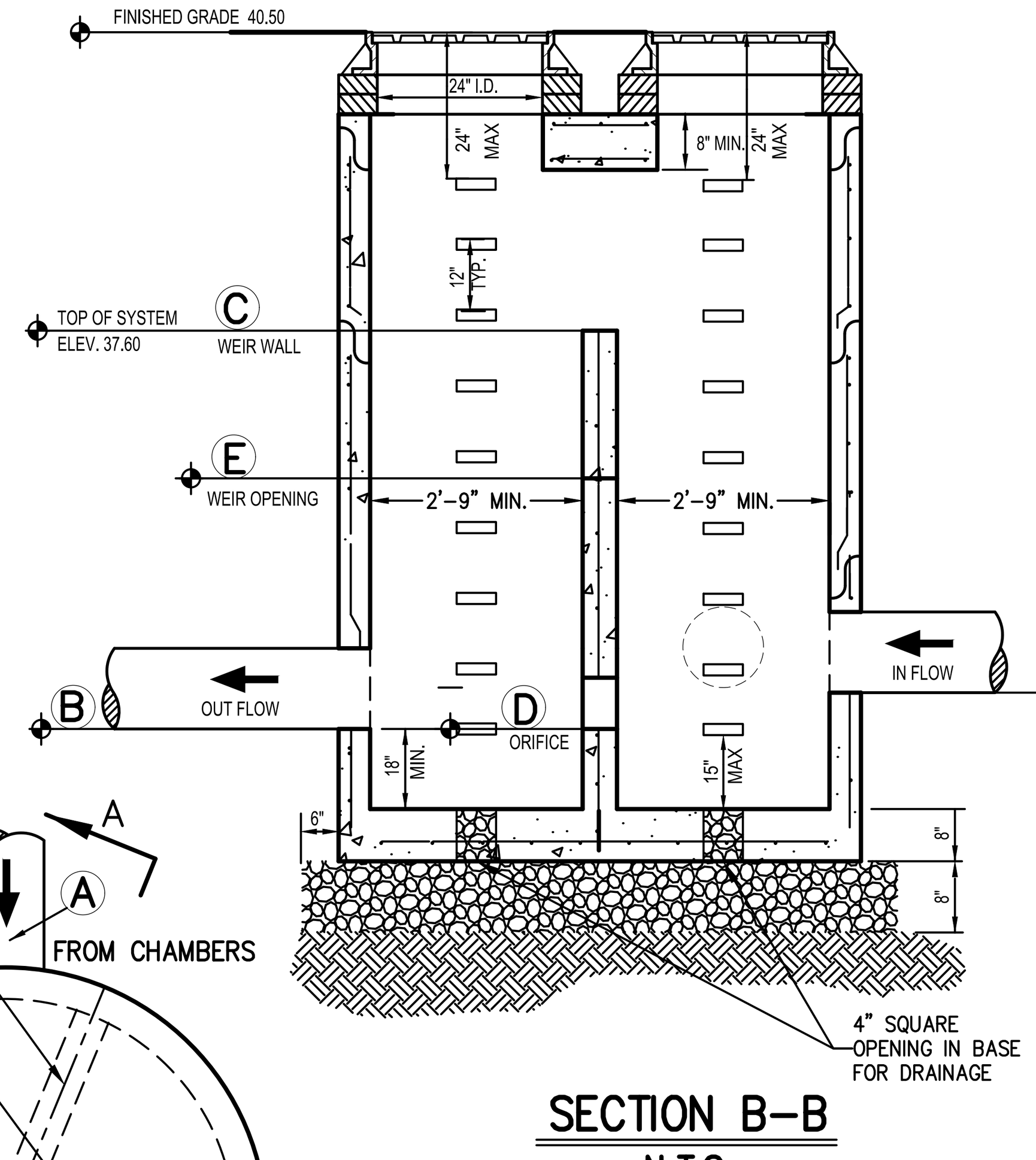


SECTION A–A
N.T.S.



SECTION B–B
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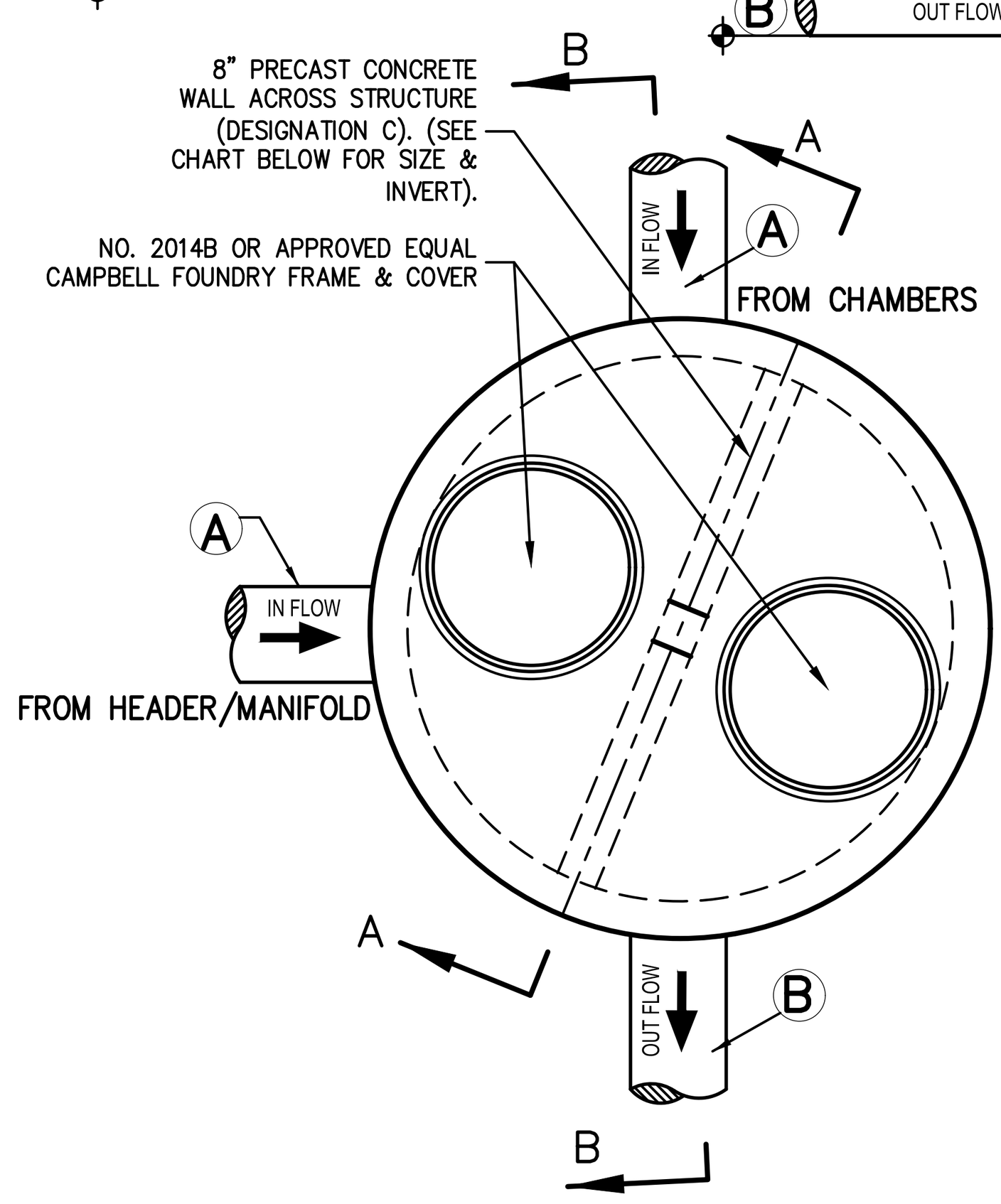


PLAN VIEW
N.T.S.

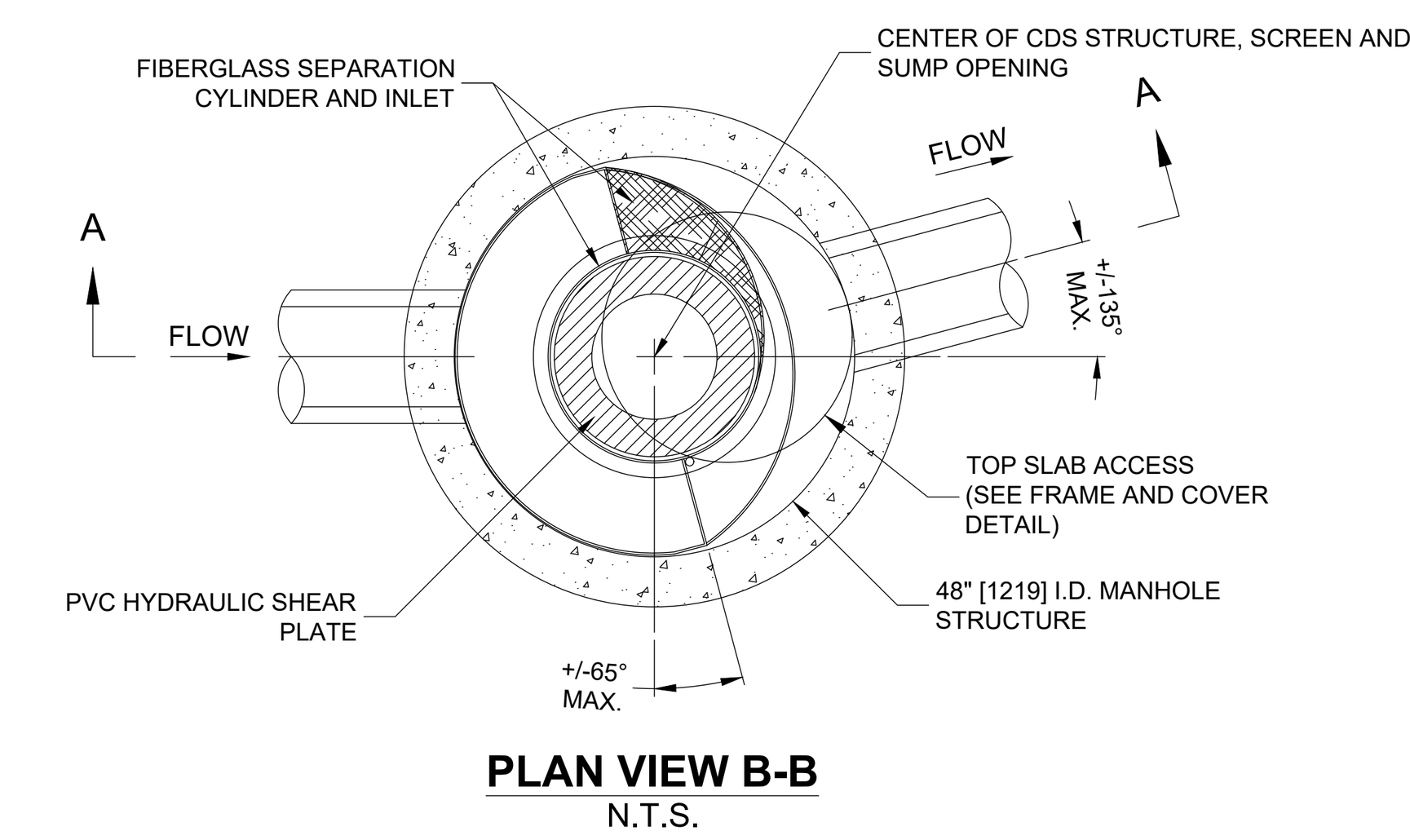
SCHEDULE OF INVERTS

DESIGNATION	(A) INLET		(B) OUTLET		(C) WEIR TOP		(D) ORIFICE		(E) WEIR OPENING	
	SIZE	INVERT	SIZE	INVERT	SIZE	INVERT	SIZE	ELEVATION	SIZE	ELEVATION
OCS–A6	15" HDPE	34.60	15" HDPE	34.10	WEIR WALL	37.60	4"	34.10	4"	35.15

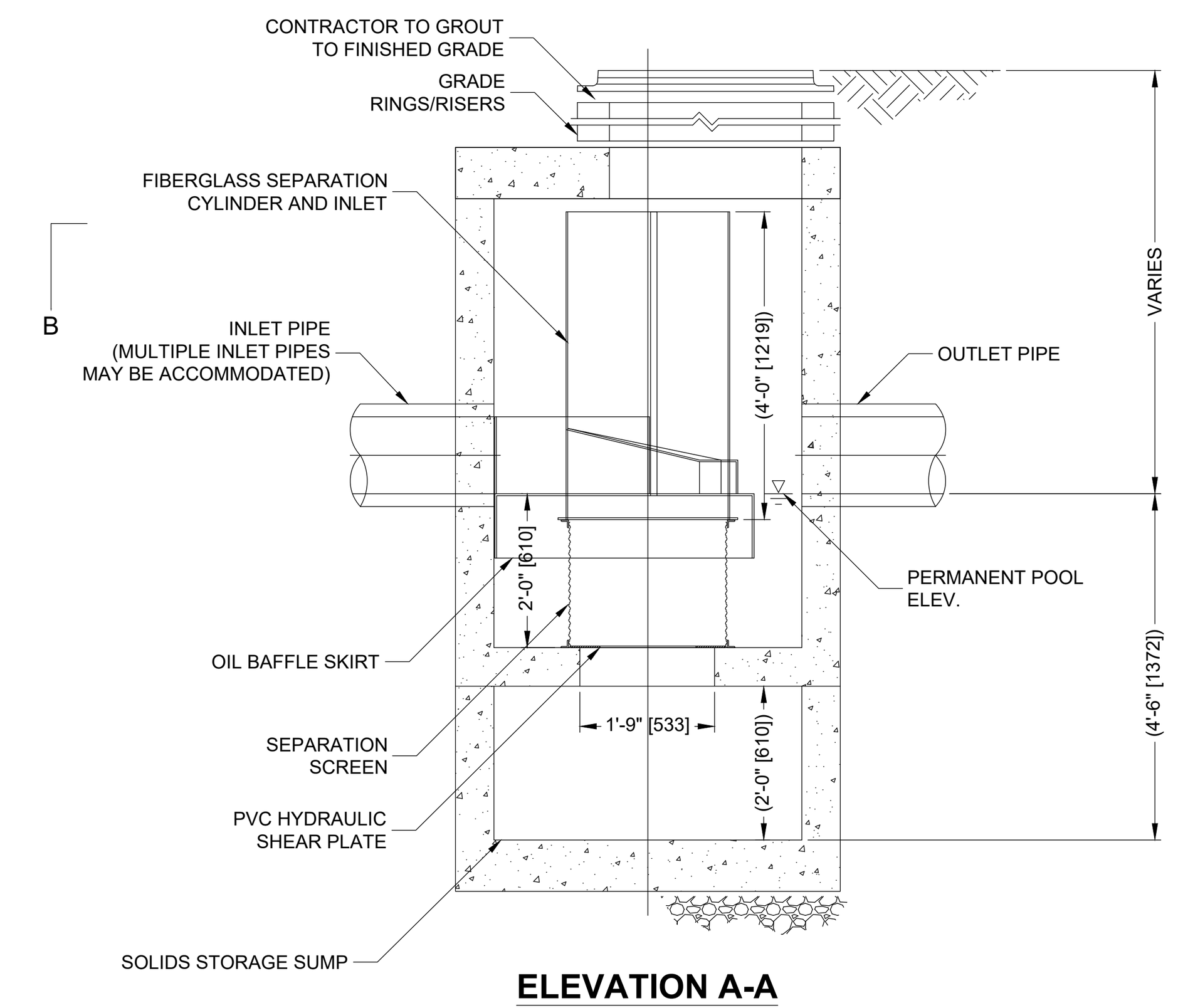
NOTES:

1. STEPS SHALL BE CAST IRON NEENAH No. R–1981–0 OR CAMPBELL FOUNDRY No. 2588–1 OR POLYPROPYLENE COATED STEEL (SEE SPECIFICATIONS) OR APPROVED EQUAL.
2. STRUCTURES SHALL MEET OR EXCEED A.S.T.M AND O.S.H.A REQUIREMENTS.
3. STRUCTURES SHALL BE DESIGNED TO ACCOMMODATE H–20 LOADING.
4. SEE UTILITY NOTES ON DRAWING C–901.

OUTLET CONTROL STRUCTURE 18



PLAN VIEW B-B
N.T.S.



ELEVATION A-A
N.T.S.

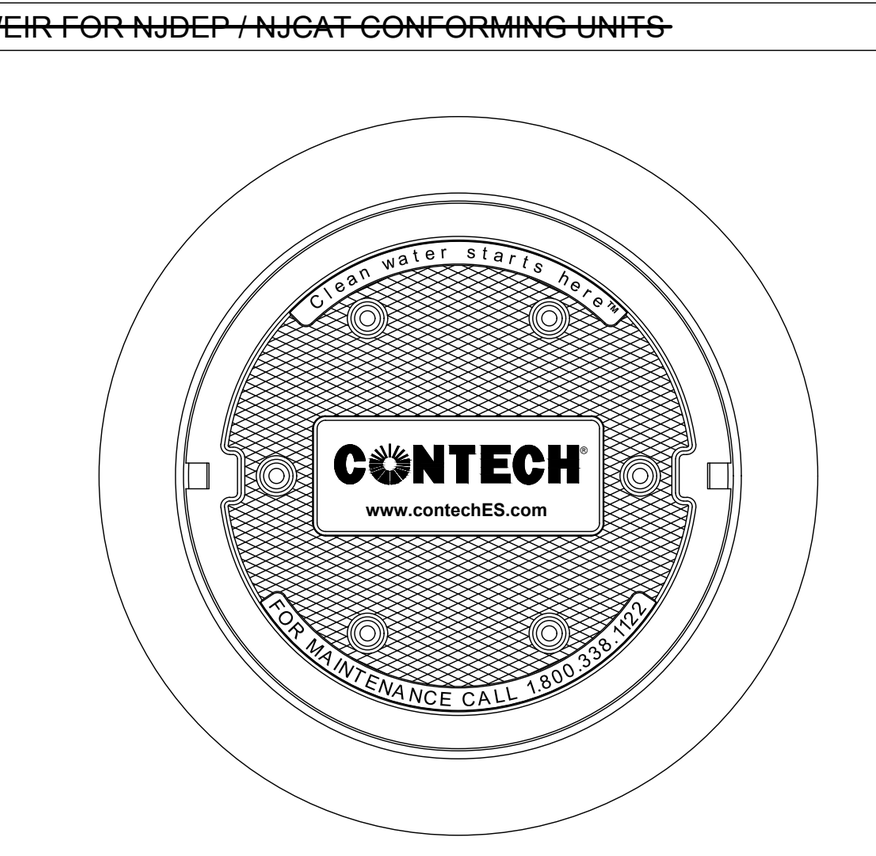
THIS PRODUCT MAY BE PROTECTED BY ONE OR MORE OF THE FOLLOWING U.S. PATENTS: 5,788,848; 6,641,720; 6,511,595; 6,581,783; RELATED FOREIGN PATENTS, OR OTHER PATENTS PENDING.

CDS2015-4-C DESIGN NOTES

THE STANDARD CDS2015-4-C CONFIGURATION IS SHOWN. ALTERNATE CONFIGURATIONS ARE AVAILABLE AND ARE LISTED BELOW. SOME CONFIGURATIONS MAY BE COMBINED TO SUIT SITE REQUIREMENTS.

CONFIGURATION DESCRIPTION

~~GRATED INLET ONLY (NO INLET PIPE)~~
GRATED INLET WITH INLET PIPE OR PIPES
~~CURB INLET ONLY (NO INLET PIPE)~~
~~CURB INLET WITH INLET PIPE OR PIPES~~
~~SEPARATE OIL BAFFLE (SINGLE INLET PIPE REQUIRED FOR THIS CONFIGURATION)~~
~~SEDIMENT WEIR FOR NJDEP / NJCAT CONFORMING UNITS~~



FRAME AND COVER
(DIAMETER VARIES)
N.T.S.

SITE SPECIFIC DATA REQUIREMENTS

STRUCTURE ID			WQS-A3-1
WATER QUALITY FLOW RATE (CFS OR L/s)			0.7
PEAK FLOW RATE (CFS OR L/s)			0.7
RETURN PERIOD OF PEAK FLOW (YRS)			1
SCREEN APERTURE (2400 OR 4700)			*
PIPE DATA:	I.E.	MATERIAL	DIAMETER
INLET PIPE 1	32.15	HDPE	15"
INLET PIPE 2	*	*	*
OUTLET PIPE	32.15	HDPE	15"
RIM ELEVATION			35.40
ANTI-FLOTATION BALLAST		WIDTH	HEIGHT
		*	*
NOTES/SPECIAL REQUIREMENTS:			
* PER ENGINEER OF RECORD			

NOTE

1. SEE MAINTENANCE GUIDLINES IN APPENDIX E OF SWPPP REPORT. OPEN ACCESS COVER FOR VISUAL INSPECTION AND MEASURE THE DISTANCE FROM THE STANDING WATER SURFACE TO THE SEDIEMENT PILE WITH A MEASURING STICK OR TAPE. IF LESS THAN 4 FEET, INSERT HOSE FROM VACUUM TRUCK INTO THE SUMP AND SCREEN THROUGH BOTH ACCESS COVERS TO CLEAN OUT THE STANDING WATER, LAYER OF OIL, SEDIMENT, TRASH, ETC. THE SCREEN MUST BE POWERWASHED TO ENSURE IT IS FREE OF TRASH AND DEBRIS.

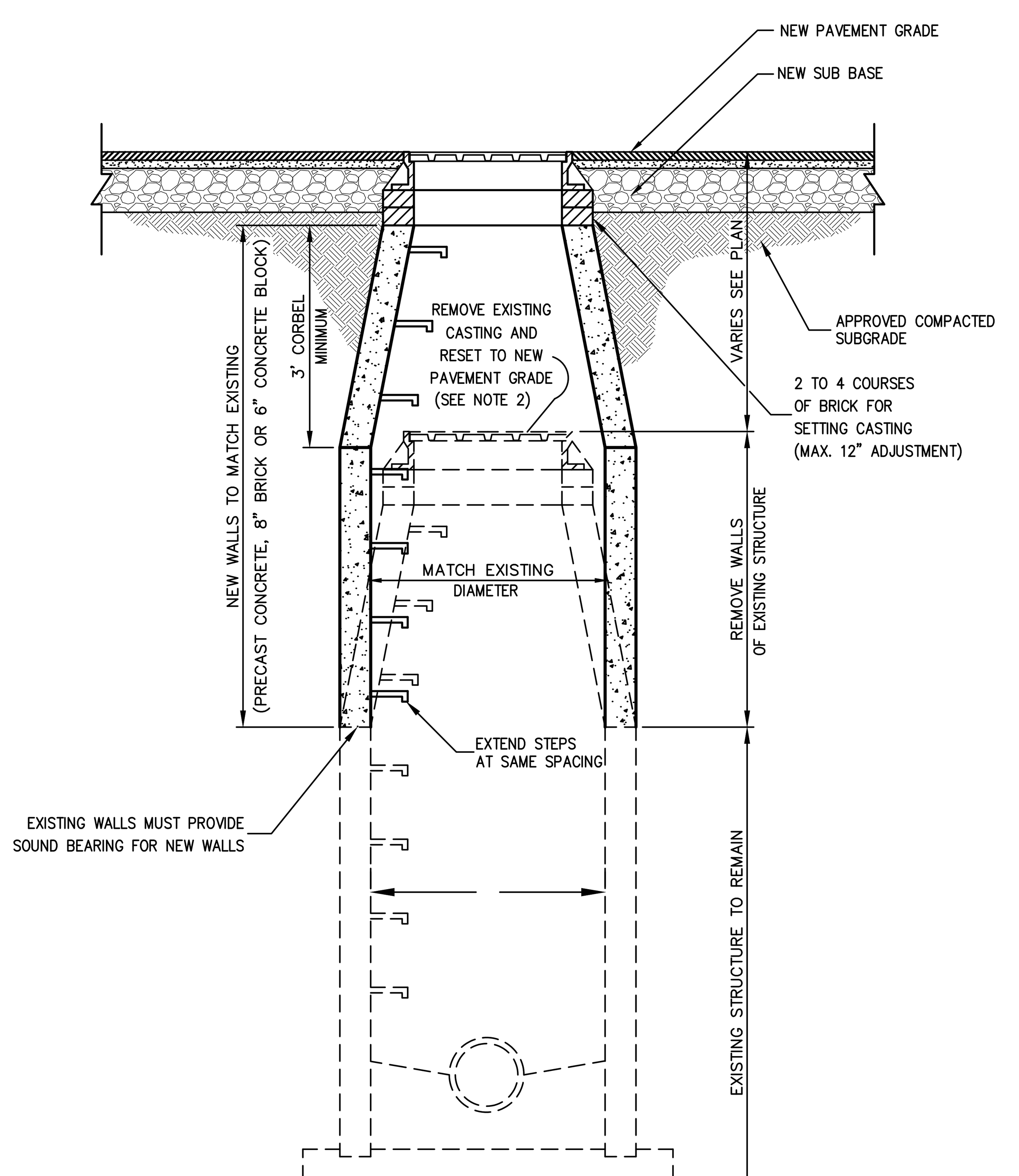
GENERAL NOTES
1. CONTECH TO PROVIDE ALL MATERIALS UNLESS NOTED OTHERWISE.
2. DIMENSIONS MARKED WITH ( ) ARE REFERENCE DIMENSIONS. ACTUAL DIMENSIONS MAY VARY.
3. FOR FABRICATION DRAWINGS WITH DETAILED STRUCTURE DIMENSIONS AND WEIGHTS, PLEASE CONTACT YOUR CONTECH ENGINEERED SOLUTIONS LLC REPRESENTATIVE. www.contechES.com
4. CDS WATER QUALITY STRUCTURE SHALL BE IN ACCORDANCE WITH ALL DESIGN DATA AND INFORMATION CONTAINED IN THIS DRAWING.
5. STRUCTURE SHALL MEET AASHTO HS20 AND CASTINGS SHALL MEET HS20 (AASHTO M 306) LOAD RATING, ASSUMING GROUNDWATER ELEVATION AT, OR BELOW, THE OUTLET PIPE INVERT ELEVATION. ENGINEER OF RECORD TO CONFIRM ACTUAL GROUNDWATER ELEVATION.
6. PVC HYDRAULIC SHEAR PLATE IS PLACED ON SHELF AT BOTTOM OF SCREEN CYLINDER. REMOVE AND REPLACE AS NECESSARY DURING MAINTENANCE CLEANING.

INSTALLATION NOTES
A. ANY SUB-BASE, BACKFILL DEPTH, AND/OR ANTI-FLOTATION PROVISIONS ARE SITE-SPECIFIC DESIGN CONSIDERATIONS AND SHALL BE SPECIFIED BY ENGINEER OF RECORD.
B. CONTRACTOR TO PROVIDE EQUIPMENT WITH SUFFICIENT LIFTING AND REACH CAPACITY TO LIFT AND SET THE CDS MANHOLE STRUCTURE (LIFTING CLUTCHES PROVIDED).
C. CONTRACTOR TO ADD JOINT SEALANT BETWEEN ALL STRUCTURE SECTIONS, AND ASSEMBLE STRUCTURE.
D. CONTRACTOR TO PROVIDE, INSTALL, AND GROUT PIPES. MATCH PIPE INVERTS WITH ELEVATIONS SHOWN.
E. CONTRACTOR TO TAKE APPROPRIATE MEASURES TO ASSURE UNIT IS WATER TIGHT, HOLDING WATER TO FLOWLINE INVERT MINIMUM. IT IS SUGGESTED THAT ALL JOINTS BELOW PIPE INVERTS ARE GROUTED.

CONTECH ENGINEERED SOLUTIONS LLC
www.contechES.com
9025 Centre Pointe Dr., Suite 400, West Chester, OH 45069
800-338-1122 513-645-7000 513-645-7993 FAX

CDS2015-4-C
INLINE CDS
STANDARD DETAIL

HYDRODYNAMIC WATER QUALITY STRUCTURE 19

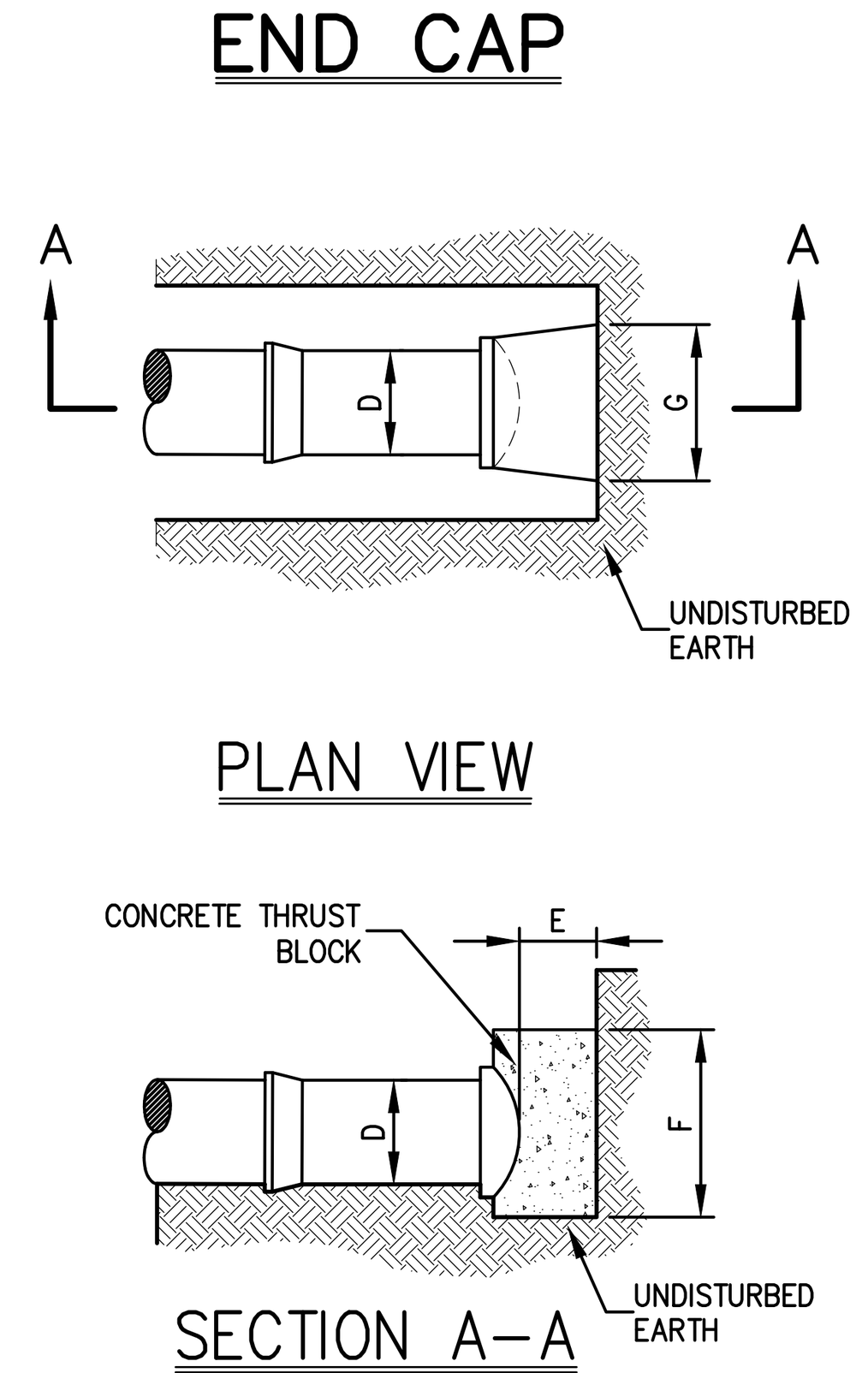


NOTES:

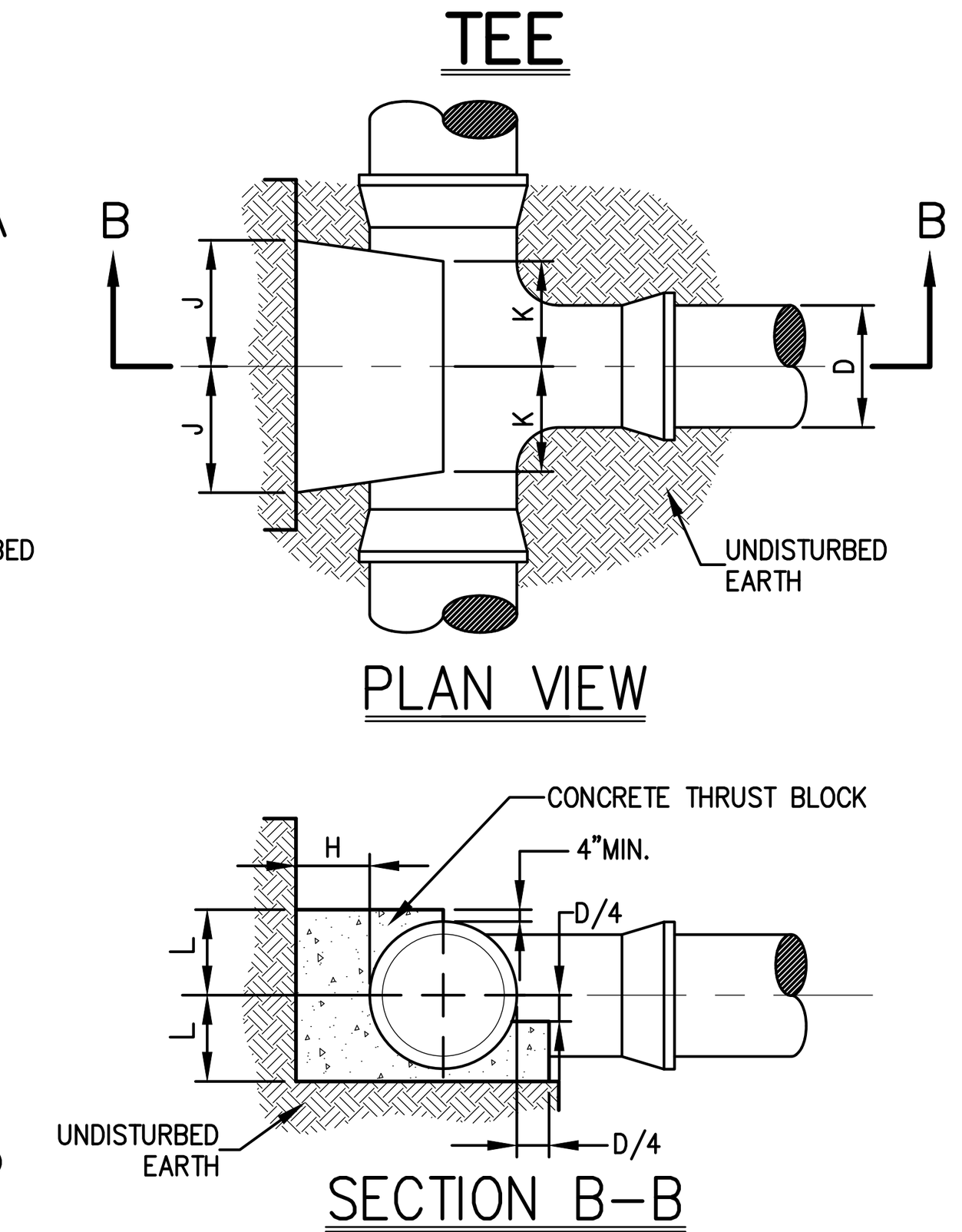
1. SEE "UTILITY NOTES" ON DRAWING C–901 WHICH SHALL APPLY TO THIS DETAIL.
2. IF EXISTING CASTING IS UNFIT FOR RESETTING IN THE NEW CONSTRUCTION, AS DETERMINED BY THE OWNER'S FIELD REPRESENTATIVE, CONTRACTOR SHALL FURNISH AND SET NEW CASTING.

EXISTING MANHOLE RECONSTRUCTED AND RAISED 20

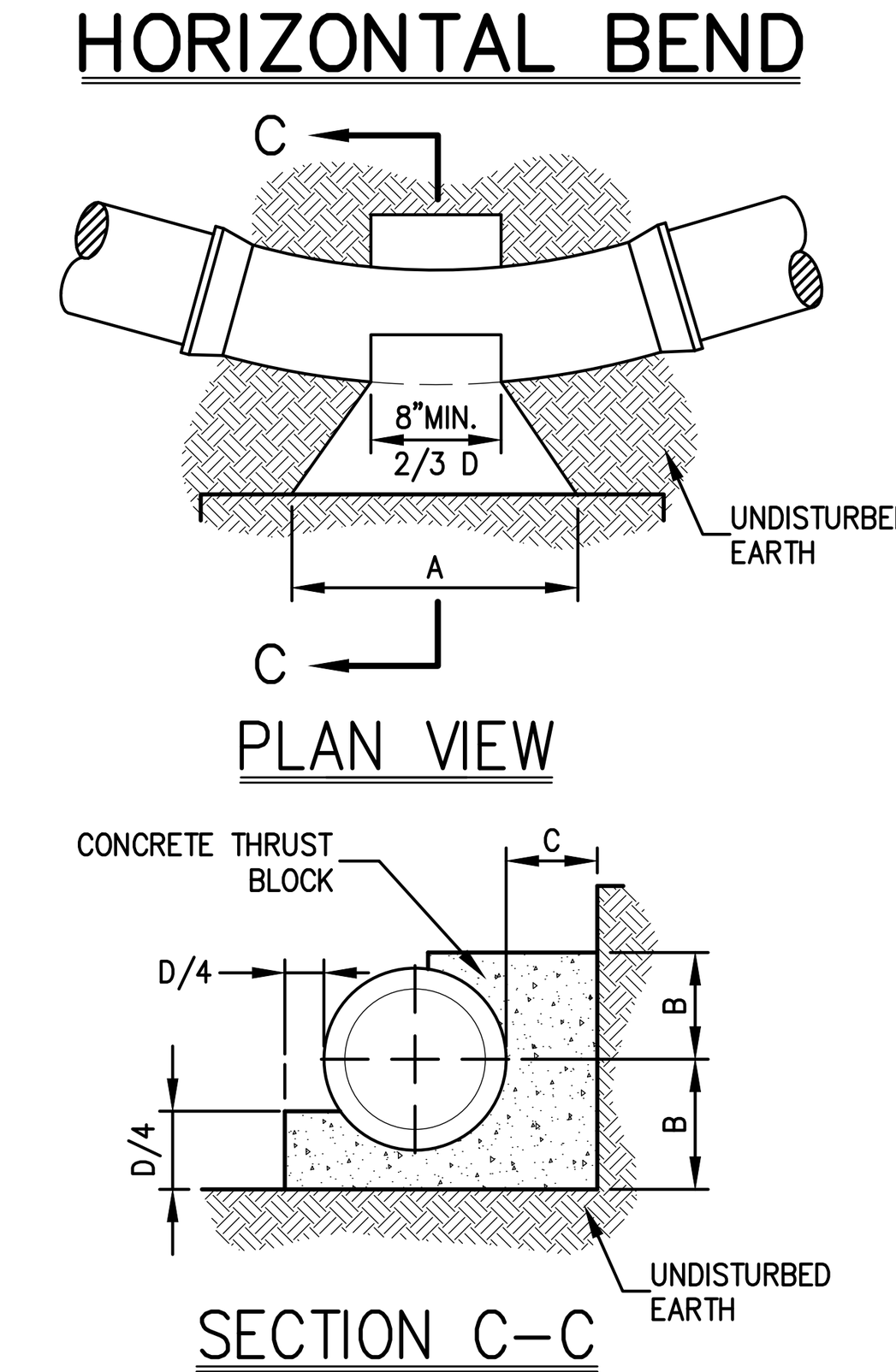
END CAP



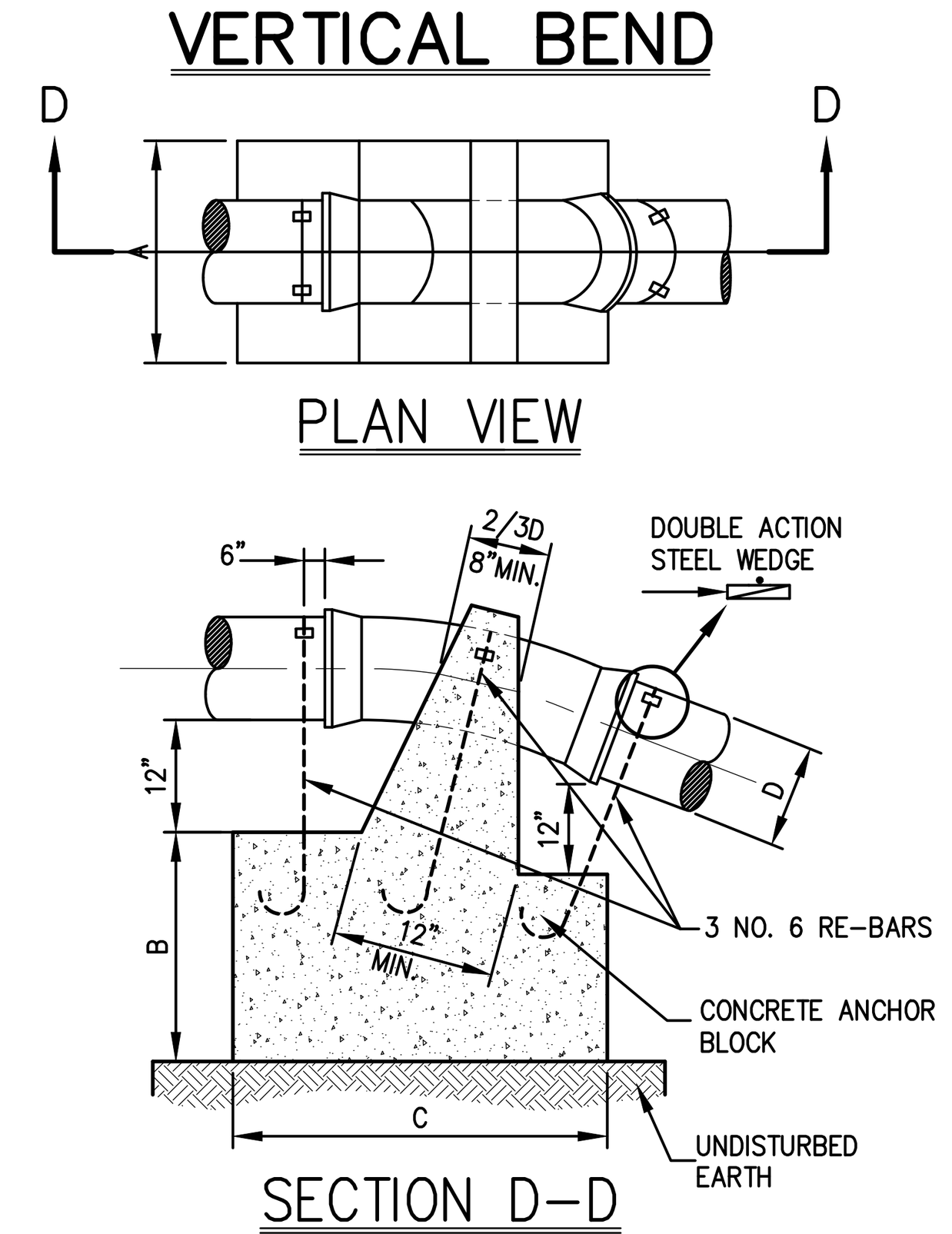
TEE



HORIZONTAL BEND



VERTICAL BEND



END CAP CHART

D	4"	6"	8"	10"	12"
E	6"	6"	8"	8"	10"
F	12"	12"	1'–4"	1'–8"	2'–0"
G	1'–5"	1'–5"	2'–0"	2'–5"	3'–0"

TEE CHART

D	4"	6"	8"	10"	12"
H	6"	7"	9"	10"	12"
L	8"	8"	10"	12"	1'–3"
J	7"	7"	9"	12"	1'–2"
K	6"	6"	8"	8"	8"

HORIZONTAL BEND CHART

BEND (DEGREES)		DIAMETER (D) 4"	6"	8"	10"	12"
1/32 (11¼°)	A	8"	8"	8"	10"	12"
	B	7"	7"	8"	9"	10"
	C	7"	7"	7"	8"	8"
1/16 (22½°)	A	9"	9"	12"	1'–6"	1'–9"
	B	7"	7"	8"	9"	10"
	C	8"	8"	9"	10"	11"
1/8 (45°)	A	1'–3"	1'–3"	1'–8"	2'–1"	2'–6"
	B	7"	7"	8"	9"	11"
	C	8"	8"	9"	10"	11"
1/4 (90°)	A	2'–0"	2'–0"	2'–6"	3'–0"	3'–6"
	B	7"	7"	9"	12"	1'–3"
	C	2'–0"	2'–0"	1'–9"	1'–8"	1'–7"

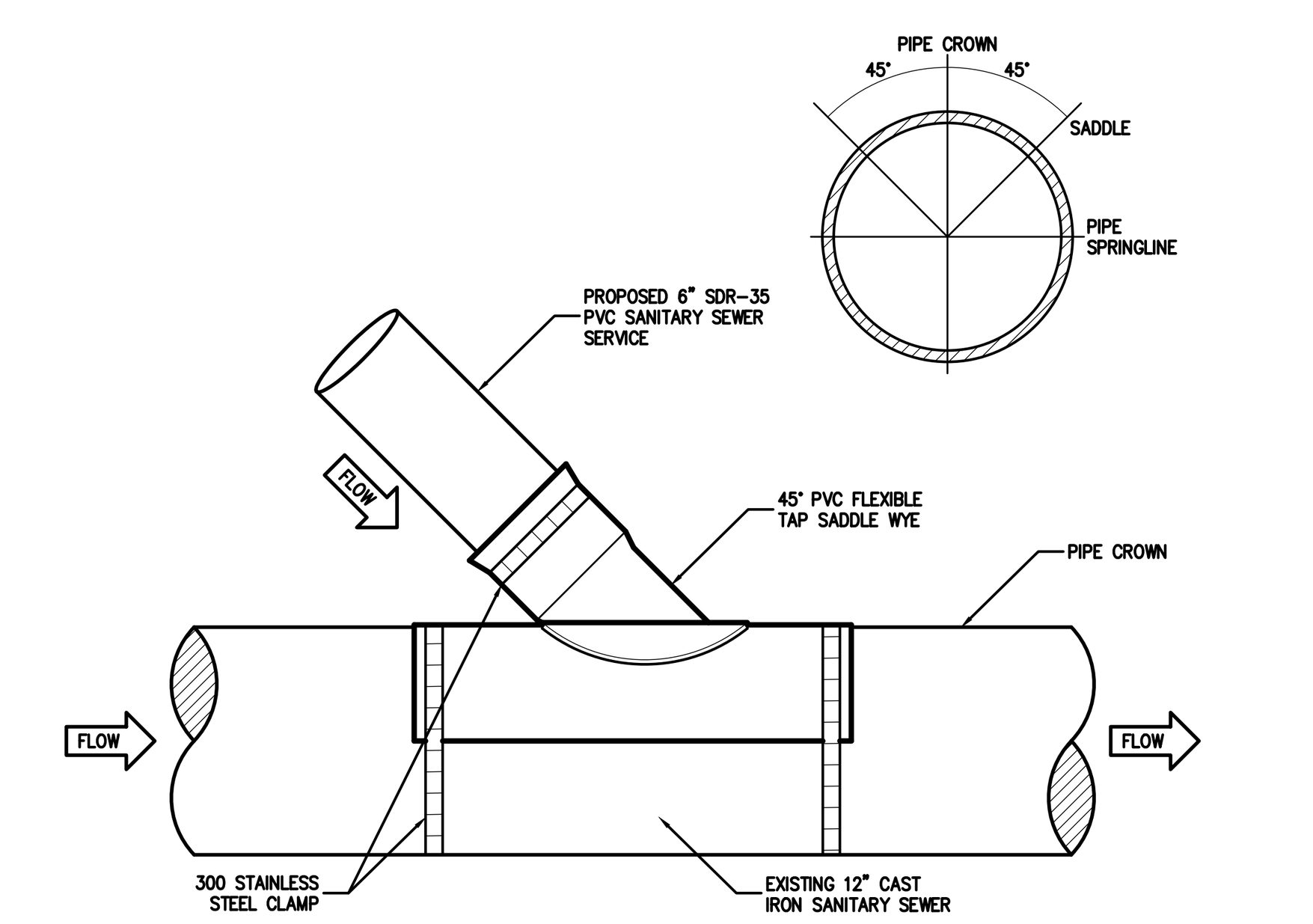
VERTICAL BEND CHART

BEND (DEGREES)		DIAMETER (D) 4"	6"	8"	10"	12"	16"
1/32 (11¼°)	A	1'–6"	1'–6"	2'–0"	2'–6"	3'–0"	3'–6"
	B	1'–3"	1'–3"	1'–9"	1'–3"	2'–0"	2'–0"
	C	2'–0"	2'–0"	2'–6"	2'–9"	3'–0"	4'–0"
1/16 (22½°)	A	2'–0"	2'–0"	3'–4"	3'–8"	4'–0"	4'–4"
	B	1'–9"	1'–9"	2'–3"	2'–6"	2'–6"	2'–6"
	C	2'–6"	2'–6"	2'–8"	4'–0"	4'–0"	5'–6"
1/8 (45°)	A	2'–6"	2'–6"	3'–0"	4'–0"	4'–6"	5'–2"
	B	2'–6"	2'–6"	2'–9"	3'–0"	3'–6"	4'–0"
	C	3'–0"	3'–0"	4'–0"	4'–6"	4'–9"	6'–6"

NOTES:

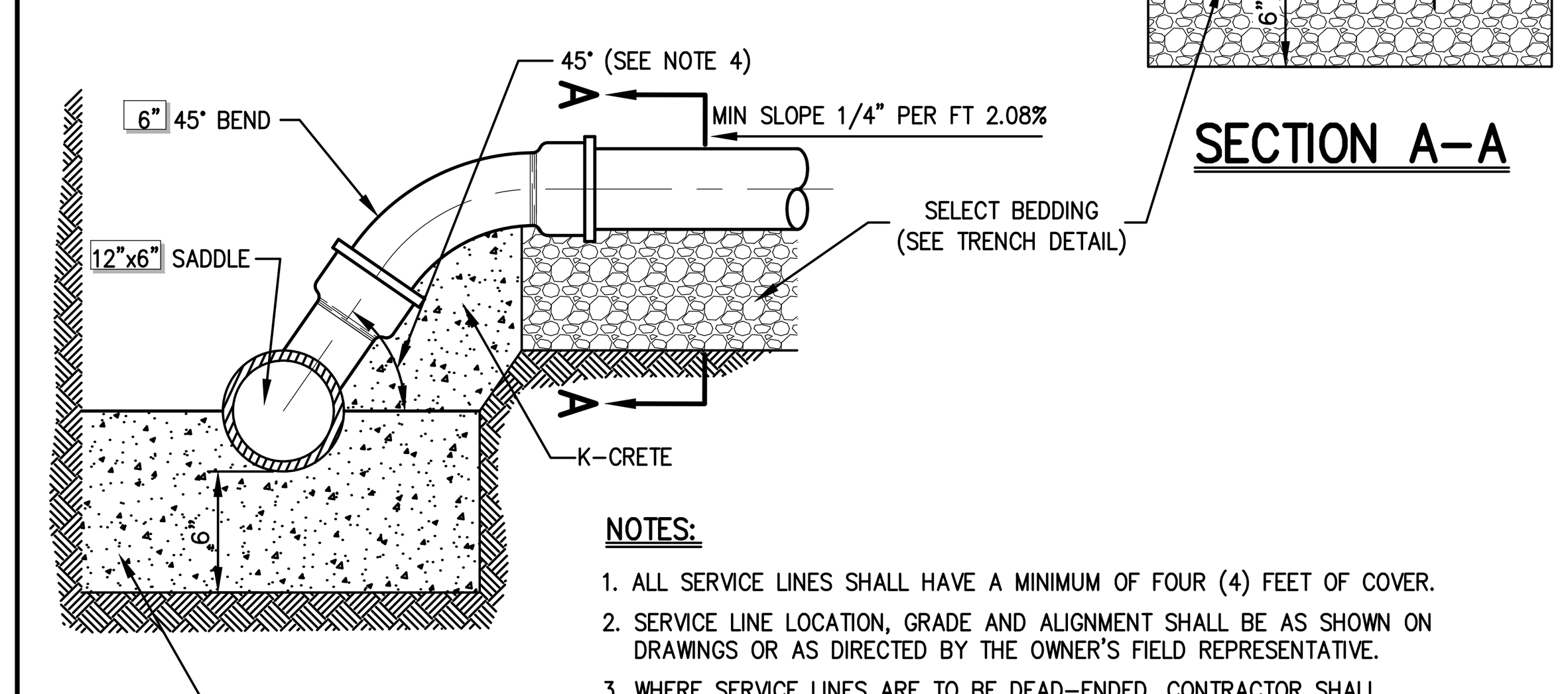
1. ALL CONCRETE TO BE CLASS A (4,000 PSI).
2. ALL DIMENSIONS ARE MINIMUMS; ALL ANCHOR AND THRUST BLOCKS SHALL BEAR ON UNDISTURBED EARTH.
3. IN ALL CASES SHOWN, MEASUREMENT "D" REFERS TO THE INSIDE PIPE DIAMETER.
4. ANCHOR AND THRUST BLOCK DIMENSIONS SHOWN ARE MINIMUM FOR 100 PSI WATER PRESSURE AND SOIL RESISTANCE OF 2 KIPS PER SQ FT. CONTRACTOR SHALL ADJUST FOR OTHER CONDITIONS AND SUBMIT FOR APPROVAL.
5. IF THE OWNER OF THE WATER SYSTEM REQUIRES A METHOD THAT RESTRAINS INDIVIDUAL JOINTS, EACH JOINT THAT FALLS WITHIN THE MINIMUM RESTRAINED LENGTH, MEASURED FROM THE CENTER OF THE FITTING, AS SHOWN ON THESE SHEETS SHALL BE RESTRAINED, AND SHALL WITHSTAND THE MAXIMUM PRESSURE APPLIED TO THE SYSTEM.
6. CLASS A CONCRETE SHALL NOT BE PLACED UNDER WATER. THE CONTRACTOR SHALL DEWATER THE EXCAVATION OR PLACE TYPE G CONCRETE USING APPROPRIATE UNDERWATER PLACEMENT TECHNIQUES.
7. CONCRETE FOR THRUST BLOCKS SHALL NOT BE ALLOWED TO COVER OR INTERFERE WITH JOINT OR RESTRAINT HARDWARE, PLASTIC SHEETING OR BUILDING FELT MAY BE PLACED OVER PIPE OR FITTINGS TO PREVENT CONCRETE FROM ADHERING TO SURFACES.
8. FOR BENDS, BEARING AREA SHALL BE PARALLEL TO THE EDGE OF THE FITTING AT THE FITTING MIDPOINT.
9. FOR TEES, BEARING AREA SHALL BE PERPENDICULAR TO THE BRANCH (SINGLE LEG) AXIS.
10. FOR REDUCERS, BEARING AREA SHALL BE PERPENDICULAR TO THE FITTING AXIS. THE MINIMUM THICKNESS ALONG THE FITTING AXIS SHALL BE 1'–0" OR THE LENGTH BETWEEN THE BELLS, WHICHEVER IS SMALLER.
11. THRUST RESTRAINTS FOR SIZES OR FITTINGS NOT SHOWN ON THESE SHEETS WILL BE DESIGNED ON A CASE BY CASE BASIS, AND WILL BE SHOWN IN THE CONTRACT DOCUMENTS.

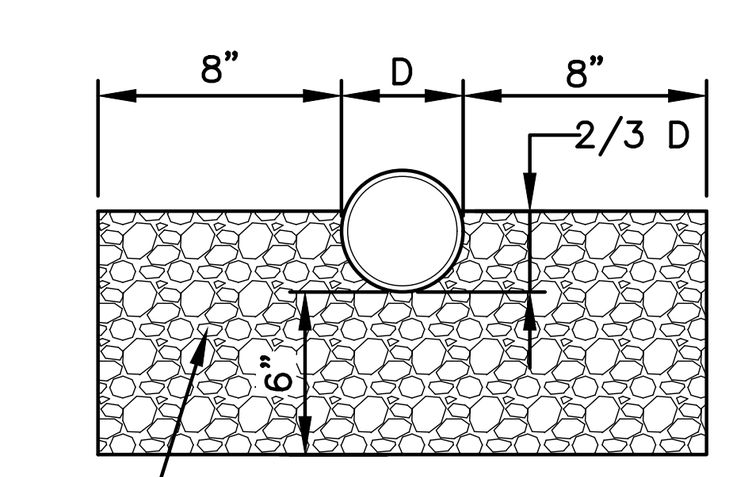
ANCHOR AND THRUST BLOCKS 21



NOTE:

1. SADDLE TO BE ZORO #: G2051399 OR EQUAL.





SECTION A–A

NOTES:

1. ALL SERVICE LINES SHALL HAVE A MINIMUM OF FOUR (4) FEET OF COVER.
2. SERVICE LINE LOCATION, GRADE AND ALIGNMENT SHALL BE AS SHOWN ON DRAWINGS OR AS DIRECTED BY THE OWNER'S FIELD REPRESENTATIVE.
3. WHERE SERVICE LINES ARE TO BE DEAD–ENDED, CONTRACTOR SHALL INSTALL APPROVED WATERTIGHT AND PRESSURE–TIGHT PLUGS.
4. IF MINIMUM COVER CANNOT BE ATTAINED WHILE MAINTAINING MINIMUM SLOPE, THE ANGLE OF CONNECTION MAY BE REDUCED TO 22.5°, IF APPROVED BY THE OWNER'S FIELD REPRESENTATIVE AND GOVERNING BODY WITH JURISDICTION.
5. SANITARY SEWER SERVICE LINE INCLUDING FITTINGS SHALL BE PVC, SDR 35.

SANITARY SEWER SERVICE CONNECTION 22

No.	Revision	Date
2.	REVISED PER CITY COMMENTS	02/24/2020
3.	REVISED PER CITY COMMENTS	09/29/2020
4.	REVISED PER CITY COMMENTS	07/27/2021
5.	REVISED PER CITY COMMENTS	03/25/2022
6.	REVISED PER CITY COMMENTS	05/31/2022
7.	REVISED PER CITY COMMENTS	06/28/2022
8.	REVISED PER CITY COMMENTS	08/30/2022

Previous Editions Obsolete

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voice 914.273.5225 • fax 914.273.2102
www.jmcpllc.com

JMC

CONSTRUCTION DETAILS

BEACON COMMONS
16 WEST MAIN STREET
BEACON, NY 12508

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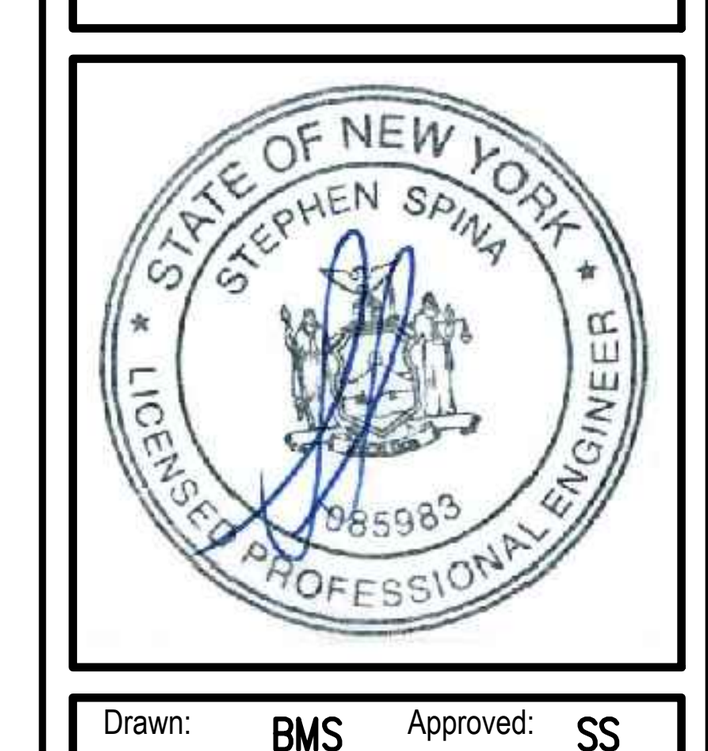

Drawn: BMS		Approved: SS	
Scale: NOT TO SCALE			
Date: 10/29/2019			
Project No: 18119			
18119–DETAILS	C–903	–	
Drawing No: C–903 (Sheet 22 OF 28)			

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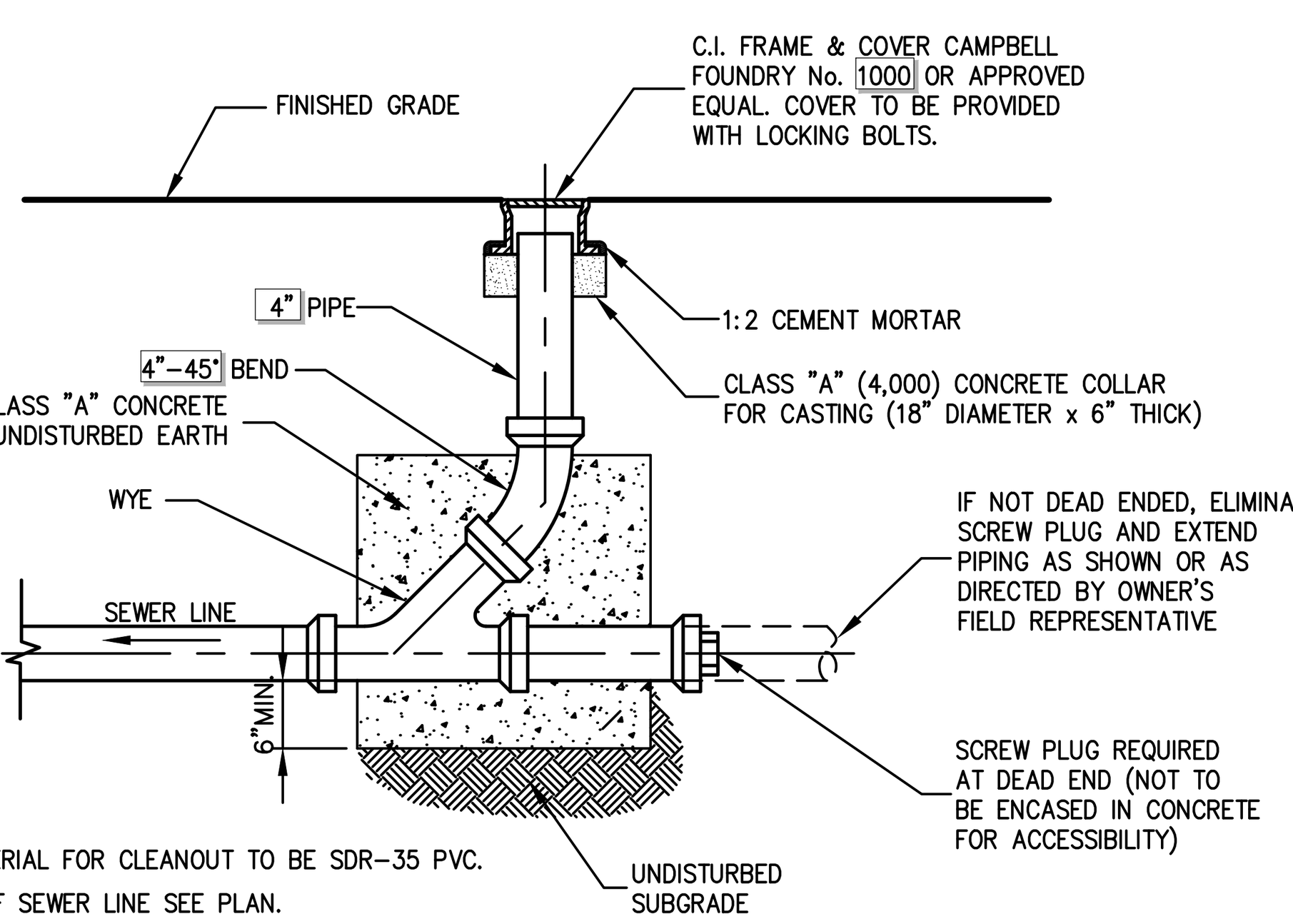
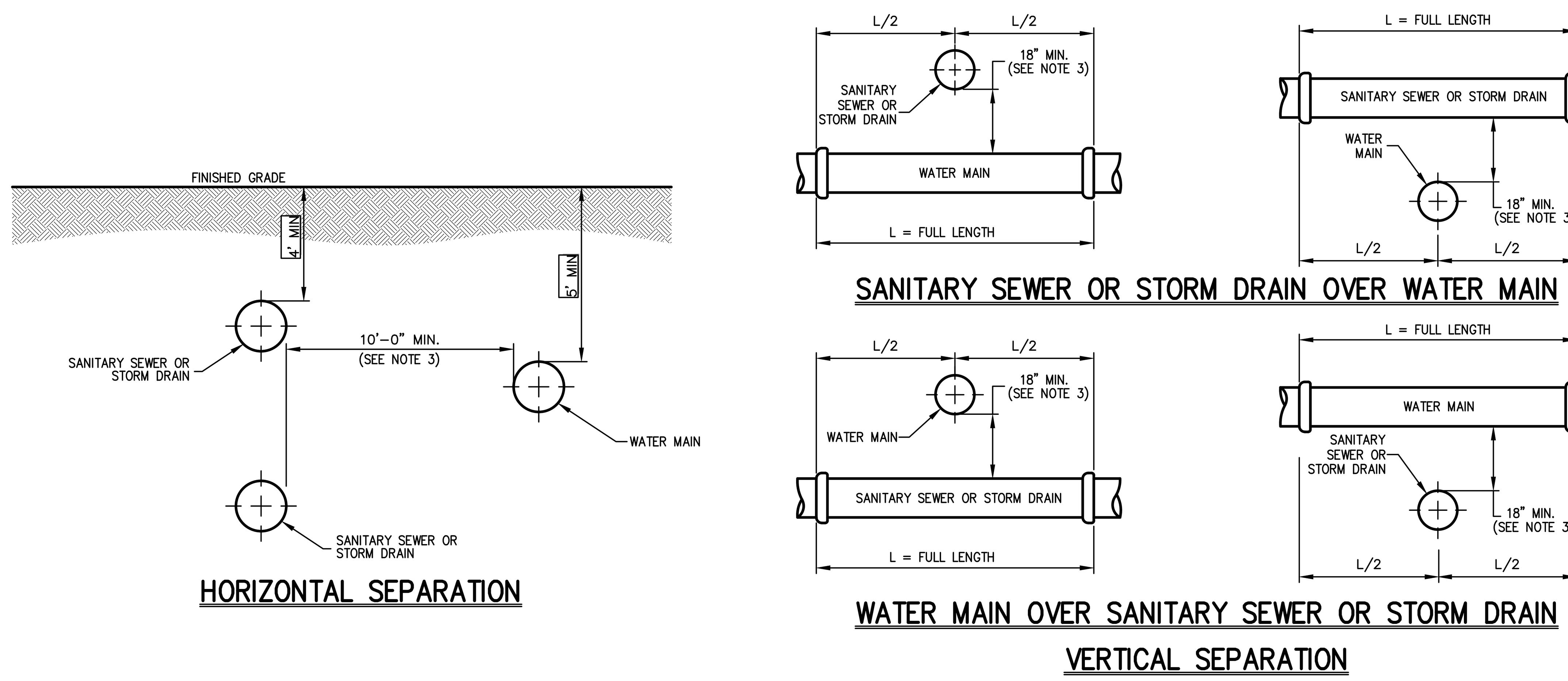


NOTES:

1. ALL PIPE MATERIAL FOR CLEANOUT TO BE SDR–35 PVC.
2. FOR INVERT OF SEWER LINE SEE PLAN.

CLEANOUT W/O MANHOLE — 23

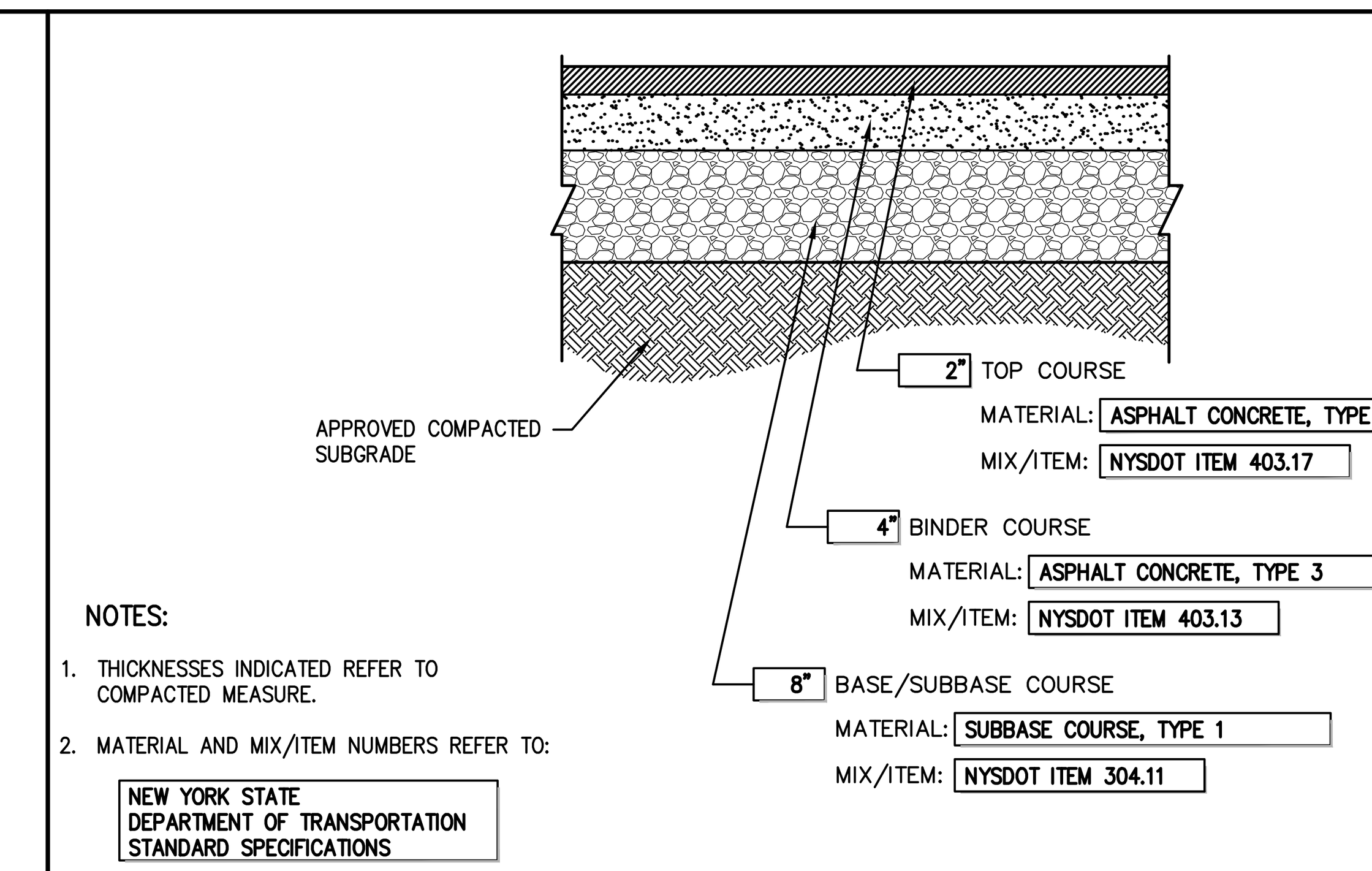


NOTES:

1. NORMAL CONDITIONS:
   A. WHENEVER A WATER MAIN MUST CROSS OVER OR UNDER A SANITARY SEWER OR STORM DRAIN, THE PIPES SHALL BE LAID TO PROVIDE A VERTICAL SEPARATION BETWEEN THEM OF AT LEAST 18 INCHES, AS MEASURED FROM THE BOTTOM OF THE HIGHER PIPE TO THE CROWN OF THE LOWER PIPE.
   B. FULL LENGTH OF WATER PIPE MUST BE CENTERED AT THE POINT OF CROSSING; NO JOINTS WILL BE PERMITTED AT THE POINT OF CROSSING.
2. WATER MAIN CROSSING UNDER SANITARY SEWERS:
   A. VERTICAL SEPARATION OF 18 INCHES MUST BE PROVIDED.
   B. ADEQUATE STRUCTURAL SUPPORT MUST BE PROVIDED FOR THE SANITARY SEWER TO PREVENT EXCESSIVE DEFLECTION OF JOINTS AND SETTLING.
   C. FULL LENGTH OF WATER PIPE MUST BE CENTERED AT THE POINT OF CROSSING; NO JOINTS WILL BE PERMITTED AT THE POINT OF CROSSING.
3. IF DURING CONSTRUCTION IT IS FOUND THAT THE REQUIRED SEPARATION OF WATER MAINS, SANITARY SEWERS, STORM SEWERS AND BUILDING SANITARY SEWERS CANNOT BE MET, THE CONTRACTOR OR HIS AUTHORIZED REPRESENTATIVE SHALL IN WRITING ADVISE JMC OF THE SPECIFIC CONDITIONS ENCOUNTERED. APPROVAL OF ALTERNATIVE SEPARATION CRITERIA SHALL BE OBTAINED FROM THE CITY OF BEACON AND THE DUTCHESS COUNTY HEALTH DEPARTMENT PRIOR TO INSTALLATION.

   POLYETHYLENE WRAP SHALL BE INSTALLED AROUND THE DUCTILE IRON PIPE PRIOR TO INSTALLATION OF K–CRETE (IF REQUIRED). POLYETHYLENE PROTECTIVE WRAPPIING ("POLYWRAP") SHALL CONFORM TO THE REQUIREMENTS OF ANSI/AWWA C105/A21.5 AND BE EIGHT (8) MIL THICK TUBING OF VIRGIN POLYETHYLENE (DUPONT ALATHON, U.S. 1. PETROTHENE RESIN, OR APPROVED EQUAL) OR FOUR (4) MIL THICK HIGH–DENSITY, CROSS–LAMINATED (HDCL) POLYETHYLENE. THE COLOR SHALL BE (A) NATURAL (WHERE EXPOSURE TO SUNLIGHT WILL BE LESS THAN 48 HOURS); OR (B) BLACK, CONTAINING 2.0 TO 2.5% WELL DISPERSED CARBON BLACK WITH STABILIZERS (WHERE EXPOSURE TO SUNLIGHT MAY BE UP TO 10 DAYS). TUBING SHALL BE TAPED AND SECURED WITH GENERAL PURPOSE POLYETHYLENE TAPE, 2 INCHES WIDE AND 10 MILS THICK (SCOTCHRAP No. 50, PLICOFLEX No. 340, PROTECTO WRAP No. 200, POLYKEN No. 900, OR APPROVED EQUAL).

SEPARATION OF WATER AND SANITARY SEWER/STORM DRAIN LINES — 24

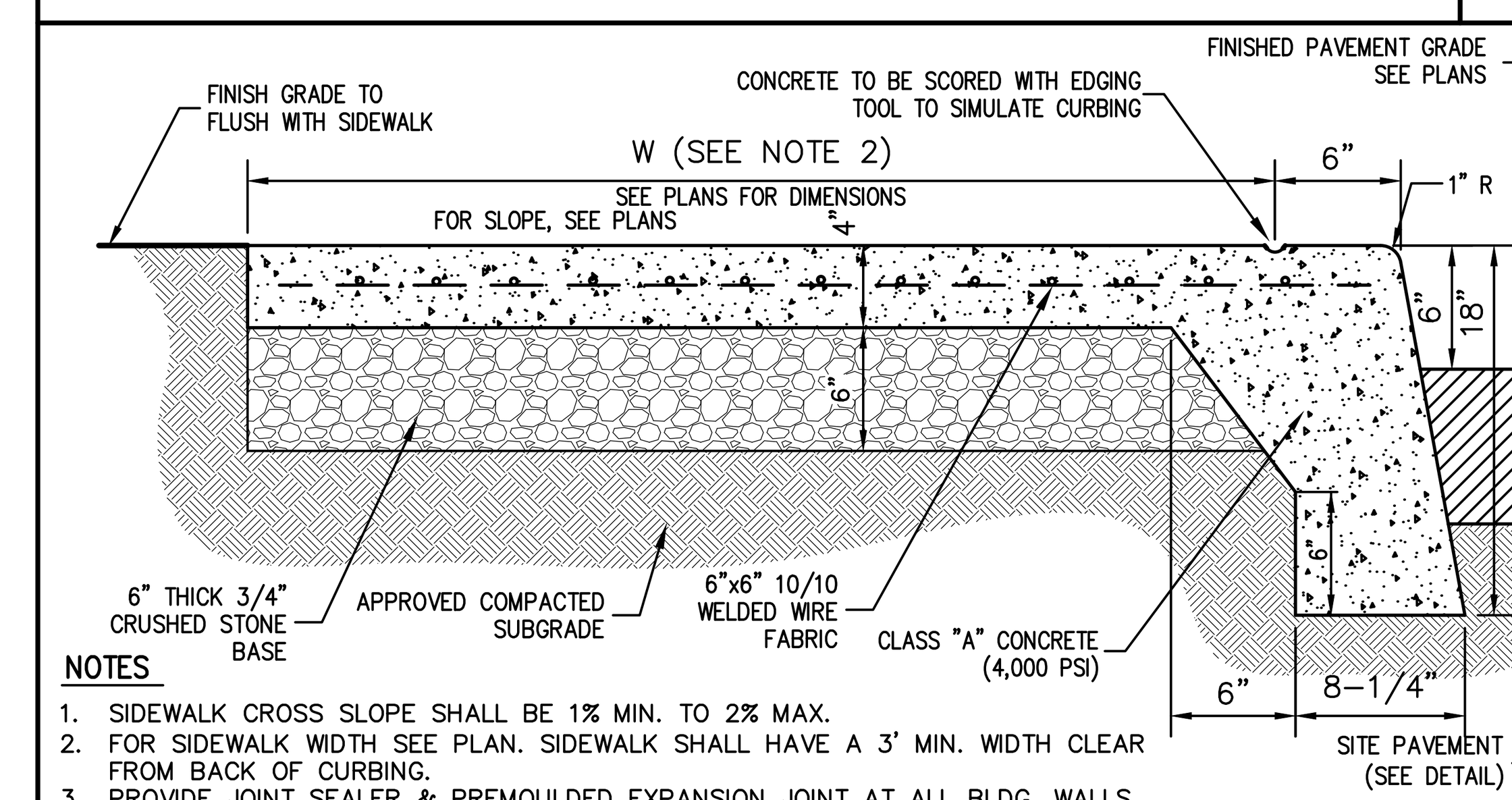


NOTES:

1. THICKNESSES INDICATED REFER TO COMPACTED MEASURE.
2. MATERIAL AND MIX/ITEM NUMBERS REFER TO:

NEW YORK STATE DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS

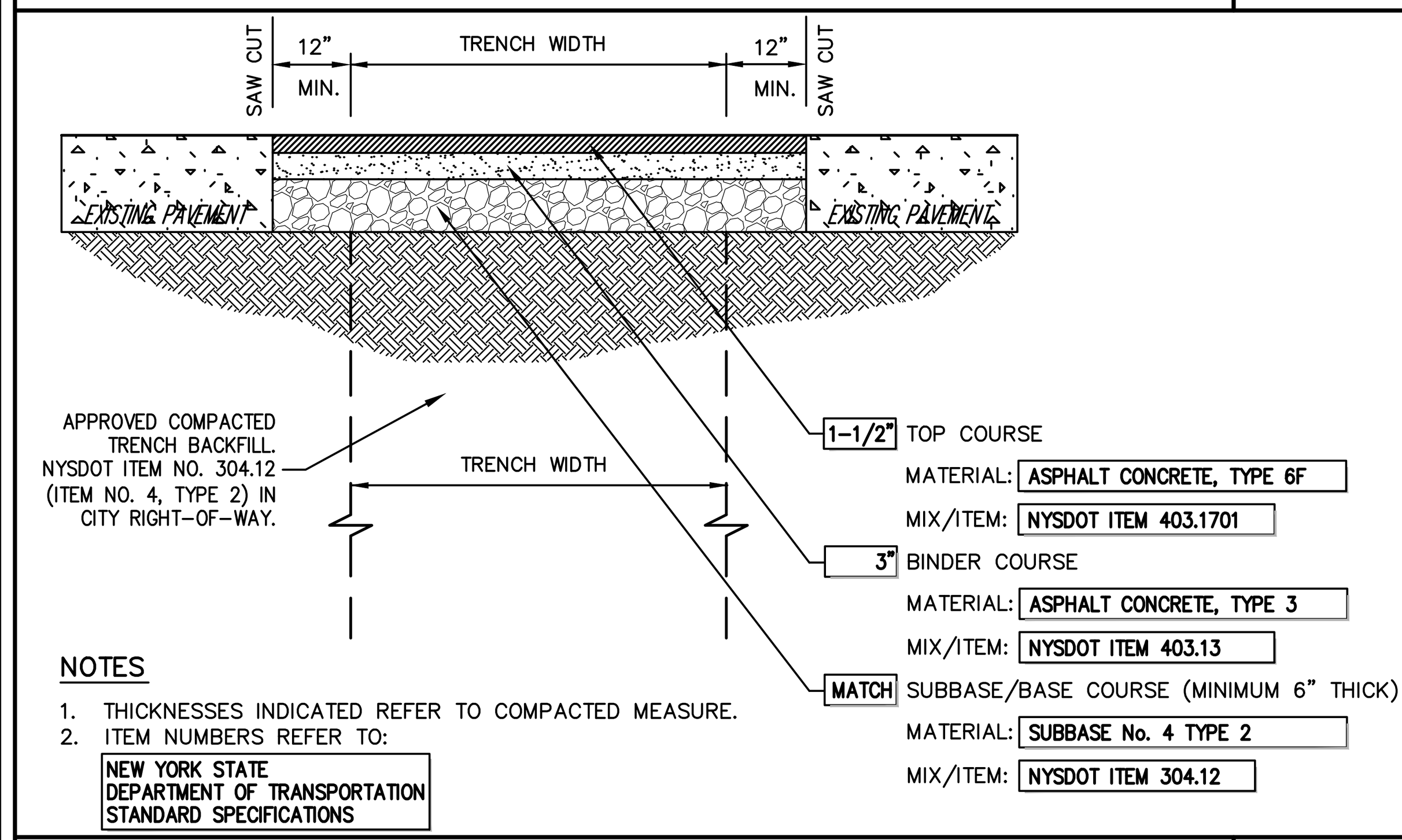
SITE PAVEMENT — 25



NOTES

1. SIDEWALK CROSS SLOPE SHALL BE 1% MIN. TO 2% MAX.
2. FOR SIDEWALK WIDTH SEE PLAN. SIDEWALK SHALL HAVE A 3' MIN. WIDTH CLEAR FROM BACK OF CURBING.
3. PROVIDE JOINT SEALER & PREMOULDED EXPANSION JOINT AT ALL BLDG. WALLS, CONSTRUCTION JOINTS AND OTHER FIXED OBJECTS (HYDRANTS, LIGHT POLES, ETC.)
4. SIDEWALK SHALL HAVE LIGHT BROOM FINISH.
5. PROVIDE 1/2" PREMOULDED EXPANSION JOINTS AT 10 FOOT INTERVALS AND SCORE WITH EDGING TOOL TO SIMULATE JOINTS AT MIDPOINTS BETWEEN EXPANSION JOINTS.
6. REINFORCEMENT SHALL NOT EXTEND THROUGH EXPANSION JOINTS.
7. CONCRETE SIDEWALK SHALL BE SEALED TO PROTECT AGAINST DE–ICING AGENTS.

MONOLITHIC CONCRETE CURB AND SIDEWALK (WITHIN RIGHT–OF–WAY) — 26

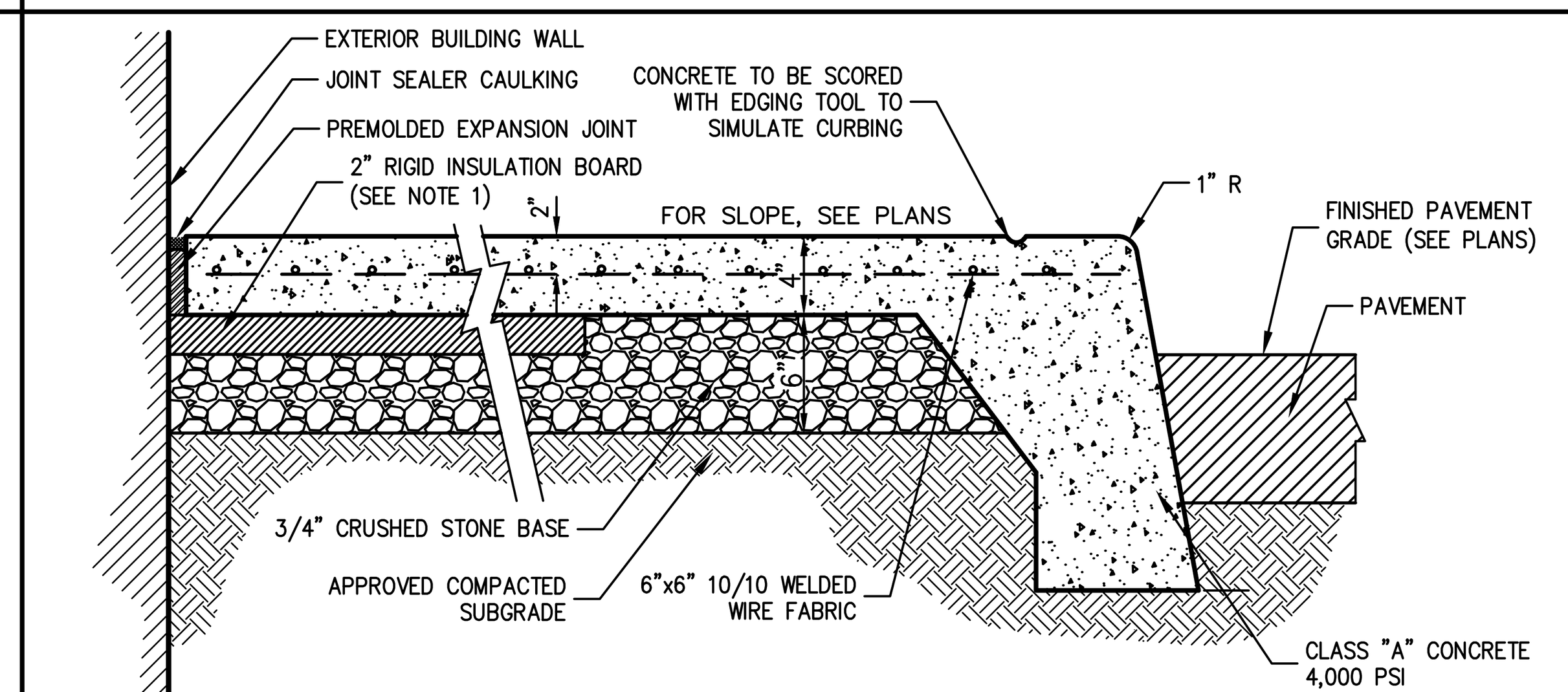


NOTES

1. THICKNESSES INDICATED REFER TO COMPACTED MEASURE.
2. ITEM NUMBERS REFER TO:

NEW YORK STATE DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS

PAVEMENT REPLACEMENT OVER TRENCH — 27



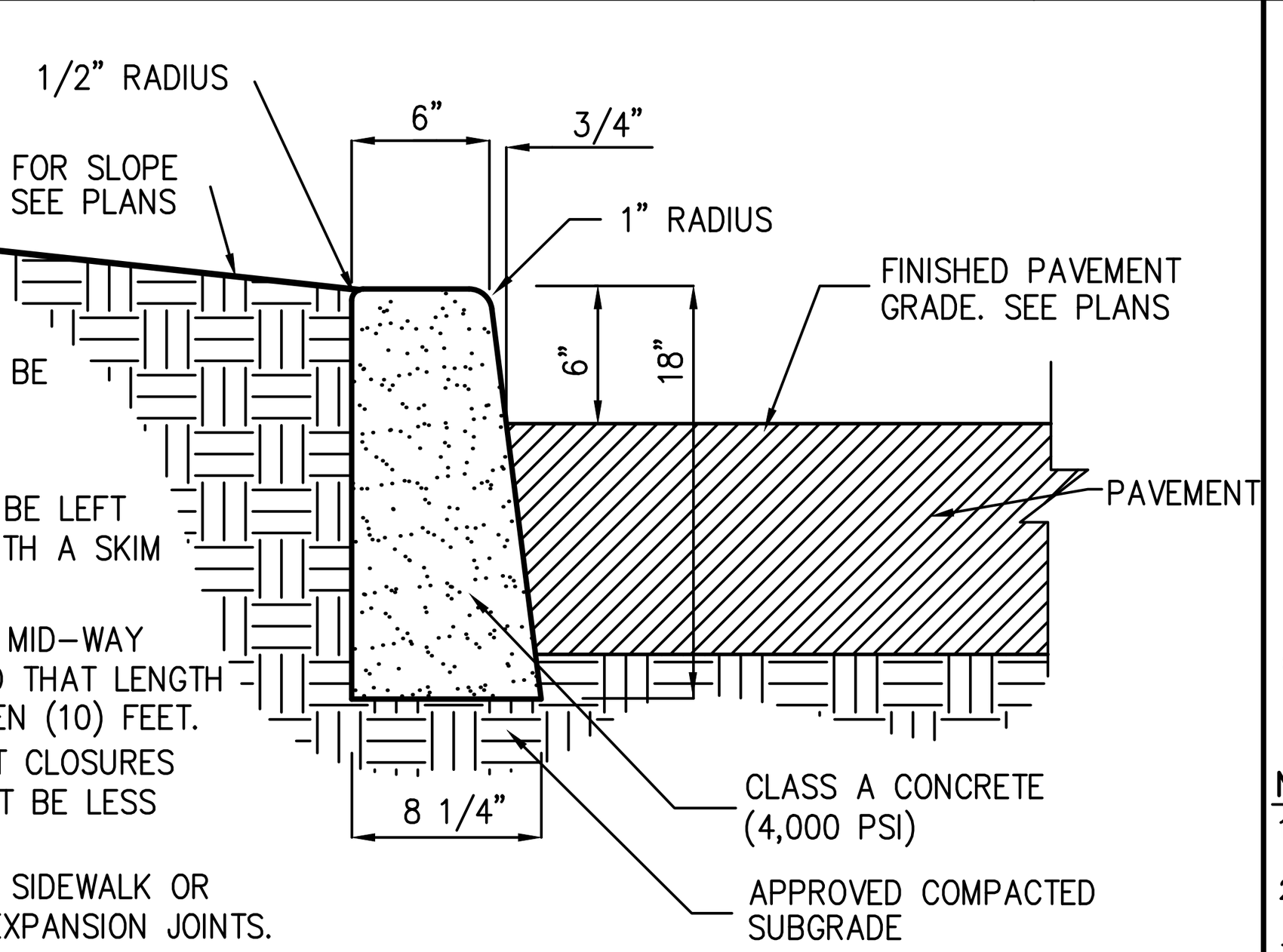
NOTES:

1. PROVIDE 2" RIGID INSULATION BOARD AT ALL DOORWAY OPENINGS AND EXTEND 8' MIN. IN ALL DIRECTIONS OR TO CONSTRUCTION/CONTRACTION JOINT, WHICHEVER IS GREATER.
2. JOINT SEALER CAULKING SHALL BE PSI–641 LOW MODULUS SILICONE SEALANT, BY POLYMERIC SYSTEMS INC. OR APPROVED EQUAL. PREMOULDED EXPANSION JOINT SHALL BE FLEXCELL OR APPROVED EQUAL.
3. PROVIDE JOINT SEALER & PREMOULDED EXPANSION JOINT AT ALL BLDG. WALLS, CONSTRUCTION JOINTS AND OTHER FIXED OBJECTS (HYDRANTS, LIGHT POLES, ETC.)
4. SIDEWALK SHALL HAVE LIGHT BROOM FINISH
5. SIDEWALK CROSS SLOPE SHALL BE 1% MIN. 2% MAX.
6. FOR SIDEWALK WIDTH SEE PLAN. SIDEWALK SHALL HAVE A 3' MIN. WIDTH CLEAR FROM BACK OF CURBING.

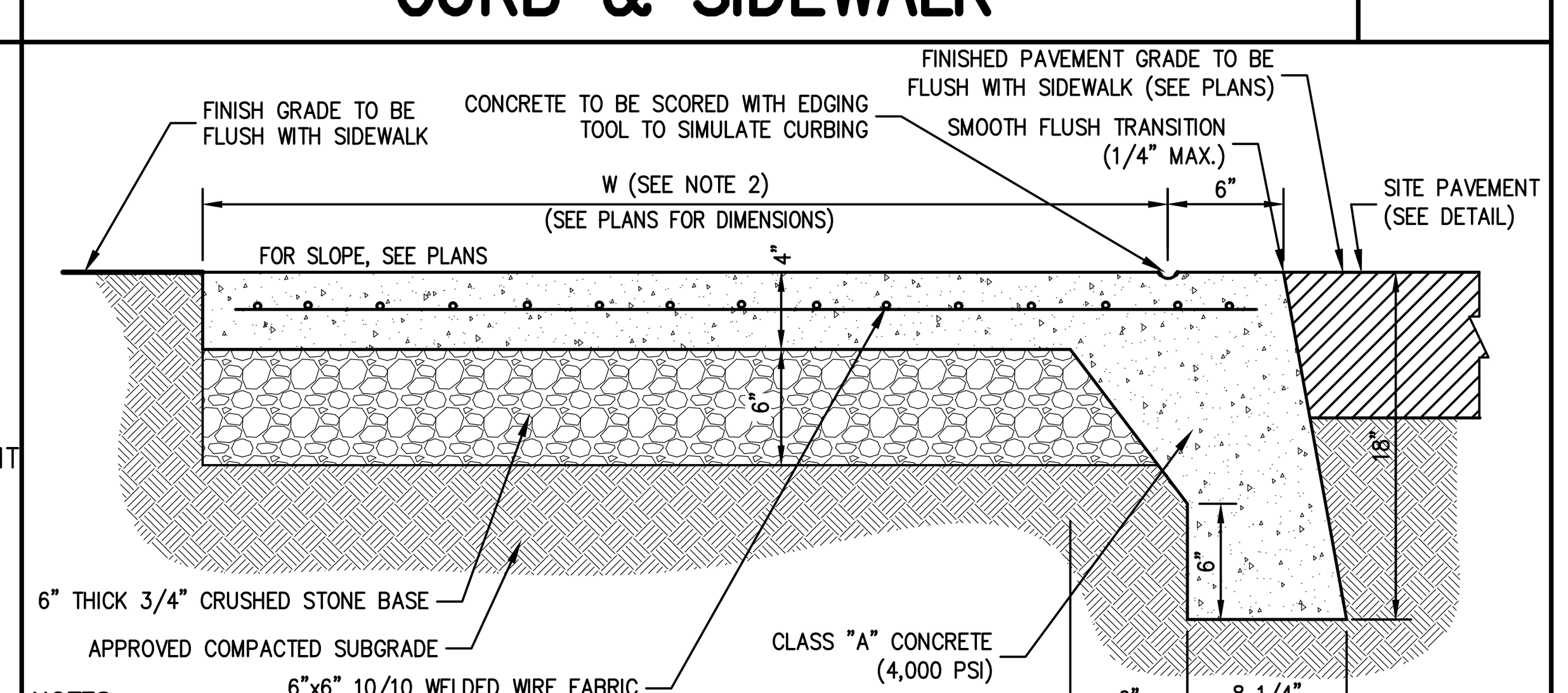
BUILDING PERIMETER MONOLITHIC CURB & SIDEWALK — 29

NOTES:

1. INSTALL 1/2" PREMOLDED BITUMINOUS EXPANSION JOINT EVER 20 FEET.
2. UNLESS DIRECTED OTHERWISE, EXPANSION JOINTS SHALL ALSO BE INSTALLED AT THE PC AND PT OF ALL RADIUS CURB.
3. EACH EXPANSION JOINT SHALL BE LEFT EXPOSED AND NOT COVERED WITH A SKIM COAT OF CONCRETE.
4. INSTALL CONSTRUCTION JOINTS MID–WAY BETWEEN EXPANSION JOINTS SO THAT LENGTH OF CURB SEGMENTS WILL BE TEN (10) FEET.
5. LENGTH OF CURB SEGMENTS AT CLOSURES MAY BE VARIED BUT SHALL NOT BE LESS THAN FOUR (4) FEET.
6. WHEN INSTALLED ADJACENT TO SIDEWALK OR CONCRETE PAVEMENT, MATCH EXPANSION JOINTS.



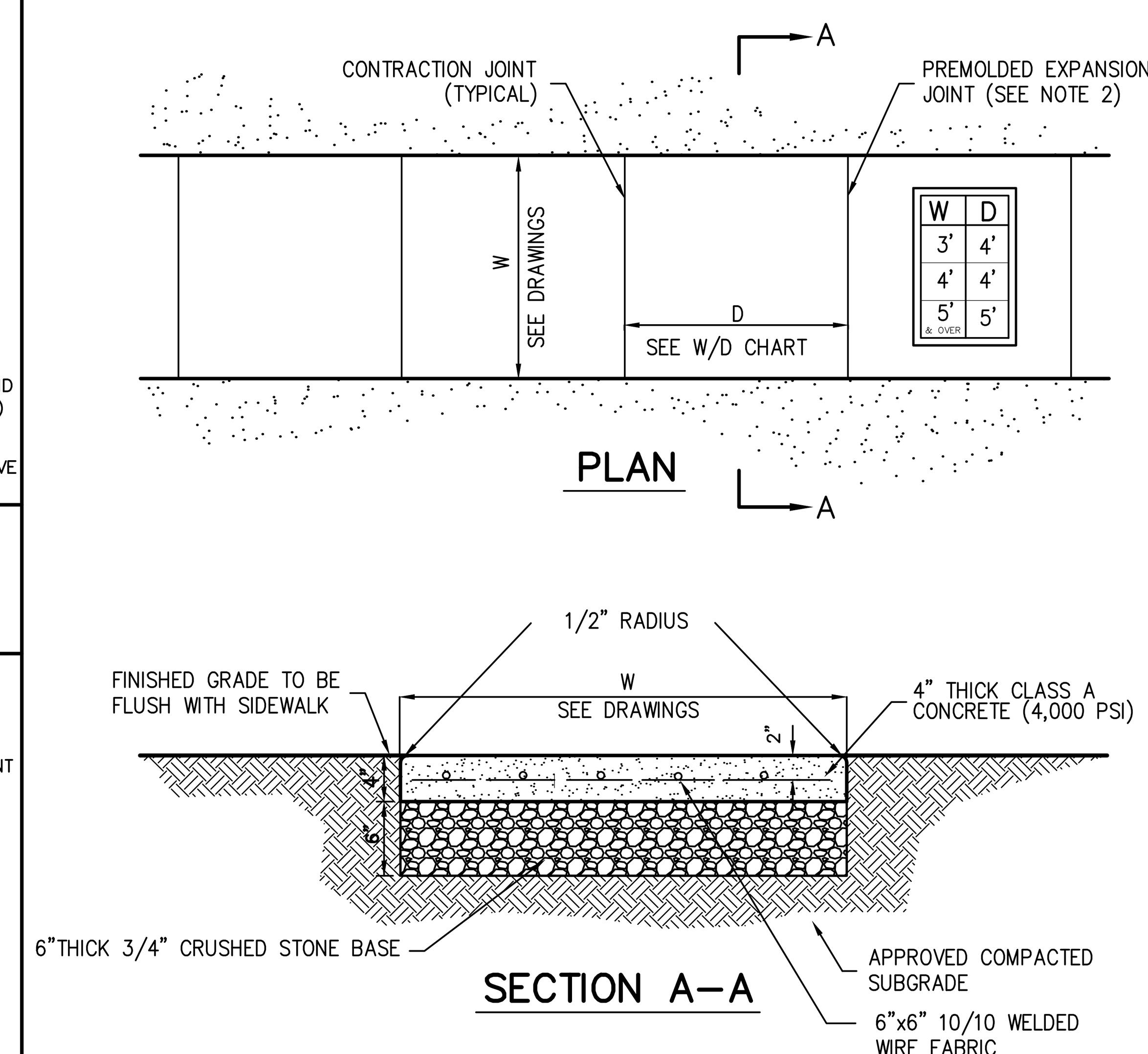
CAST–IN–PLACE CONCRETE CURB — 28



NOTES

1. SIDEWALK CROSS SLOPE SHALL BE 1% MIN. TO 2% MAX.
2. FOR SIDEWALK WIDTH SEE PLAN. SIDEWALK SHALL HAVE A 3' MIN. WIDTH CLEAR FROM BACK OF CURBING.
3. PROVIDE JOINT SEALER & PREMOULDED EXPANSION JOINT AT ALL BLDG. WALLS, CONSTRUCTION JOINTS AND OTHER FIXED OBJECTS (HYDRANTS, LIGHT POLES, ETC.)
4. SIDEWALK SHALL HAVE LIGHT BROOM FINISH.
5. PROVIDE 1/2" PREMOULDED EXPANSION JOINTS AT 20 FOOT INTERVALS UNLESS OTHERWISE DIRECTED.
6. REINFORCEMENT SHALL NOT EXTEND THROUGH EXPANSION JOINTS.

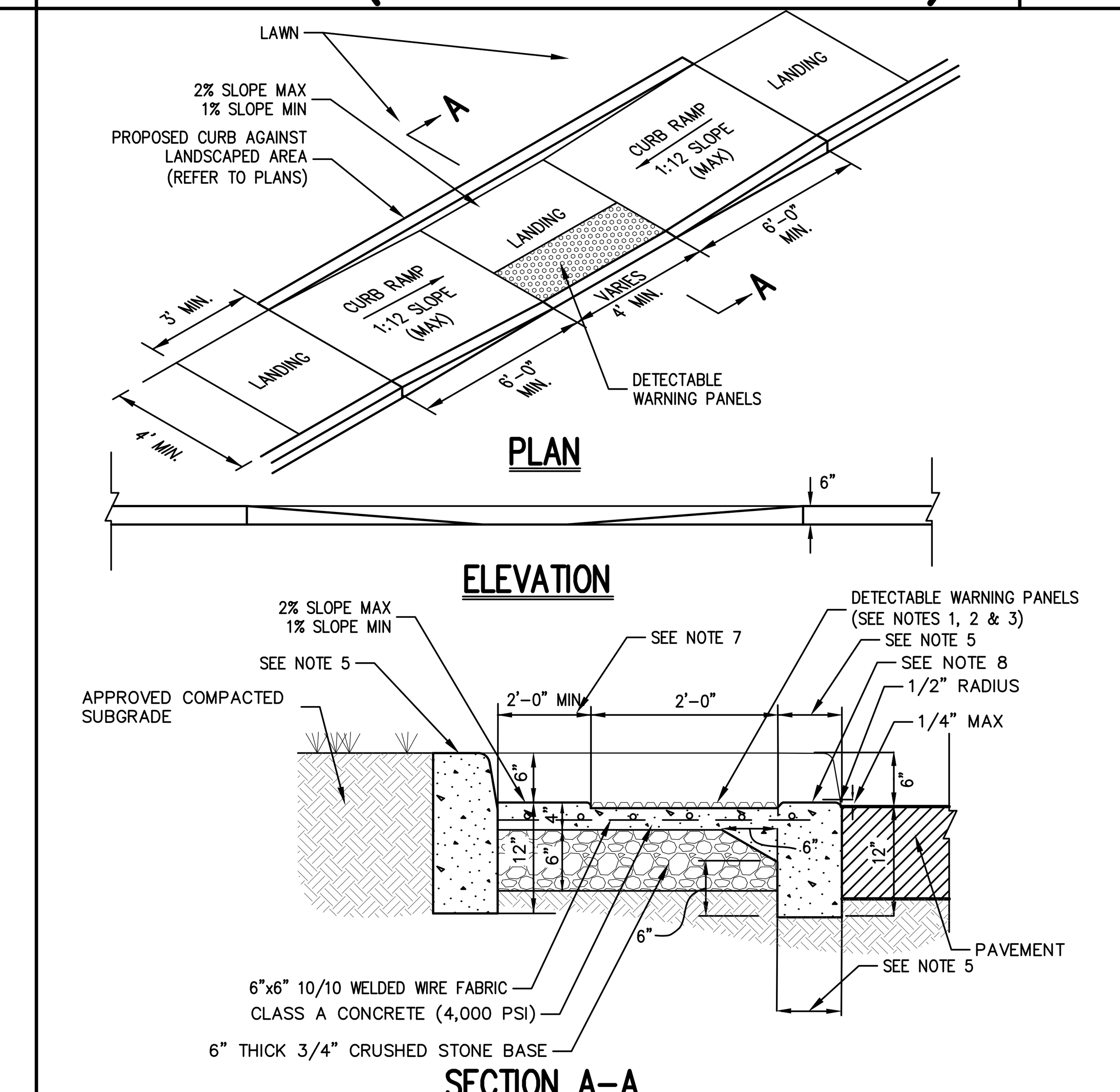
MONOLITHIC CONCRETE FLUSH CURB AND SIDEWALK — 30



NOTES:

1. SIDEWALK CROSS SLOPE SHALL BE 1% MIN. TO 2% MAX.
2. PROVIDE 1/2" PREMOLDED EXPANSION JOINTS AT 20' INTERVALS UNLESS OTHERWISE DIRECTED.
3. REINFORCING SHALL NOT EXTEND THROUGH EXPANSION JOINTS.
4. SIDEWALK SHALL HAVE LIGHT BROOM FINISH

CONCRETE SIDEWALK — 31



NOTES:

1. RAMPS SHALL HAVE CAST IN PLACE DETECTABLE/TACTILE WARNING SURFACE TILES AS MANUFACTURED BY ARMOR–TILE (OR APPROVED EQUAL) AND SHALL CONSIST OF RAISED TRUNCATED DOMES WITH A DIAMETER OF NOMINAL 0.9 INCHES, A HEIGHT OF NOMINAL 0.2 INCHES AND A CENTER TO CENTER SPACING OF NOMINAL 2.35 INCHES.
2. DETECTABLE WARNING PANELS SHALL CONTRAST VISUALLY WITH ADJOINING SURFACES, EITHER LIGHT–ON–DARK OR DARK–ON–LIGHT IN ACCORDANCE WITH SECTION 4.29.2, FEDERAL REGISTER, VOLUME 56, NO. 144, RULES AND REGULATIONS, APPENDIX A TO PART 36 – STANDARDS FOR ACCESSIBLE DESIGN (AMERICANS WITH DISABILITIES ACT), LATEST EDITION.
3. 24" WIDTH OF PANELS TO BE INSTALLED DIRECTLY BEHIND CURB AND IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
4. A MINIMUM OF 3 FEET CLEAR SHALL BE MAINTAINED AT ANY PERMANENT OBSTACLE IN ACCESSIBLE ROUTE (I.E., HYDRANTS, UTILITY POLES, TREE WELLS, SIGNS, ETC.).
5. CURB TREATMENT VARIES, SEE PLANS FOR CURB TYPE AND SEE CURB DETAIL FOR DIMENSIONS.
6. RAMP, CURB AND ADJACENT PAVEMENTS SHALL BE GRADED TO PREVENT PONDING.
7. WHEN LANDING OF RAMP ADJOINS A DOORWAY THEN THE MINIMUM DOORWAY MANEUVERING AREA SHALL BE AT LEAST THE WIDTH OF THE DOORWAY AND SHALL HAVE A MINIMUM DEPTH OF:
   MANUAL SWING DOORS = 60" MIN.
   FULL POWERED AUTOMATIC SLIDING DOORS = 48" MIN.
8. CONTRACTOR TO ENSURE TOP OF CURB MATCHES SLOPE OF RAMP.

DROP CURB & RAMP (TYPE B) — 32

WITH DETECTABLE WARNING

No.	Revision	Date
2.	REVISED PER CITY COMMENTS	02/24/2020
3.	REVISED PER CITY COMMENTS	09/29/2020
4.	REVISED PER CITY COMMENTS	07/27/2021
5.	REVISED PER CITY COMMENTS	03/25/2022
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STATE OF NEW YORK · STEPHEN SPINA · 085983 · LICENSED PROFESSIONAL ENGINEER

Drawn:	BMS	Approved:	SS
Scale:	NOT TO SCALE		
Date:	10/29/2019		
Project No:	18119		
18119–DETAILS	C–904	–	

Drawing No: C–904 (Sheet 23 OF 28)

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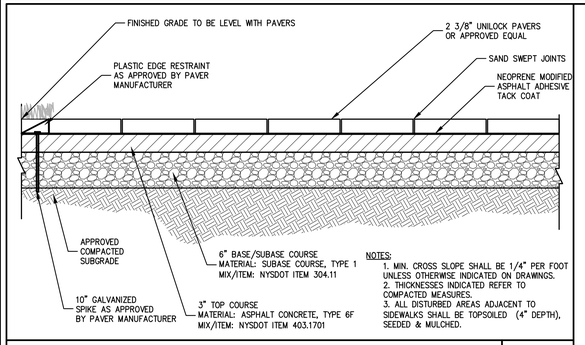
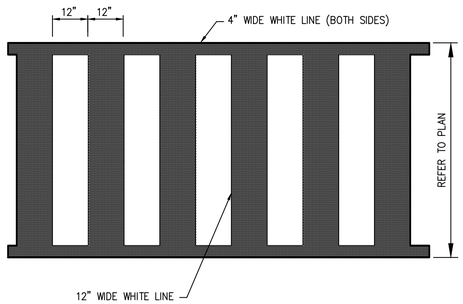
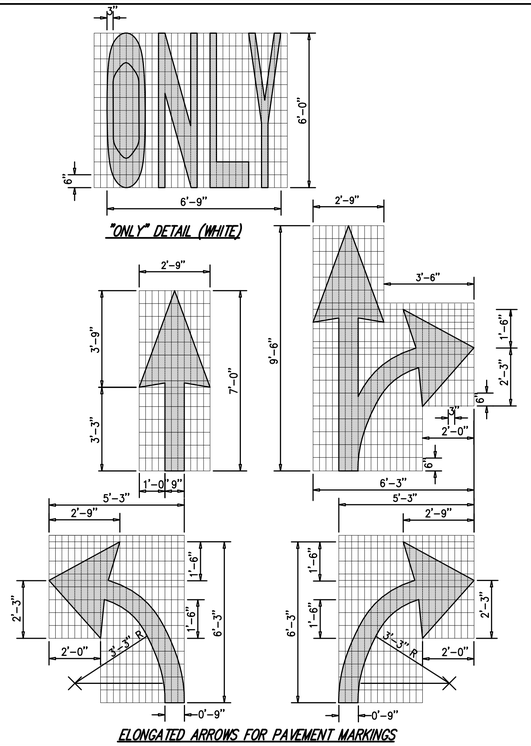


NOTES:
1. MIN. CROSS SLOPE SHALL BE 1/4" PER FOOT UNLESS OTHERWISE INDICATED ON DRAWINGS.
2. THICKNESSES INDICATED REFER TO COMPACTED MEASURES.
3. ALL DISTURBED AREAS ADJACENT TO SIDEWALKS SHALL BE TOPSOILED (4" DEPTH), SEEDED & MULCHED.

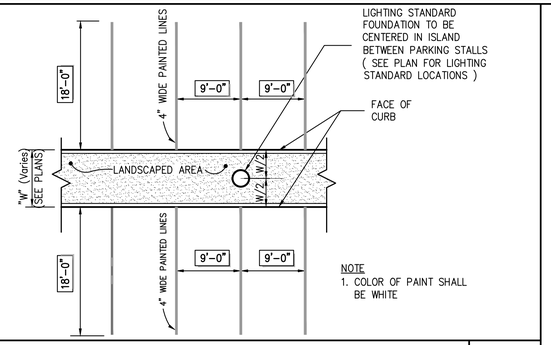
PATIO 33



PEDESTRIAN CROSSING 34

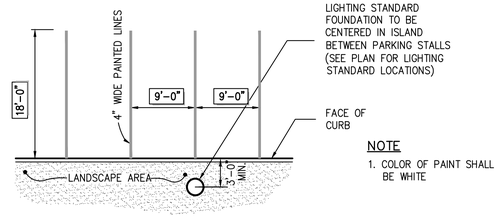


PAVEMENT TEXT & ARROWS (ON-SITE) 35



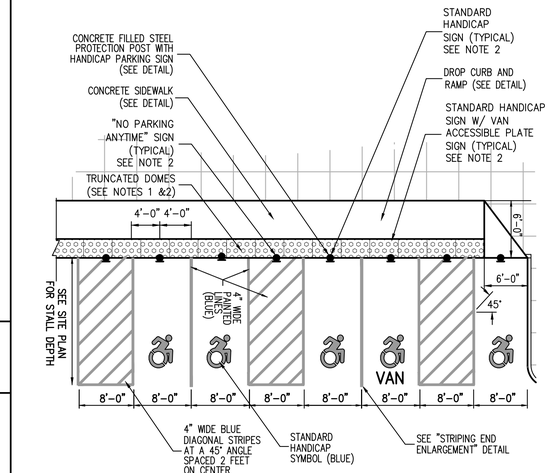
NOTE
1. COLOR OF PAINT SHALL BE WHITE

90° PARKING (SINGLE STRIPING – CURBED ISLAND) 36



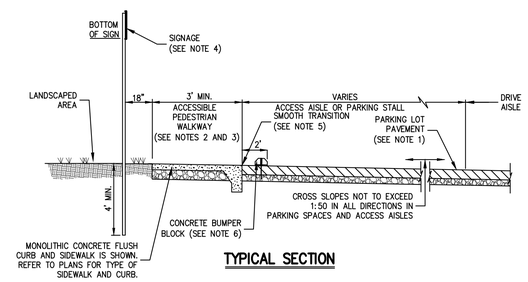
NOTE
1. COLOR OF PAINT SHALL BE WHITE

90° PARKING (SINGLE STRIPING – CURBED PERIMETER) 37



NOTES:
1. RAMPS AND SIDE RAMPS SHALL HAVE DETECTABLE WARNINGS CONSISTING OF RAISED TRUNCATED DOMES WITH A DIAMETER OF NOMINAL 0.9 INCHES, A HEIGHT OF NOMINAL 0.2 INCHES AND A CENTER TO CENTER SPACING OF NOMINAL 2.35 INCHES.
2. THEY SHALL CONTRAST VISUALLY WITH ADJOINING SURFACES, EITHER LIGHT–ON–DARK OR DARK–ON–LIGHT IN ACCORDANCE WITH SECTION 4.29.2, FEDERAL REGISTER, VOLUME 56, NO. 144, RULES AND REGULATIONS, APPENDIX A TO PART 36 – STANDARDS FOR ACCESSIBLE DESIGN (AMERICANS WITH DISABILITIES ACT), DATED JULY 26, 1991 AND SUBSEQUENT REVISIONS.
3. SLOPES IN HANDICAP PARKING AREAS SHALL NOT EXCEED 1.5%.
4. SEE SITE PLANS/SIGN TABLE FOR SIGN DESIGNATIONS, LOCATIONS AND SPECIFICATIONS.

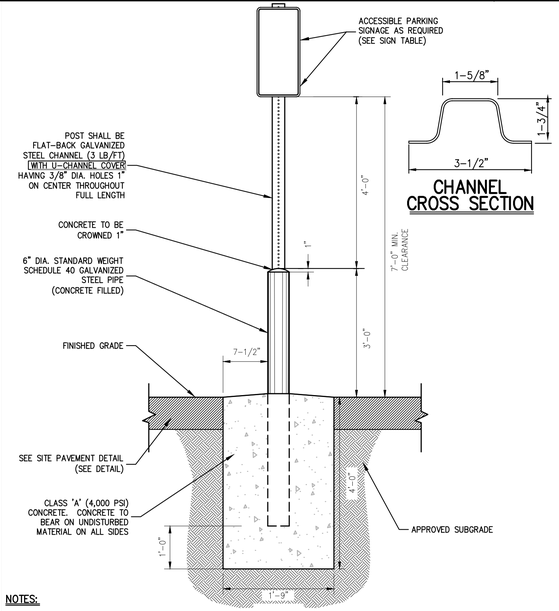
HANDICAP PARKING 38
SINGLE STRIPING – CURBLINE ALIGNMENT – W/SIDEWALK)
(NEW YORK)



TYPICAL SECTION

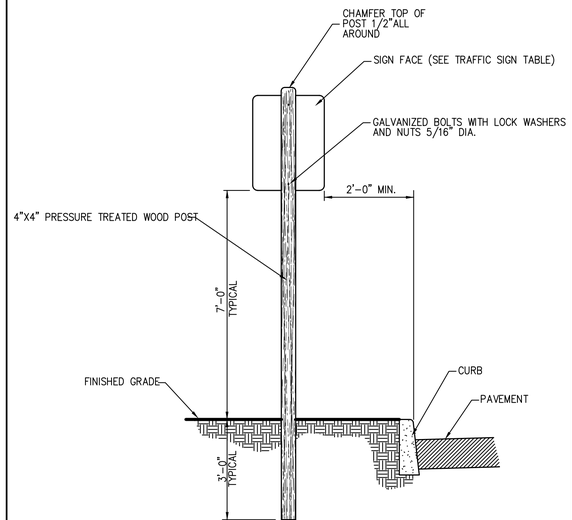
NOTES:
1. THIS SHEET IS INTENDED TO DEPICT THE DIMENSIONAL REQUIREMENTS OF TYPICAL ACCESSIBLE PARKING SPACES. THE SIDEWALK, CURBING, AND PAVEMENT MATERIAL SHALL BE AS SPECIFIED ELSEWHERE IN THE CONTRACT DOCUMENTS.
2. LOCATION – PARKING SPACES FOR USE BY PERSONS WITH DISABILITIES SHALL BE IN THE SPACES CLOSEST TO THE NEAREST ACCESSIBLE BUILDING OR FACILITY ENTRANCE ON AN ACCESSIBLE ROUTE.
3. SURFACE SLOPES – SLOPES AT ACCESSIBLE PARKING SPACES, ACCESS AISLES, AND ADJOINING WALKWAYS SHALL NOT EXCEED 1:50 IN ANY DIRECTION.
4. SIGNAGE – EACH ACCESSIBLE PARKING SPACE SHALL BE MARKED BY PERMANENTLY INSTALLED ABOVE GROUND SIGNS WHICH DISPLAY THE INTERNATIONAL SYMBOL OF ACCESS. EACH ACCESS AISLE SHALL BE MARKED BY PERMANENTLY INSTALLED ABOVE GROUND SIGNS INDICATING THAT PARKING IS NOT PERMITTED IN THE AISLE. SIGNS SHALL NOT BLOCK THE ACCESSIBLE CLEAR WIDTH OF ADJACENT WALKWAYS, SIGNS LOCATED WHERE THEY MAY BE HIT BY VEHICLES BEING PARKED SHALL BE INSTALLED AS SHOWN IN THE PROTECTION POST BASE DETAIL. THE BOTTOMS OF THE SIGNS LOCATED ON POST INSTALLED IN PAVED AREAS SHALL BE AT LEAST 7' ABOVE THE WALKWAY SURFACE. THE BOTTOMS OF SIGNS LOCATED IN UNPAVED AREAS SHALL BE 7' ABOVE THE ADJACENT PAVEMENT SURFACE.
5. A SMOOTH, FLUSH TRANSITION MUST BE PROVIDED BETWEEN ALL PEDESTRIAN WALKWAYS AND THE ACCESSIBLE PARKING SPACES AND AISLES.
6. VEHICLE SIDE FACE OF CONCRETE BUMPER BLOCKS SHALL BE SET 2' BACK FROM EDGE OF PARKING STALL. CONCRETE BLOCKS SHALL NOT BE INSTALLED WITHIN ACCESS AISLES.

TYPICAL ACCESSIBLE PARKING STALL AND AISLE (TYPE B) 39

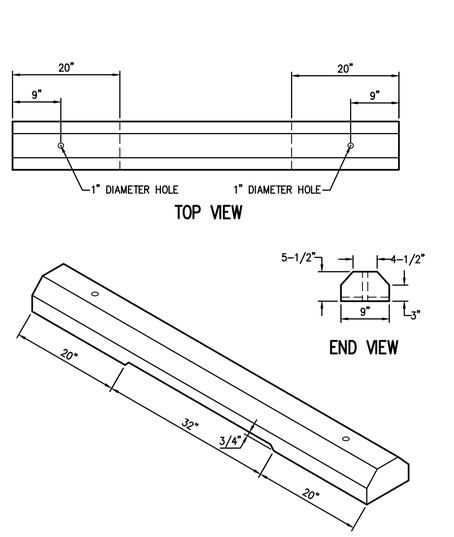


NOTES:
1. GALVANIZED STEEL CHANNEL SHALL BE EMBEDDED A MIN. OF 3 FT. INTO THE CONCRETE
2. POSTS FOR HANDICAP PARKING STALLS AND ACCESS AISLES SHALL BE PAINTED BLUE AS FOLLOWS:
   A. SOLVENT CLEAN TO REMOVE OIL, GREASE AND OTHER CONTAMINANTS.
   B. APPLY METAL PRIMER FOR GALVANIZED SURFACES.
   C. APPLY TWO (2) FINISH COATS OF APPROVED EXTERIOR PAINT FOR METAL SURFACES.
3. CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING THE INSTALLATION OF THE PARKING SIGNS, BOLLARDS AND FOUNDATIONS WITH THE DESIGN AND INSTALLATION OF THE SITE SIDEWALKS, CURBING, PAVEMENT AND ANY OTHER SITE FEATURES SHOWN ON THE PLANS.
4. FASTEN SIGN TO POSTS WITH GALVANIZED STEEL BOLTS, LOCK WASHERS, AND NUTS (5/16" DIA.)
5. U-CHANNEL COVERS FOR POSTS SHALL BE BLUE WITH WHITE STRIPE FOR HANDICAP PARKING STALLS AND HANDICAP ACCESS AISLES.

ACCESSIBLE PARKING SIGN DETAIL 40



TRAFFIC SIGN POST (WOOD) 41



NOTES
1. CONCRETE MINIMUM STRENGTH–4,000 PSI AT 28 DAYS
2. REINFORCEMENT–#4 REBAR

CONCRETE BUMPER BLOCK 42

No.	Revision	Date
2.	REVISED PER CITY COMMENTS	02/24/2020
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4.	REVISED PER CITY COMMENTS	07/27/2021
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STATE OF NEW YORK · STEPHEN SPINA · 085983 · LICENSED PROFESSIONAL ENGINEER

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Date: 10/29/2019	
Project No: 18119	
18119-DETAILS	C-905 –
Drawing No: C-905 (Sheet 24 OF 28)	

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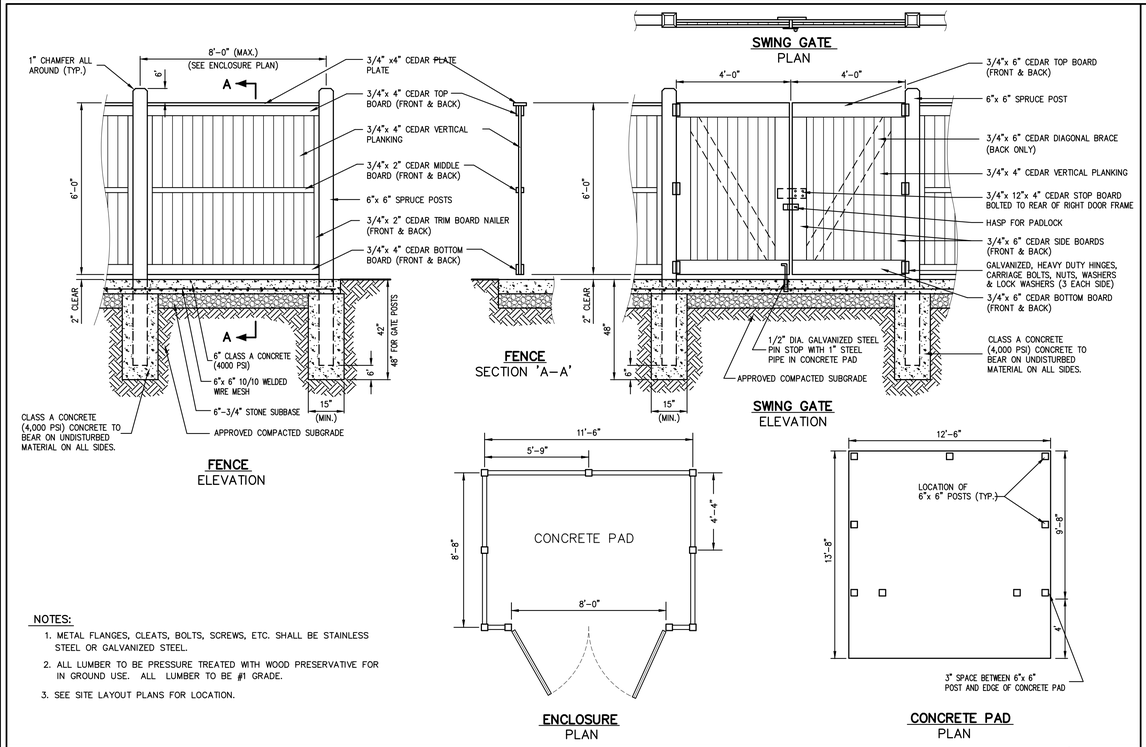


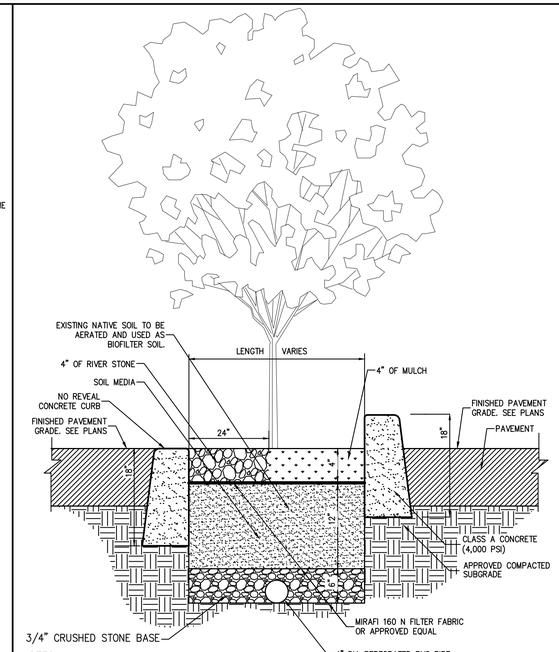
NOTES:

1. METAL FLANGES, CLEATS, BOLTS, SCREWS, ETC. SHALL BE STAINLESS STEEL OR GALVANIZED STEEL.
2. ALL LUMBER TO BE PRESSURE TREATED WITH WOOD PRESERVATIVE FOR IN GROUND USE. ALL LUMBER TO BE #1 GRADE.
3. SEE SITE LAYOUT PLANS FOR LOCATION.

TRASH ENCLOSURE WITH CONCRETE PAD

(WOOD)

43



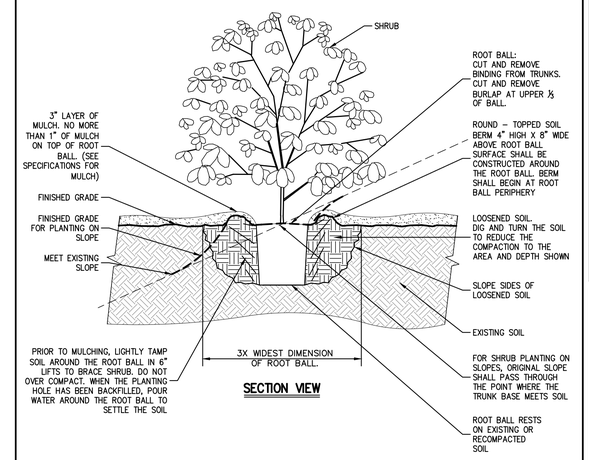
NOTES:

1. INSTALL 1/2" PREMOLDED BITUMINOUS EXPANSION JOINT EVERY 20 FEET.
2. INSTALL CONSTRUCTION JOINTS MID-WAY BETWEEN EXPANSION JOINTS SO THAT LENGTH OF CURB SEGMENTS WILL BE TEN (10) FEET.
3. LENGTH OF CURB SEGMENTS AT CLOSURES MAY BE VARIED BUT SHALL NOT BE LESS THAN FOUR (4) FEET.
4. THE SOIL MEDIA FOR THE RAIN GARDEN IS BASED ON THE NEW YORK STATE STORMWATER MANAGEMENT DESIGN MANUAL SPECIFICATIONS. THE SOIL COMPOSITION SHOULD CONSIST OF 50% TO 70% SAND (LESS THAN 5% CLAY CONTENT), 50% TO 30% TOPSOIL WITH AN AVERAGE OF 5% ORGANIC MATERIAL, SUCH AS COMPOST OR PEAT, FREE OF STONES, ROOTS, WOODY DEBRIS AND ANIMAL WASTE. THE DEPTH OF SOIL SHOULD BE APPROXIMATELY 4 INCHES BELOW THE BOTTOM OF THE DEEPEST ROOT BALL OF ANY TREES OR SHRUBS WITHIN THE RAIN GARDEN.

STORMWATER TREATMENT LANDSCAPED AREA 2A1, 2A2

(W/ UNDERDRAIN)

44

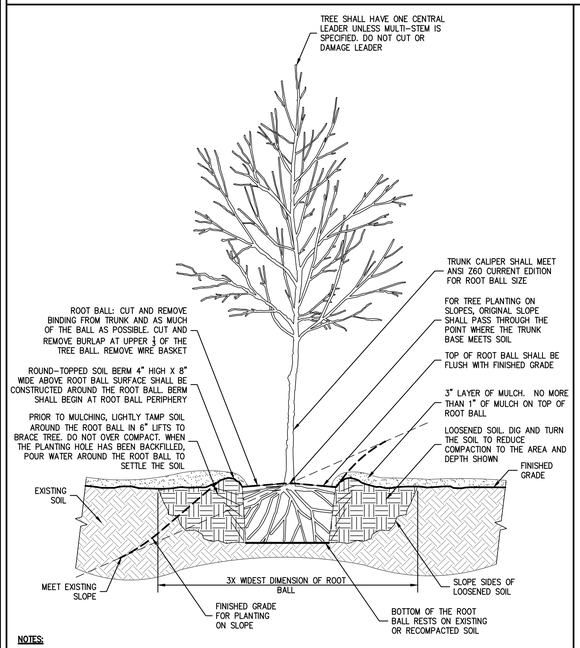


NOTES:

1. ALL PLANTING BEDS SHALL BE FREE OF WEEDS AND GRASS PRIOR TO AND FOLLOWING INSTALLATION OF PLANTS.
2. PLANTS IN CONTAINERS MUST HAVE THE FIBROUS ROOTS PULLED APART.
3. PROPOSED PLANT MATERIAL SHALL BEAR THE SAME RELATION TO FINISHED GRADE AS IT BORE TO PREVIOUS EXISTING GRADE.

SHRUB PLANTING

45



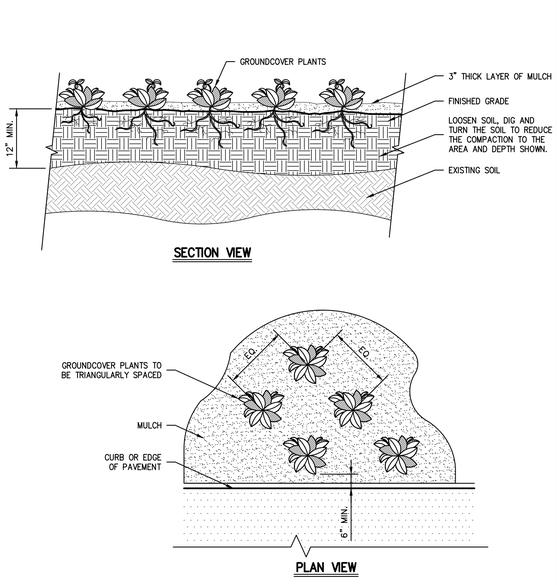
NOTES:

1. ALL PLANTING BEDS SHALL BE FREE OF WEEDS AND GRASS PRIOR TO AND FOLLOWING INSTALLATION OF PLANTS.
2. PLANTS IN CONTAINERS MUST HAVE THE FIBROUS ROOTS PULLED APART.
3. PROPOSED PLANT MATERIAL SHALL BEAR THE SAME RELATION TO FINISHED GRADE AS IT BORE TO PREVIOUS EXISTING GRADE.
4. SEE TREE STAKING DETAIL IF STAKING IS REQUIRED.

TREE PLANTING

(DECIDUOUS AND EVERGREEN)

46

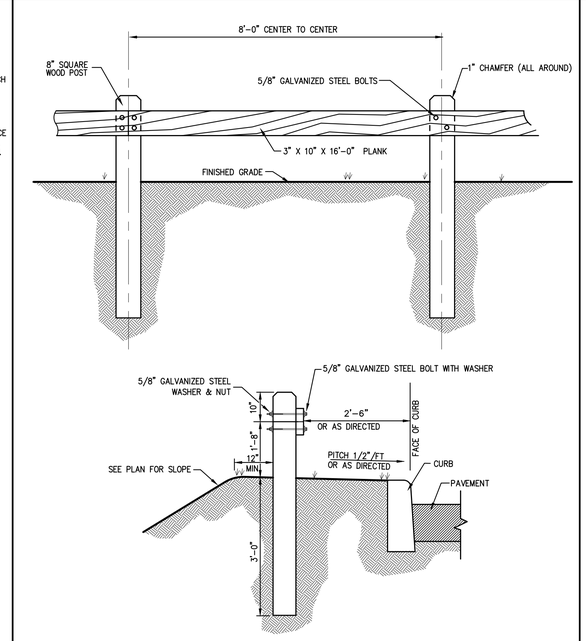


NOTES:

1. SEE PLANTING PLAN FOR GROUNDCOVER SPECIES, SIZE, AND SPACING DIMENSION.
2. SETTLE SOIL AROUND ROOT BALL OF EACH GROUNDCOVER PLANT PRIOR TO MULCHING.
3. ALL PLANTING BEDS SHALL BE FREE OF WEEDS AND GRASS PRIOR TO AND FOLLOWING INSTALLATION OF PLANTS.
4. PLANTS IN CONTAINERS MUST HAVE THE FIBROUS ROOTS PULLED APART.
5. PROPOSED PLANT MATERIAL SHALL BEAR THE SAME RELATION TO FINISHED GRADE AS IT BORE TO PREVIOUS EXISTING GRADE.

GROUNDCOVER

47

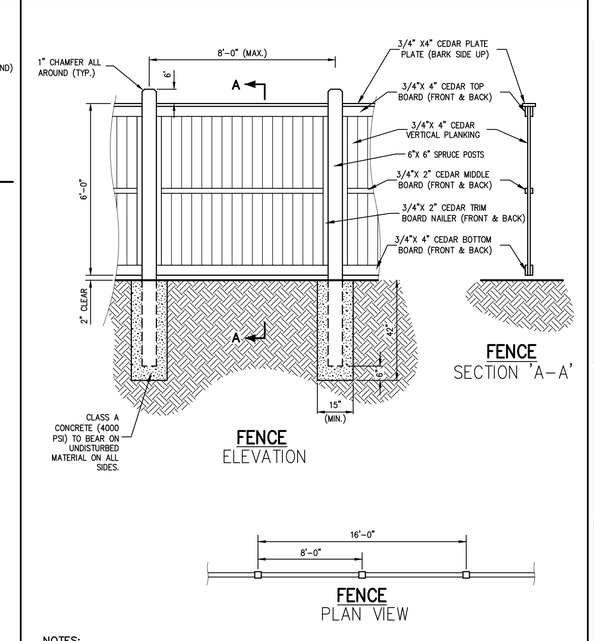


NOTES

1. ALL WOOD TO BE SEASONED NO.1 DOUGLAS FIR, SOUTHERN PINE OR OTHER APPROVED STRUCTURAL LUMBER.
2. GALVANIZED BOLT AND NUT TO BE 4000# MIN., 5400# MAX. TENSILE STRENGTH. AFTER GALVANIZING BOLT AND NUT, THE NUT SHALL BE FREE RUNNING ON THE BOLT.

WOOD GUIDE RAIL

48



NOTES:

1. METAL FLANGES, CLEATS, BOLTS, SCREWS, ETC. SHALL BE STAINLESS STEEL OR GALVANIZED STEEL.
2. ALL LUMBER, EXCEPT WHERE NOTED ON FENCE, TO BE PRESSURE TREATED WITH WOOD PRESERVATIVE FOR IN GROUND USE. ALL LUMBER TO BE #1 GRADE.
3. SEE SITE LAYOUT PLAN FOR LOCATION.

WOODEN PRIVACY FENCE

49

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STEPHEN SPINA
LICENSED PROFESSIONAL ENGINEER
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C-906
(Sheet 25 OF 28)

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NOT FOR CONSTRUCTION

EXISTING UTILITY POLE TO BE REMOVED AND REPLACED. REFER TO UTILITIES PLAN FOR PROPOSED LOCATION

EXISTING UTILITY POLE AND GUY WIRE TO BE REMOVED AND REPLACED. TO BE COORDINATED WITH CHG&E. REFER TO UTILITIES PLAN FOR PROPOSED LOCATION.

EXISTING STRUCTURES TO REMAIN AND BE PROTECTED OR BE REBUILT IN KIND

EXISTING PAVEMENT TO BE REMOVED

EXISTING WALL AND FENCE TO BE REMOVED

EXISTING STORM PIPE TO BE REMOVED. STRUCTURE TO REMAIN AND BE PLUGGED.

EXISTING STRUCTURES/CONTAINERS AND WALLS TO BE REMOVED

EXISTING CURB AND SIDEWALK TO BE REMOVED (TYPICAL)

EXISTING UTILITY POLE TO BE REMOVED AND REPLACED. REFER TO UTILITIES PLAN FOR PROPOSED LOCATION

EXTENT OF PROPOSED BUILDING. ALL EXISTING UTILITIES WITHIN PROPOSED BUILDING FOOTPRINT TO BE REMOVED.

EXISTING STORM PIPES AND STRUCTURES TO BE REMOVED. CONTRACTOR TO INSTALL PROPOSED STORM SYSTEM PRIOR TO DEMO OF EXISTING SYSTEM (SEE SHEET C-300).

EXISTING BUILDING TO BE REMOVED

EXISTING TREES TO BE REMOVED AS PART OF TEMPORARY CONSTRUCTION GRADING EASEMENT

EXISTING STORM PIPE AND STRUCTURE TO BE REMOVED

EXISTING WATER SERVICE TO BE REMOVED IN ACCORDANCE WITH THE CITY OF BEACON REQUIREMENTS

EXISTING CURB AND SIDEWALK TO BE REMOVED (TYPICAL)

EXISTING SANITARY SERVICE TO BE REMOVED IN ACCORDANCE WITH THE CITY OF BEACON REQUIREMENTS

EXISTING STORM PIPE AND CONNECTED STRUCTURES TO REMAIN AND BE PROTECTED

EXISTING HYDRANT TO REMAIN AND BE PROTECTED

BANK STREET

BRANCH STREET

WEST MAIN STREET

EXISTING CITY DRAINAGE EASEMENT

APPROXIMATE LOCATION OF DUMPSTERS

APPROXIMATE LOCATION OF DRAIN PIPE FROM INTERNAL BUILDING FLOOR DRAW

ROOF DRAIN LEADERS SPILL ONTO PAVEMENT (TYP.)

ROOF DRAIN LEADERS DRAIN TO REAR OF BUILDING (TYP.)

ONE STORY BRICK BUILDING 16 WEST MAIN STREET

ONE STORY

POSSIBLE LOCATION OF SEWER LATERAL (NEEDS TO BE FIELD VERIFIED)

R=40.00'
L=83.75'
PARCEL 3
DEED DOC. NO. 02 2016 3472

LEGEND

- EXISTING PROPERTY LINE
- ADJACENT PROPERTY LINE
- EXISTING EASEMENT LINE
- EXISTING BUILDING LINE
- EXISTING PAVEMENT EDGE
- EXISTING CURB LINE
- EXISTING RETAINING WALL
- EXISTING FENCE
- EXISTING TREE AND DESIGNATION
- EXISTING TREE TO BE REMOVED
- EXISTING TREE LINE
- EXISTING PARKING
- 36" RCP — EXISTING STORM DRAIN LINE AND SIZE
- 8" SAN — EXISTING SANITARY LINE AND SIZE
- EXISTING WATER LINE
- EXISTING GAS LINE
- EXISTING OVERHEAD WIRES
- EXISTING DRAIN INLET
- EXISTING MANHOLE
- EXISTING FIRE HYDRANT
- EXISTING GAS VALVE
- EXISTING WATER VALVE
- EXISTING UTILITY POLE
- EXISTING LIGHT POLE
- EXISTING SIGN
- EXISTING FEATURE TO BE REMOVED
- PAVEMENT REMOVAL
- CONCRETE REMOVAL
- PROPOSED BUILDING FOOTPRINT

NOTES:

1. EXISTING CONDITIONS DEPICTED ON THIS PLAN HAVE BEEN TAKEN FROM SURVEY TITLED, "TOPOGRAPHIC SURVEY," PREPARED BY JMC PLANNING ENGINEERING LANDSCAPE ARCHITECTURE & LAND SURVEYING, PLLC, DATED 09/20/2018, LAST REVISED 03/02/2020.
2. THE CONTRACTOR SHALL VERIFY THE LOCATION OF EXISTING UTILITIES TO BE DEMOLISHED AND EXISTING UTILITIES TO BE PROTECTED. IF ANY DISCREPANCIES ARE FOUND, THE CONTRACTOR SHALL NOTIFY THE GENERAL CONTRACTOR AND JMC PRIOR TO THE START OF CONSTRUCTION.
3. PRIOR TO THE START OF ANY DEMOLITION THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS AND/OR APPROVALS FROM THE CITY OF BEACON AND ALL OTHER AUTHORITIES HAVING JURISDICTION. CONTRACTOR SHALL PAY ALL OUTSTANDING FEES, CHARGES, AND DEPOSITS TO ACQUIRE SAID PERMITS. NO DEMOLITION SHALL COMMENCE UNTIL A PERMIT HAS BEEN OBTAINED FROM CITY OF BEACON.
4. THE CONTRACTOR SHALL COORDINATE THE DISCONNECTION OF ALL UTILITIES WITH THE UTILITY COMPANY HAVING JURISDICTION PRIOR TO THE START OF DEMOLITION. CONFIRMATION OF DISCONNECTED UTILITIES SHALL BE PROVIDED TO THE CITY OF BEACON BUILDING DEPARTMENT IN ACCORDANCE WITH THEIR REQUIREMENTS. LETTERS FROM THE APPROPRIATE UTILITIES STATING THAT GAS AND ELECTRIC HAVE BEEN CUT OFF SHALL BE PROVIDED TO THE CITY OF BEACON.
5. THE CONTRACTOR SHALL OBTAIN, AND PROVIDE A COPY TO THE CITY OF BEACON, A SEWER PLUG PERMIT INDICATING THAT A LICENSED PLUMBER HAS PLUGGED ALL EXISTING SEWER LINES TO THE EXISTING BUILDING. THE CONTRACTOR SHALL OBTAIN, AND PROVIDE A COPY TO THE CITY OF BEACON, A WATER USE PERMIT INDICATING THAT A LICENSED PLUMBER HAS CUT AND SEALED ALL EXISTING WATER SERVICE TO THE EXISTING BUILDING.
6. ANY UNSUITABLE MATERIAL FOUND ON-SITE DURING DEMOLITION/CONSTRUCTION, AS DETERMINED BY THE PROJECT'S GEOTECHNICAL ENGINEER, SHALL BE PROPERLY DISPOSED OF OFF-SITE IN A MANNER APPROVED BY ALL AUTHORITIES HAVING JURISDICTION AND REPLACED WITH SUITABLE MATERIAL AS REQUIRED.
7. ANY UNSUITABLE MATERIAL FOUND ON-SITE DURING CONSTRUCTION SHALL BE DISPOSED OF OFF-SITE IN A MANNER APPROVED BY ALL AUTHORITIES HAVING JURISDICTION AND REPLACED WITH SUITABLE MATERIAL AS REQUIRED. ALL REMOVAL AND REPLACEMENT OF UNSUITABLE MATERIAL SHALL BE COMPLETED UNDER THE DIRECT SUPERVISION OF A GEOTECHNICAL ENGINEER.
8. ALL DEMOLITION AND/OR CONSTRUCTION WITHIN THE RIGHT-OF-WAY, INCLUDING STREETS AND SIDEWALKS, SHALL BE PERFORMED IN ACCORDANCE WITH CITY OF BEACON.
9. ALL CONSTRUCTION/DEMOLITION DEBRIS NOT PROPOSED TO BE RECYCLED SHALL BE REMOVED AND LEGALLY DISPOSED OF OFF-SITE IN ACCORDANCE WITH THE REGULATIONS OF ALL LOCAL, STATE AND FEDERAL AGENCIES HAVING JURISDICTION.
10. PRIOR TO THE START OF SITE DEMOLITION, EROSION AND SEDIMENT CONTROL DEVICES SHALL BE INSTALLED IN ACCORDANCE WITH CITY OF BEACON, AS REQUIRED AND/OR DIRECTED BY THE CITY OF BEACON OR JMC.
11. EXISTING DRAINAGE PATTERNS ON SITE SHALL BE MAINTAINED TO THE MAXIMUM EXTENT PRACTICABLE.
12. ALL EXISTING UTILITY CASTINGS WHICH ARE TO REMAIN SHALL BE REMOVED AND RESET TO THE NEW PROPOSED GRADES IN ACCORDANCE WITH THE DIRECTIONS OF THE OWNER'S FIELD REPRESENTATIVE. EXISTING CASTINGS WHICH ARE DAMAGED OR UNFIT FOR INSTALLATION IN THE NEW CONSTRUCTION, AS DETERMINED BY THE OWNER'S FIELD REPRESENTATIVE, SHALL BE REPLACED.
13. ALL EXISTING SIDEWALKS, CURBS, PAVEMENT, ETC. TO REMAIN, WHICH ARE DISTURBED OR DAMAGED DUE TO THE NEW CONSTRUCTION, ARE TO BE REPLACED WITH MATERIALS CONSISTENT WITH EXISTING CONDITIONS.
14. THESE PLANS ARE TO BE PROVIDED TO BOTH THE DEMOLITION CONTRACTOR AND THE SITE CONTRACTOR FOR THEIR USE, INFORMATION AND COORDINATION. ANY QUESTIONS OF CONTRACTOR RESPONSIBILITY AND/OR SEPARATION OF WORK SHALL BE DIRECTED TO THE GENERAL CONTRACTOR IN WRITING PRIOR TO ISSUANCE OF BID.
15. THE OWNER SHALL RETAIN A LICENSED AND QUALIFIED PROFESSIONAL, CERTIFIED BY THE CITY OF BEACON, TO INSPECT FOR THE PRESENCE OF ASBESTOS AND/OR OTHER HAZARDOUS MATERIALS WITHIN DEMOLITION AREAS PRIOR TO THE COMMENCEMENT OF DEMOLITION. IF REMEDIATION IS REQUIRED, THE OWNER SHALL DO SO IN ACCORDANCE WITH THE NYS ASBESTOS RULES AND REGULATIONS AND/OR ANY AUTHORITIES HAVING JURISDICTION. THE CONTRACTOR SHALL PROVIDE ALL REQUIRED DOCUMENTATION TO THE NYS PRIOR TO OBTAINING A DEMOLITION PERMIT.
16. THE CONTRACTOR SHALL EXTERMINATE RODENTS AS REQUIRED BY THE DUTCHESS COUNTY DEPARTMENT OF HEALTH AND MENTAL HYGIENE. A LETTER FROM THE HEALTH DEPARTMENT CERTIFYING THAT A LICENSED EXTERMINATOR HAS TREATED THE EXISTING BUILDING SHALL BE PROVIDED TO THE CITY OF BEACON DEPARTMENT OF BUILDINGS.
17. PRIOR TO COMMENCEMENT OF DEMOLITION, THE CONTRACTOR MUST PROVIDE 24-HOUR NOTIFICATION TO THE CITY OF BEACON.
18. THE CONTRACTOR SHALL PROVIDE VERIFICATION TO THE CITY OF BEACON THAT FIVE (5) DAYS' PRIOR NOTIFICATION WAS GIVEN TO ALL ADJOINING OWNERS AND THAT NOTIFICATION WAS GIVEN TO THE APPROPRIATE COMMUNITY BOARD PRIOR TO THE COMMENCEMENT OF DEMOLITION.
19. REFER TO "REPORT ON SUBSURFACE SOIL AND FOUNDATION INVESTIGATION," DATED 09/28/2020, LAST REVISED 03/02/2022 FOR GEOTECHNICAL INFORMATION.
20. TREE REMOVAL SHOULD BE CONDUCTED DURING THE WINTER TIME FRAME OF NOVEMBER 1ST TO MARCH 31ST TO AVOID ADVERSE IMPACTS TO THE BATS. IF TREE REMOVAL IS PLANNED OUTSIDE OF THIS TIME FRAME, A SITE ASSESSMENT BY A BAT BIOLOGIST OR A QUALIFIED BAT SURVEYOR SHOULD BE PERFORMED.

GRAPHIC SCALE
20 0 10 20 40 80
(IN FEET)
1 inch = 20 ft.

No.	Revision	Date	By
2.	REVISED PER CITY COMMENTS	02/24/2020	AH
3.	REVISED PER CITY COMMENTS	09/29/2020	AH
4.	REVISED PER CITY COMMENTS	07/27/2021	BMS
5.	REVISED PER CITY COMMENTS	03/25/2022	BMS
6.	REVISED PER CITY COMMENTS	05/31/2022	BMS
7.	REVISED PER CITY COMMENTS	06/28/2022	BMS
8.	REVISED PER CITY COMMENTS	08/30/2022	SMN
	Previous Editions Obsolete		

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JMC

DEMOLITION PLAN

BEACON COMMONS
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BEACON, NY 12508

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STATE OF NEW YORK · STEPHEN SPINA · 085983 · LICENSED PROFESSIONAL ENGINEER

Drawn: BMS Approved: SS
Scale: 1" = 20'
Date: 10/29/2019
Project No: 18119
18119-EXISTING | DEMO | DEMO.scr
Drawing No:
C-020
(Sheet 3 of 28)

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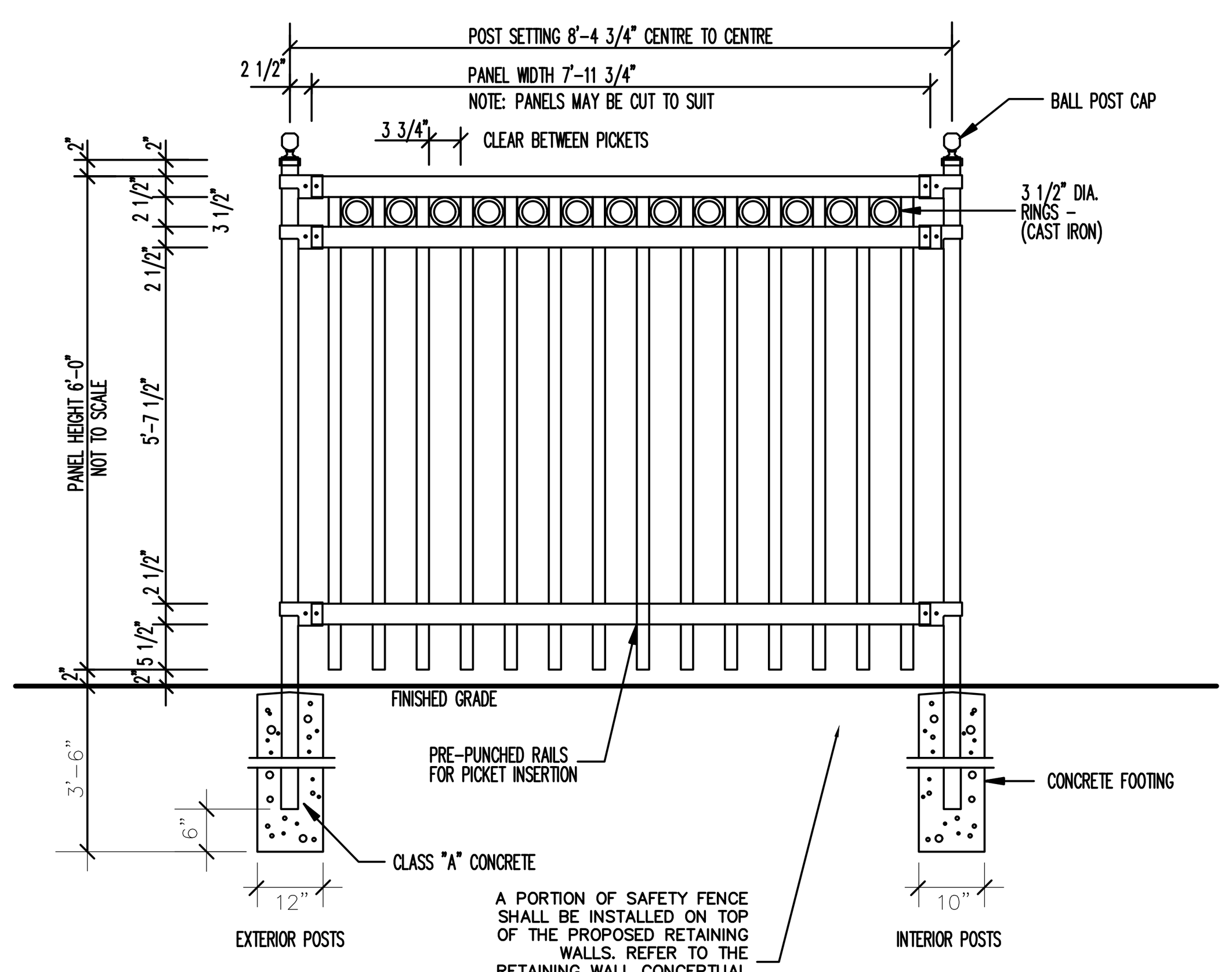
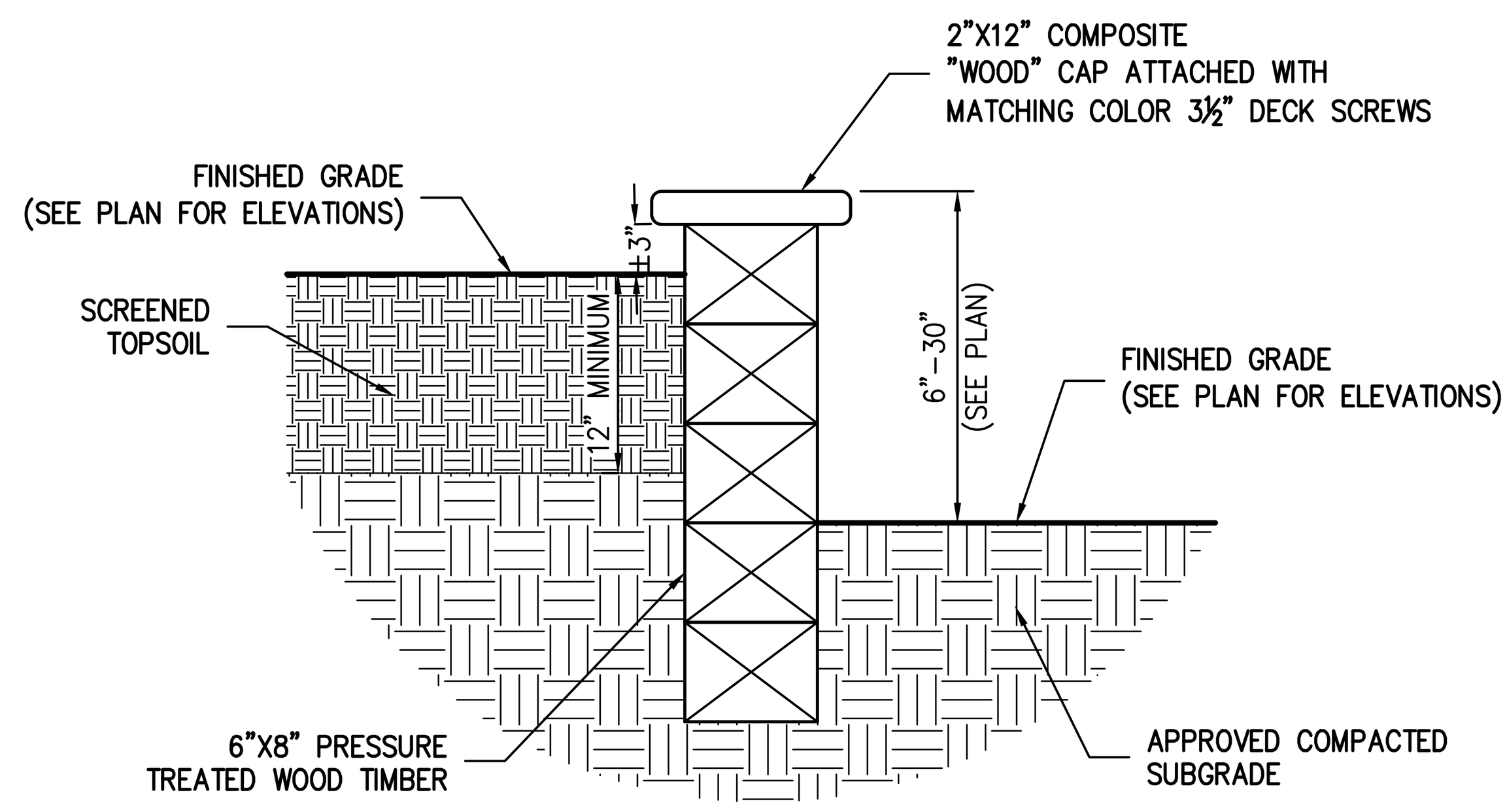


SPECIFICATIONS:

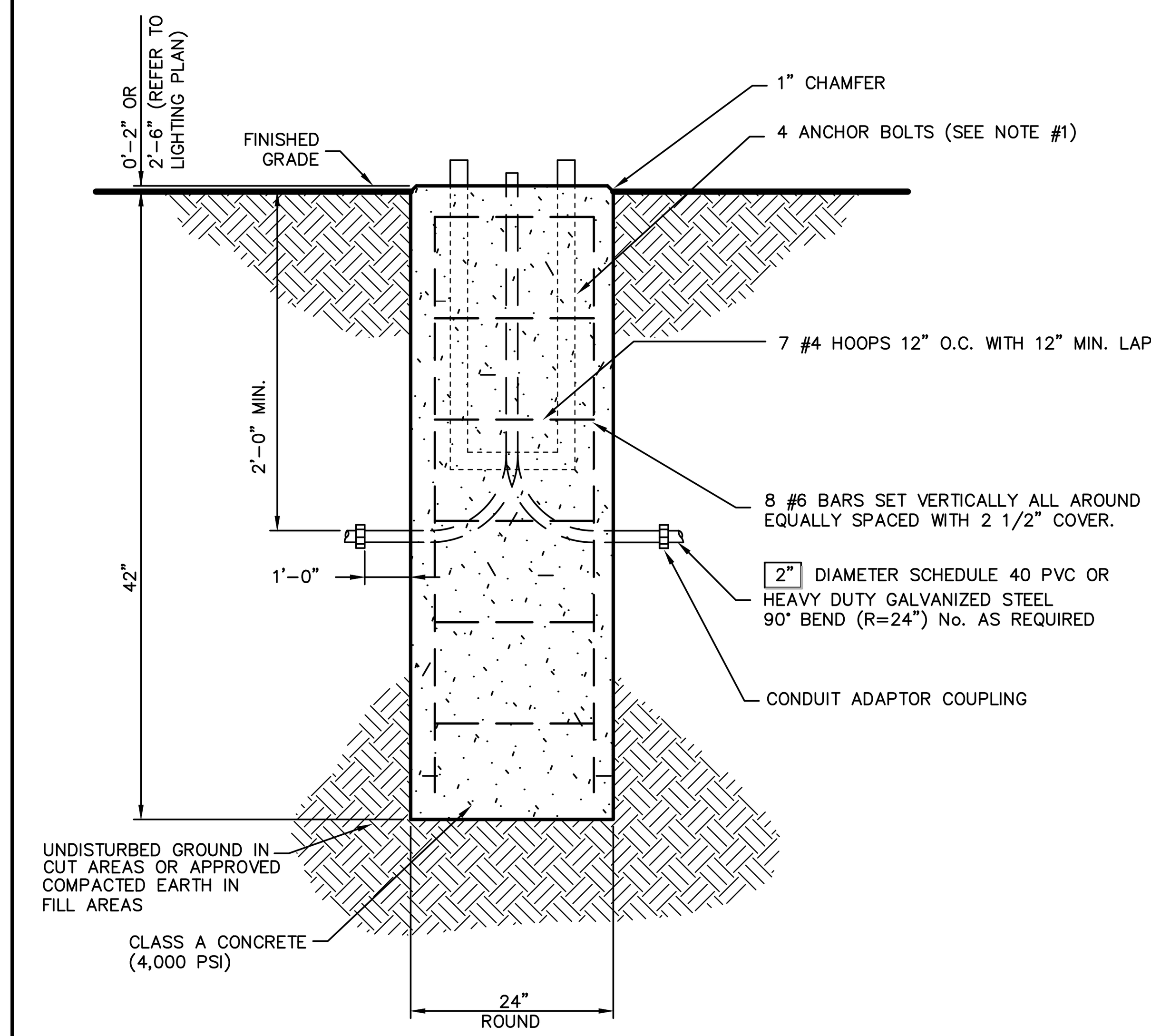
POSTS, RAILS : & PICKETS	COLD FORMED STEEL TUBING INTERIOR & EXTERIOR GALVALUME™ COATING CHROMATE CONVERSION COATING ELECTROSTATICALLY APPLIED THERMALLY BONDED POLYESTER POWDER COATING MINIMUM FILM THICKNESS 2.5 mils
POSTS:	3"x3", 14 GAUGE OR SCH 40 POST SPACING (CENTRE TO CENTRE): 8'-4 3/4"
POST FLANGES:	8"x8" x 1/2" 10"x10" x 1/2"
POST CAP:	BALL
RAILS:	1 1/2" x 2 1/2", 16 GAUGE
PICKETS:	3/4" x 1 1/2", 16 GAUGE
FITTINGS:	12 GAUGE STAMP FORGED FACTORY FINISH AS ABOVE
WELDS:	STAINLESS STEEL
PANEL:	WIDTH OF 7'-11 3/4" HEIGHT OF 6'
COLOUR:	BLACK
WARRANTY:	5 YEAR MAINTENANCE FREE

FENCE TO BE SILVER EAGLE C/W RINGS AS MANUFACTURED BY IRON EAGLE INDUSTRIES, INC. OF MISSISSAUGA, ONTARIO OR APPROVED EQUAL.

DECORATIVE SAFETY FENCE (BLACK ALUMINUM) 50



SEAT/GARDEN WALL 51



NOTES:

1. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO CHECK AND VERIFY ALL ANCHOR BOLT DIMENSIONS (SIZE, BOLT CIRCLE, ETC.) WITH THE CONTRACTOR WHO WILL BE INSTALLING THE LIGHTING STANDARD PRIOR TO INSTALLATION OF THE FOUNDATIONS.
2. CHAMFER EXPOSED EDGES OF ALL FOUNDATIONS.
3. PROVIDE INSULATED GROUNDING BUSHING ON EXPOSED ENDS (IN BASE OF POLE) OF ALL GALVANIZED STEEL BENDS.
4. POLES AND LUMINAIRES WILL BE FURNISHED AND INSTALLED BY OTHERS.

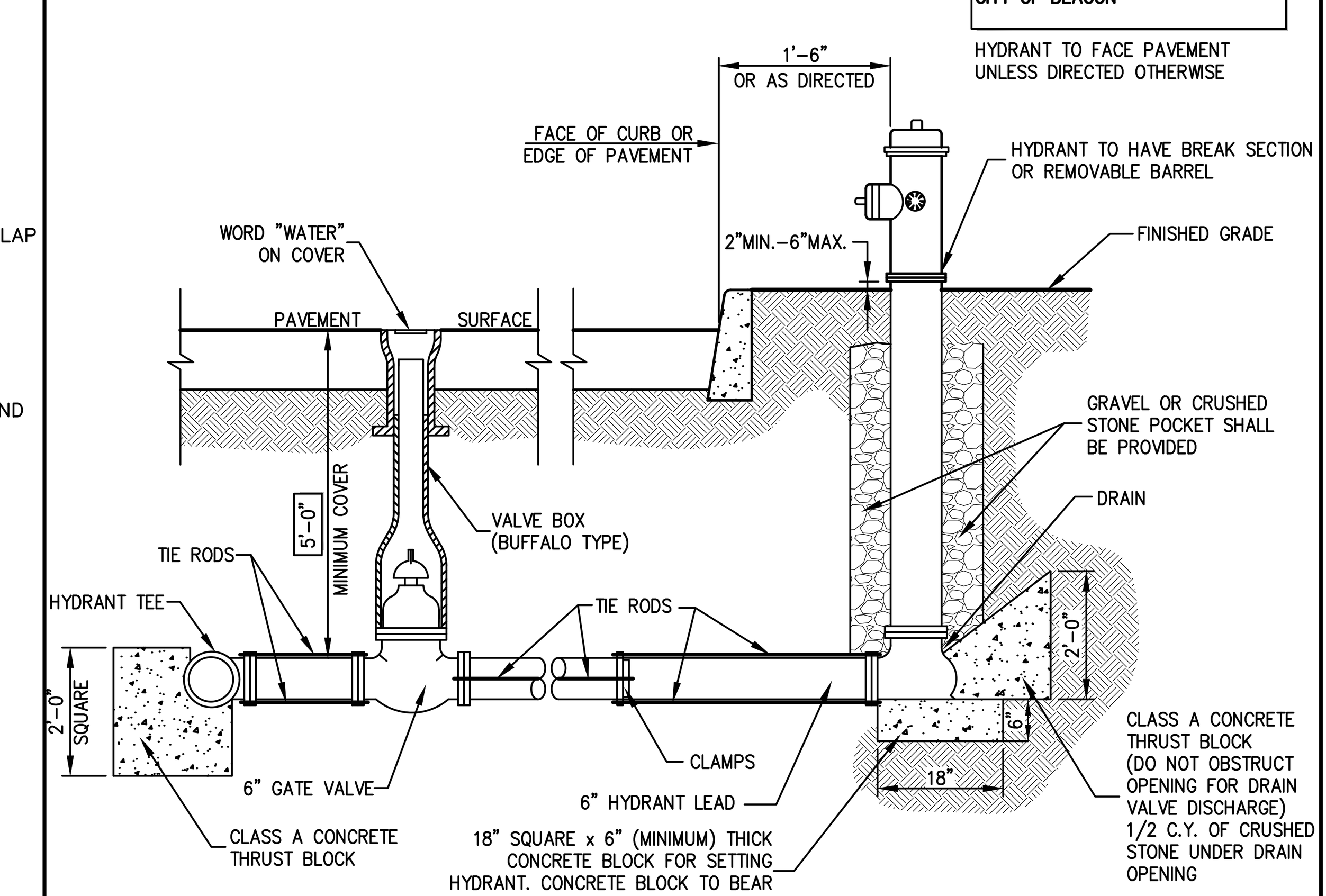
SITE LIGHTING STANDARD FOUNDATION 52

(ROUND)

FIRE HYDRANT TO BE:
MUELLER SUPER CENTURION HYDRANT WITH 5 1/4" VALVE. THE VALVE SHALL BE A MUELLER RESILIENT WEDGE GATE VALVE.

FIRE HYDRANT TO BE PAINTED IN ACCORDANCE WITH:
CITY OF BEACON

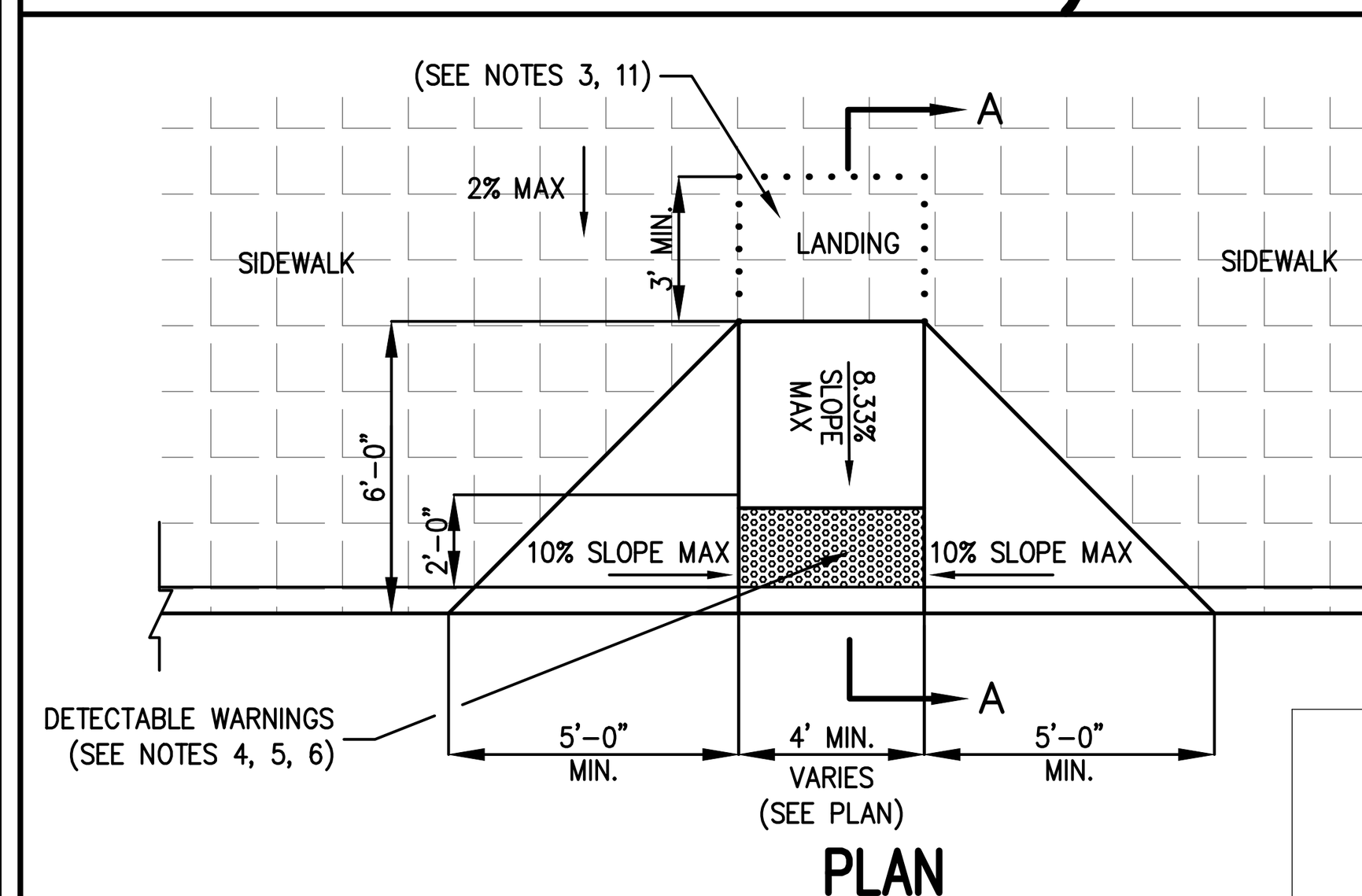
HYDRANT TO FACE PAVEMENT UNLESS DIRECTED OTHERWISE



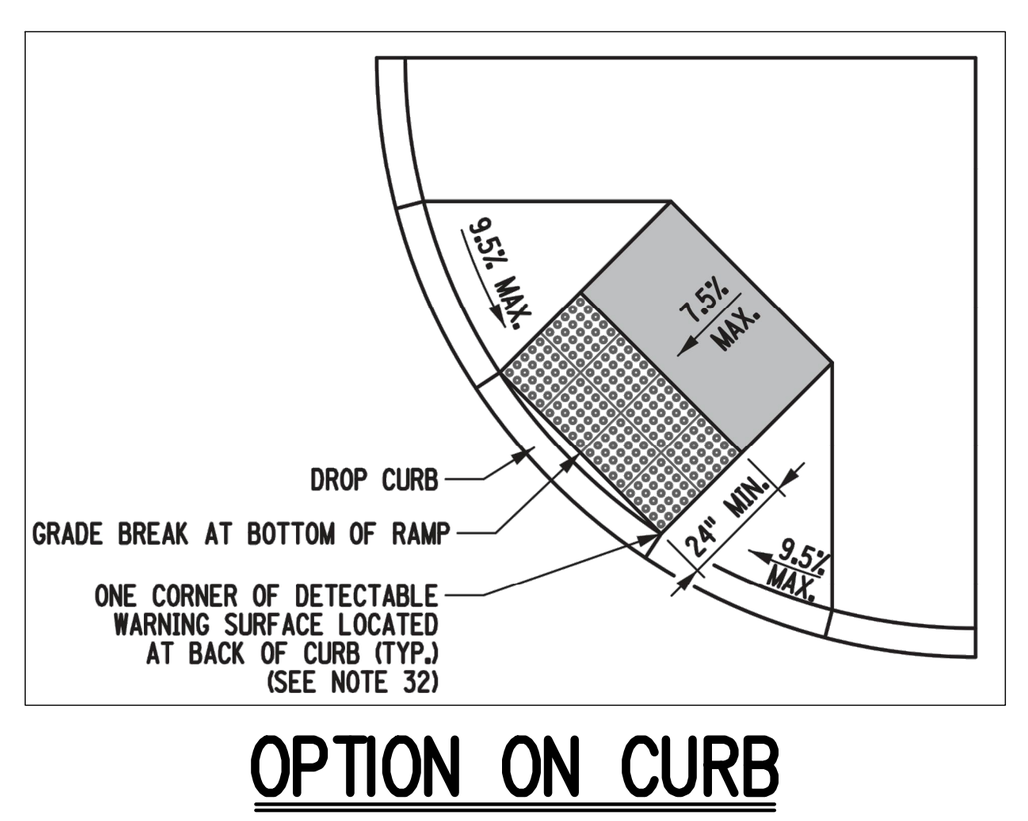
NOTES:

1. ALL CONCRETE THRUST BLOCKS SHALL BEAR ON UNDISTURBED GROUND.
2. RODDING SHALL CONSIST OF TWO 3/4" THREADED STEEL TIE RODS WITH NUTS AND WASHERS COMPLETE WITH ALL NECESSARY AND REQUIRED CLAMPS, CAREFULLY AND THOROUGHLY COVERED WITH ASPHALT OR OTHER ACCEPTABLE CORROSIVE RETARDING MATERIAL. IN GENERAL, THE METHOD AND TYPES OF MATERIAL REQUIRED IN THE INSTALLATION OF CLAMPS AND THE RODS SHALL BE IN ACCORDANCE WITH THE LATEST NATIONAL FIRE PROTECTION STANDARDS.
3. HYDRANT DRAINS SHALL NOT BE CONNECTED TO OR WITHIN TEN (10) FEET OF SANITARY SEWERS OR STORM DRAINS.
4. IF GROUND WATER IS FOUND WITHIN SEVEN (7) FEET OF THE SURFACE, HYDRANT DRAINS ARE TO BE PLUGGED. WHEN DRAINS ARE TO BE PLUGGED, THE BARRELS MUST BE PUMPED DRY AFTER USE DURING FREEZING WEATHER. SUCH HYDRANTS SHALL BE IDENTIFIED WITH A VISIBLE MARKING AS APPROVED BY THE WATER AUTHORITY.

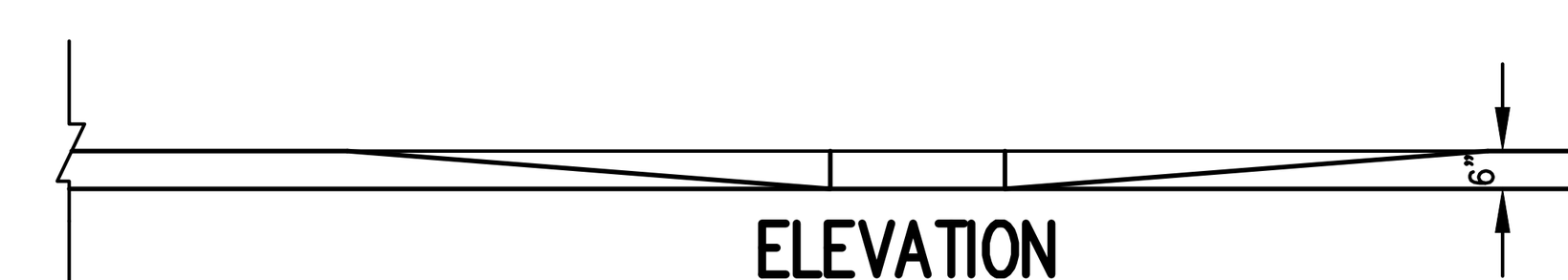
HYDRANT INSTALLATION 53



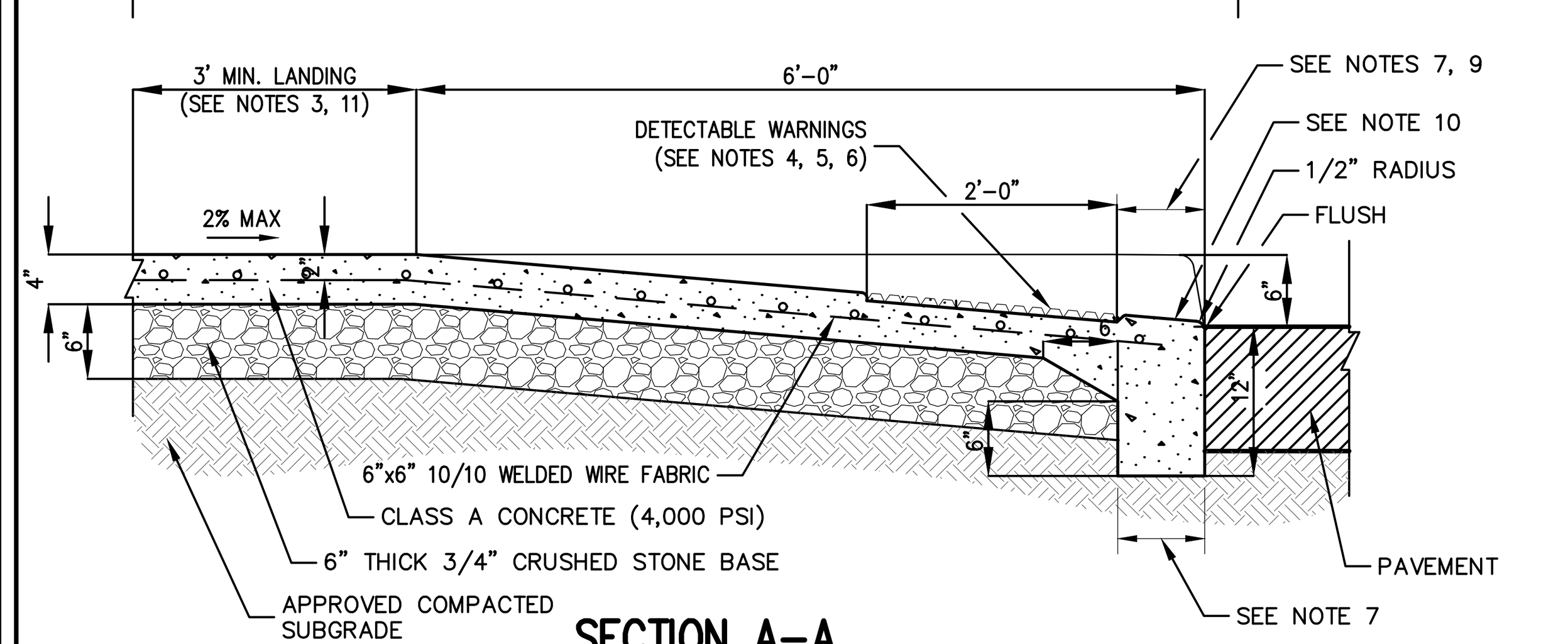
PLAN



OPTION ON CURB



ELEVATION



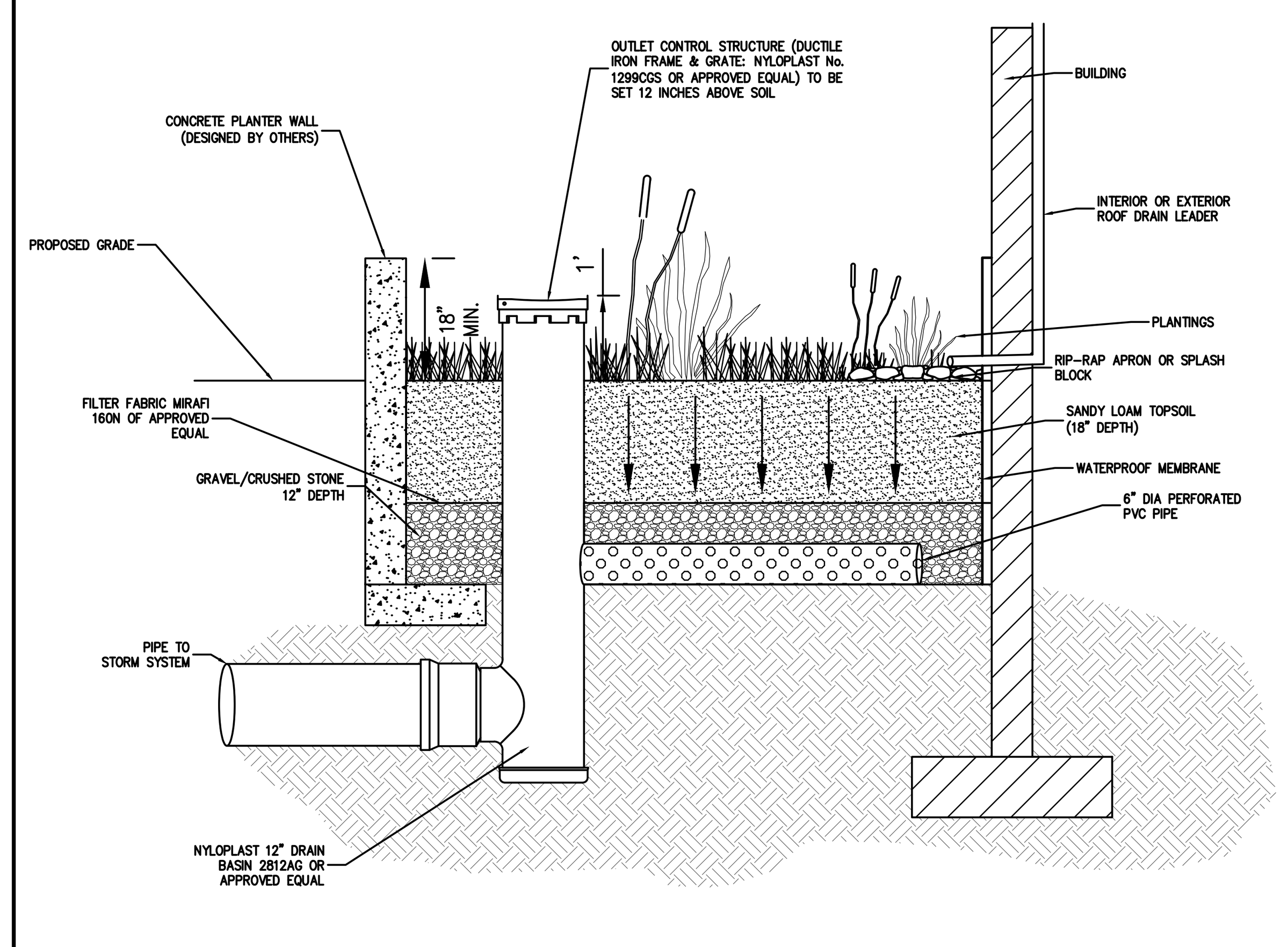
SECTION A-A

NOTES:

1. THE MAXIMUM RUNNING SLOPE OF A CURB RAMP SHALL BE 8.33%, THE MAXIMUM CROSS SLOPE SHALL BE 2.0%, AND WHERE PROVIDED, CURB RAMP FLARES SHALL NOT EXCEED 10% ALONG CURB MEASURED WITH A 2 FOOT SMART LEVEL AS SPECIFIED IN "DIMENSIONAL TOLERANCES IN CONSTRUCTION AND FOR SURFACE ACCESSIBILITY", BY UNITED STATES ACCESS BOARD, LATEST EDITION.
2. COUNTER SLOPES OF ADJOINING GUTTERS AND ROAD SURFACES IMMEDIATELY ADJACENT TO THE CURB RAMP SHALL NOT BE STEEPER THAN 5%. THE ADJACENT SURFACES AT TRANSITIONS AT CURB RAMPS TO WALKS, GUTTERS AND STREETS SHALL BE AT THE SAME LEVEL.
3. LANDINGS SHALL BE PROVIDED AT THE TOP OF CURB RAMPS. THE CLEAR LENGTH OF THE LANDING SHALL BE THIRTY-SIX (36) INCHES MINIMUM. THE CLEAR WIDTH OF THE LANDING SHALL BE AT LEAST AS WIDE AS THE CURB RAMP, EXCLUDING FLARED SIDES, LEADING TO THE LANDING. LANDINGS SHALL HAVE A SLOPE NOT STEEPER THAN 2% IN ANY DIRECTION MEASURED WITH A 2 FOOT SMART LEVEL AS SPECIFIED IN "DIMENSIONAL TOLERANCES IN CONSTRUCTION AND FOR SURFACE ACCESSIBILITY", BY UNITED STATES ACCESS BOARD, LATEST EDITION.
4. RAMPS SHALL HAVE CAST IN PLACE DETECTABLE WARNINGS AS MANUFACTURED BY ARMOR-TILE (OR APPROVED EQUAL) AND SHALL CONSIST OF RAISED TRUNCATED DOMES WITH A BASE DIAMETER OF NOMINAL 0.9 INCHES, A HEIGHT OF NOMINAL 0.2 INCHES AND A CENTER TO CENTER SPACING OF NOMINAL 1.6 INCHES.
5. DETECTABLE WARNING SURFACES SHALL CONTRAST VISUALLY WITH ADJACENT WALKING SURFACES, EITHER LIGHT-ON-DARK OR DARK-ON-LIGHT IN ACCORDANCE WITH THE ADA STANDARDS FOR ACCESSIBLE DESIGN, THE BUILDING CODE, AND APPLICABLE LOCAL LAWS AND REGULATIONS, LATEST EDITIONS.
6. 24" WIDTH OF PANELS TO BE INSTALLED DIRECTLY BEHIND CURB AND IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
7. SEE PLANS AND DETAILS FOR CURB TYPE AND DIMENSIONS.
8. RAMP, CURB AND ADJACENT PAVEMENTS SHALL BE GRADED TO PREVENT PONDING.
9. CURB RAMPS AT MARKED CROSSINGS SHALL BE WHOLLY CONTAINED WITHIN THE MARKINGS, EXCLUDING ANY FLARED SIDES.
10. CONTRACTOR TO ENSURE TOP OF CURB MATCHES SLOPE OF RAMP.
11. CURB RAMPS SHALL NOT BE LOCATED IN AN AREA THAT INTERFERES WITH MINIMUM MANEUVERING CLEARANCES AT DOORS AND GATES.
12. CURB RAMP SHALL HAVE LIGHT BROOM FINISH.
13. THE MINIMUM WIDTH OF A CURB SHALL BE 4'-0".
14. THE GRADE (RUNNING SLOPE) OF A CURB RAMP SHALL BE A MINIMUM OF 5%. THE GRADE FOR DESIGN AND LAYOUT SHALL BE A MAXIMUM OF 7.5% OF THE GRADE FOR ADA ACCESSIBILITY AND WORK ACCEPTANCE SHALL BE A MAXIMUM OF 8.3%.
15. THE CROSS SLOPE OF THE CURB RAMP SHALL BE AS FLAT AS POSSIBLE AND STILL PROVIDE POSITIVE DRAINAGE. THE CROSS SLOPE OF A CURB RAMP SHALL BE 1.5% MAXIMUM FOR DESIGN AND LAYOUT, AND 2% MAXIMUM FOR WORK ACCEPTANCE.
16. WHERE A PEDESTRIAN CIRCULAR PATH CROSSES THE CURB RAMP, FLARED SIDES SHALL BE INSTALLED WITH A MAXIMUM SLOPE OF 9.5% FOR DESIGN AND LAYOUT, AND 10% MAXIMUM FOR WORK ACCEPTANCE. THE SLOPE OF FLARED SIDES IS MEASURED PARALLEL TO THE CURB LINE.
17. WHERE A CHANGE IN DIRECTION IS REQUIRED TO UTILIZE A CURB RAMP, A TURNING SPACE SHALL BE PROVIDED AT THE BASE OR THE TOP OF A CURB RAMP AS APPLICABLE. TURNING SPACES SHALL BE PERMITTED TO OVERLAP CLEAR SPACES.
18. DETECTABLE WARNING SURFACES SHALL BE PROVIDED AT THE FOLLOWING LOCATIONS ON PEDESTRIAN ACCESS ROUTES:
    A. CURB RAMPS AND BLENDED TRANSITIONS AT PEDESTRIAN STREET CROSSINGS.
    B. PEDESTRIAN REFUGE ISLANDS (WHERE THE LENGTH OF THE PEDESTRIAN ACCESS ROUTE ACROSS THE REFUGE ISLAND IS GREATER THAN OR EQUAL TO 6 FEET).
    C. PEDESTRIAN AT-GRADE RAIL CROSSINGS NOT LOCATED WITHIN A STREET OR HIGHWAY.
19. DETECTABLE WARNING SURFACES SHALL BE PROVIDED WHERE THE PEDESTRIAN ACCESS ROUTE CROSSES DRIVEWAYS WITH SIGNAL, YIELD OR STOP CONTROL. DETECTABLE WARNING SURFACES SHALL NOT BE PROVIDED AT CROSSINGS OR UNCONTROLLED DRIVEWAY APRONS.
20. SOME DETECTABLE WARNING PRODUCTS REQUIRE A CONCRETE BORDER FOR PROPER INSTALLATION. IF REQUIRED, THE BORDER SHALL NOT EXCEED 2". WHERE THE BACK OF CURB EDGE IS TOOLED TO PROVIDE A RADIUS, THE BORDER DIMENSION SHALL BE MEASURED FROM THE INSIDE EDGE OF THE CURB RADIUS.

PERPENDICULAR CURB RAMP 54

(WITH DETECTABLE WARNING)

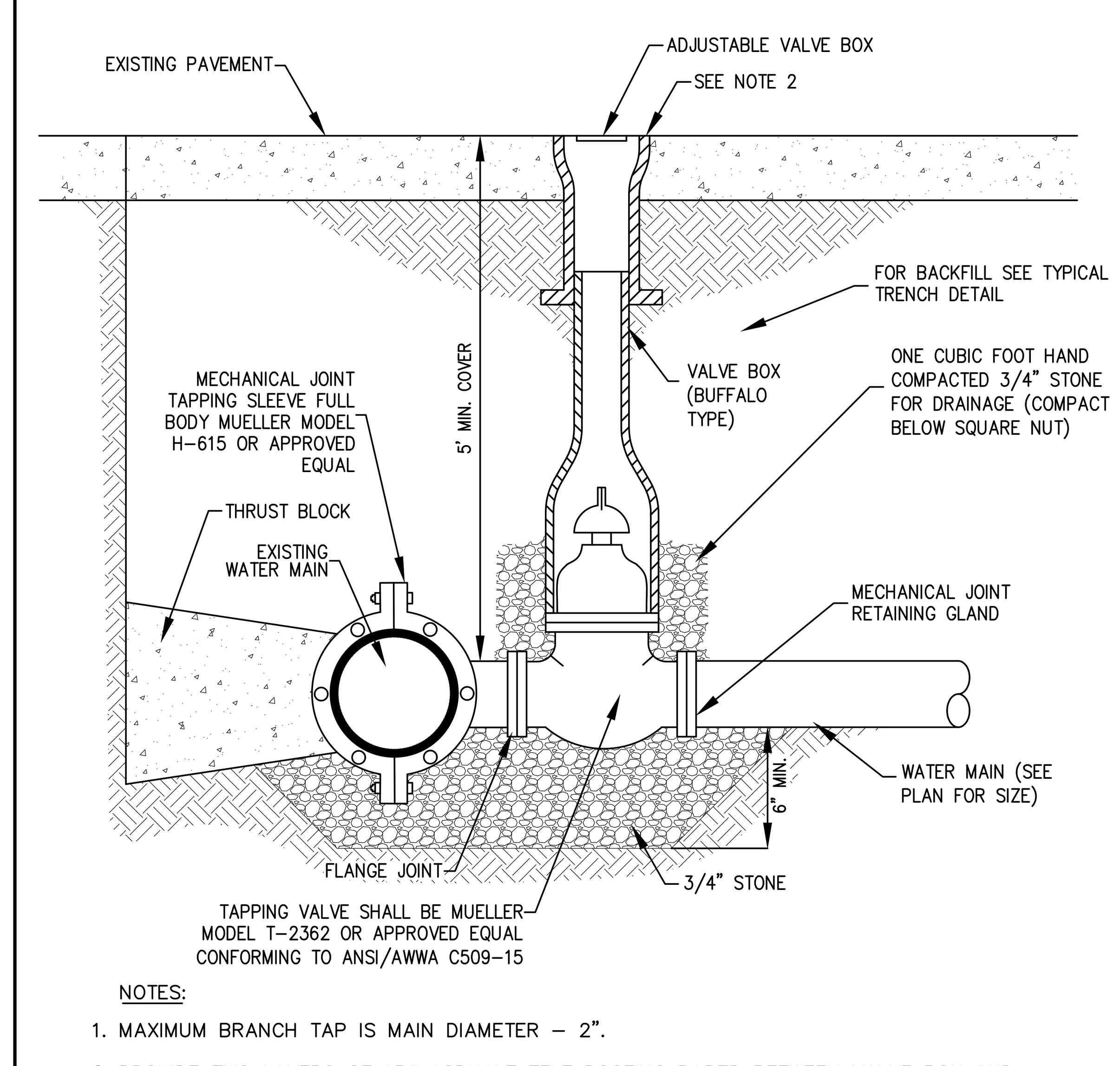


NOTES:

1. FLOW-THROUGH AND INFILTRATION STORMWATER PLANTERS SHOULD NOT RECEIVE DRAINAGE FROM IMPERVIOUS AREAS GREATER THAN 15,000 SQUARE FEET.
2. INFILTRATION PLANTERS SHOULD BE LOCATED A MINIMUM DISTANCE OF TEN FEET FROM STRUCTURES.
3. RIP-RAP MUST BE PLACED BELOW DOWNSPOUTS OR WHERE STORMWATER ENTERS THE PLANTER TO PREVENT EROSION.
4. STORMWATER PLANTERS ARE DESIGNED TO POND WATER LESS THEN 12 HOURS, WITH A MAXIMUM OF PONDING DEPTH OF 12 INCHES.
5. FLOW-THROUGH AND INFILTRATION PLANTERS MUST HAVE A MINIMUM WIDTH OF 1.5 AND 2.5 FEET, RESPECTIVELY.
6. SOILS SPECIFICATIONS FOR THE STORMWATER PLANTERS GROWING MEDIUM SHOULD ALLOW AN INFILTRATION RATE OF 2 INCHES PER HOUR, AND 5 INCHES AN HOUR FOR THE DRAINAGE LAYER.
7. SOIL COMPACTION MUST BE NO GREATER THAN 85% IN THE PLANTER.
8. THE GROWING MEDIUM DEPTH FOR ALL THREE STORMWATER PLANTERS TYPES SHOULD BE AT LEAST 18 INCHES. GROWING MEDIA SHOULD BE A UNIFORM MIXTURE OF 70% SAND (100% PASSING THE 1-INCH SIEVE AND 5% PASSING THE NO. 200 SIEVE) AND 30% TOPSOIL WITH AN AVERAGE OF 5% ORGANIC MATERIAL, SUCH AS COMPOST OR PEAT, FREE OF STONES, ROOTS AND WOODY DEBRIS AND ANIMAL WASTE.
9. FOR INFILTRATION AND FLOW-THROUGH PLANTERS THE DRAINAGE LAYER SHOULD HAVE A MINIMUM DEPTH OF 12 INCHES. DRAINAGE LAYER SHOULD BE CLEAN SAND WITH 100% PASSING THE 1-INCH SIEVE AND 5% PASSING THE NO. 200 SIEVE.
10. A MINIMUM INFILTRATION DEPTH OF 3 FEET SHOULD BE PROVIDED BETWEEN THE BOTTOM OF THE INFILTRATION PRACTICE AND ANY IMPERMEABLE BOUNDARIES, SUCH AS THE SEASONAL HIGH GROUNDWATER LEVEL OR ROCK.
11. INFILTRATION PLANTERS MUST BE DESIGNED AND CONSTRUCTED WITH NO LONGITUDINAL OR LATERAL SLOPE.

FLOW-THROUGH STORMWATER PLANTER 55

(WITH UNDER DRAIN)



NOTES:

1. MAXIMUM BRANCH TAP IS MAIN DIAMETER - 2".
2. PROVIDE TWO LAYERS OF 15# ASPHALT FELT ROOFING PAPER BETWEEN VALVE BOX AND CONCRETE COLLAR TO PREVENT CONCRETE FROM ADHERING TO RISER.

WET TAP MAIN CONNECTION 56

No.	Revision	Date
2.	REVISED PER CITY COMMENTS	02/24/2020
3.	REVISED PER CITY COMMENTS	09/29/2020
4.	REVISED PER CITY COMMENTS	07/27/2021
5.	REVISED PER CITY COMMENTS	03/25/2022
6.	REVISED PER CITY COMMENTS	05/31/2022
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Project No:	18119		
18119-DETAILS	C-907	-	

Drawing No: C-907
(Sheet 26 OF 28)

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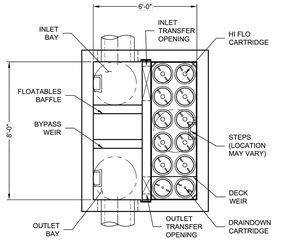
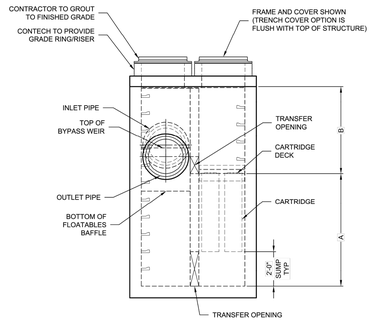


PLAN VIEW
(TOP SLAB NOT SHOWN FOR CLARITY)



ELEVATION VIEW

JELLYFISH DESIGN NOTES

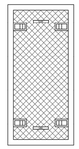
JELLYFISH TREATMENT CAPACITY IS A FUNCTION OF THE CARTRIDGE LENGTH AND THE NUMBER OF CARTRIDGES. THE STANDARD PEAK DIVERSION STYLE WITH PRECAST TOP SLAB IS SHOWN. ALTERNATE OFFLINE VAULT AND/OR SHALLOW ORIENTATIONS ARE AVAILABLE. PEAK CONVEYANCE CAPACITY TO BE DETERMINED BY ENGINEER OF RECORD

CARTRIDGE SELECTION

CARTRIDGE LENGTH	54"	40"	27"	15"
OUTLET INVERT TO STRUCTURE INVERT (A)	6'-6"	5'-4"	4'-3"	3'-3"
FLOW RATE HI-FLO / DRAINDOWN (CFS) (PER CART)	0.178 / 0.089	0.133 / 0.067	0.089 / 0.045	0.049 / 0.025
MAX. TREATMENT (CFS)	1.96	1.47	0.98	0.54
DECK TO INSIDE TOP (MIN) (B)	5.00	4.00	4.00	4.00



FRAME AND COVER
(DIAMETER VARIES)
N.T.S.



24" TRENCH COVER
(LENGTH VARIES)
N.T.S.

SITE SPECIFIC DATA REQUIREMENTS

STRUCTURE ID	*
WATER QUALITY FLOW RATE (cfs)	*
PEAK FLOW RATE (cfs)	*
RETURN PERIOD OF PEAK FLOW (yrs)	*
# OF CARTRIDGES REQUIRED (HF / DD)	*
CARTRIDGE LENGTH	*

PIPE DATA:	I.E.	MAT'L	DIA	SLOPE %	HGL
INLET #1	*	*	*	*	*
INLET #2	*	*	*	*	*
OUTLET	*	*	*	*	*

SEE GENERAL NOTES 6-7 FOR INLET AND OUTLET HYDRAULIC AND SIZING REQUIREMENTS.

RIM ELEVATION	*

ANTI-FLOTATION BALLAST	WIDTH	HEIGHT
	*	*

NOTES/SPECIAL REQUIREMENTS:

* PER ENGINEER OF RECORD

GENERAL NOTES:
1. CONTECH TO PROVIDE ALL MATERIALS UNLESS NOTED OTHERWISE.
2. FOR SITE SPECIFIC DRAWINGS WITH DETAILED STRUCTURE DIMENSIONS AND WEIGHT, PLEASE CONTACT YOUR CONTECH ENGINEERED SOLUTIONS REPRESENTATIVE. www.ContechES.com
3. JELLYFISH WATER QUALITY STRUCTURE SHALL BE IN ACCORDANCE WITH ALL DESIGN DATA AND INFORMATION CONTAINED IN THIS DRAWING. CONTRACTOR TO CONFIRM STRUCTURE MEETS REQUIREMENTS OF PROJECT.
4. STRUCTURE SHALL MEET AASHTO HS-20 OR PER APPROVING JURISDICTION REQUIREMENTS, WHICHEVER IS MORE STRINGENT, ASSUMING EARTH COVER OF 0' - 10', AND GROUNDWATER ELEVATION AT, OR BELOW, THE OUTLET PIPE INVERT ELEVATION. ENGINEER OF RECORD TO CONFIRM ACTUAL GROUNDWATER ELEVATION. CASTINGS SHALL MEET AASHTO M306 LOAD RATING AND BE CAST WITH THE CONTECH LOGO.
5. STRUCTURE SHALL BE PRECAST CONCRETE CONFORMING TO ASTM C-857, ASTM C-918, AND AASHTO LOAD FACTOR DESIGN METHOD.
6. OUTLET PIPE INVERT IS EQUAL TO THE CARTRIDGE DECK ELEVATION.
7. THE OUTLET PIPE DIAMETER FOR NEW INSTALLATIONS IS RECOMMENDED TO BE ONE PIPE SIZE LARGER THAN THE INLET PIPE AT EQUAL OR GREATER SLOPE.
8. NO PRODUCT SUBSTITUTIONS SHALL BE ACCEPTED UNLESS SUBMITTED 10 DAYS PRIOR TO PROJECT BID DATE, OR AS DIRECTED BY THE ENGINEER OF RECORD.

INSTALLATION NOTES:
A. ANY SUB-BASE/ BACKFILL DEPTH, AND/OR ANTI-FLOTATION PROVISIONS ARE SITE-SPECIFIC DESIGN CONSIDERATIONS AND SHALL BE SPECIFIED BY ENGINEER OF RECORD.
B. CONTRACTOR TO PROVIDE EQUIPMENT WITH SUFFICIENT LIFTING AND REACH CAPACITY TO LIFT AND SET THE STRUCTURE.
C. CONTRACTOR WILL INSTALL AND LEVEL THE STRUCTURE, SEALING THE JOINTS, LINE ENTRY AND EXIT POINTS (NON-SHRINK GROUT WITH APPROVED WATERSTOP OR FLEXIBLE BOOT).
D. CARTRIDGE INSTALLATION, BY CONTECH, SHALL OCCUR ONLY AFTER SITE HAS BEEN STABILIZED AND THE JELLYFISH UNIT IS CLEAN AND FREE OF DEBRIS. CONTACT CONTECH TO COORDINATE CARTRIDGE INSTALLATION WITH SITE STABILIZATION.

Jellyfish® Filter
THIS PRODUCT MAY BE PROTECTED BY ONE OR MORE OF THE FOLLOWING: U.S. PATENT NO. 7,425,262; 7,470,370; 7,622,918; US 8,123,935; OTHER INTERNATIONAL PATENTS PENDING

CONTECH ENGINEERED SOLUTIONS LLC
www.ContechES.com
9025 Centre Pointe Dr., Suite 400, West Chester, OH 45069
800-338-1122 513-645-7000 513-645-7993 FAX

JELLYFISH JFPD0806
STANDARD DETAIL
PEAK DIVERSION CONFIGURATION

JELLYFISH FILTER

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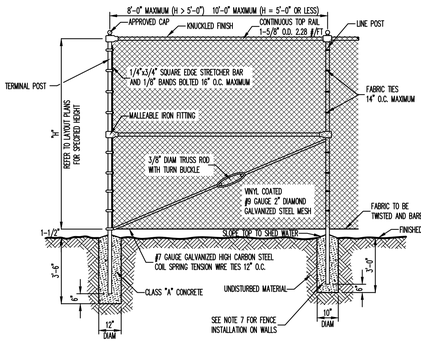
NOTES:

REQUIRED MAINTENANCE FOR THE JELLYFISH FILTER IS BASED UPON RESULTS OF THE MOST RECENT INSPECTION, HISTORICAL MAINTENANCE RECORDS, OR THE SITE SPECIFIC WATER QUALITY MANAGEMENT PLAN; WHICHEVER IS MORE FREQUENT. IN GENERAL, MAINTENANCE REQUIRES SOME COMBINATION OF THE FOLLOWING:

1. SEDIMENT REMOVAL FOR DEPTHS REACHING 12 INCHES OR GREATER, OR WITHIN 3 YEARS OF THE MOST RECENT SEDIMENT CLEANING, WHICHEVER OCCURS SOONER.
2. FLOATABLE TRASH, DEBRIS AND OIL REMOVAL.
3. DECK CLEANED AND FREE FROM SEDIMENT.
4. FILTER CARTRIDGES RINSED AND RE-INSTALLED AS REQUIRED BY THE MOST RECENT INSPECTION RESULTS, OR WITHIN 12 MONTHS OF THE MOST RECENT FILTER RINSING, WHICHEVER OCCURS SOONER.
5. REPLACE TENTACLES IF RINSING DOES NOT RESTORE ADEQUATE HYDRAULIC CAPACITY, REMOVE ACCUMULATED SEDIMENT, OR IF DAMAGED OR MISSING. IT IS RECOMMENDED THAT TENTACLES SHOULD REMAIN IN SERVICE NO LONGER THAN 5 YEARS BEFORE REPLACEMENT.
6. DAMAGED OR MISSING CARTRIDGE DECK COMPONENTS MUST BE REPAIRED OR REPLACED AS INDICATED BY RESULTS OF THE MOST RECENT INSPECTION.
7. THE UNIT MUST BE CLEANED OUT AND FILTER CARTRIDGES INSPECTED IMMEDIATELY AFTER AN UPSTREAM OIL, FUEL, OR CHEMICAL SPILL. Filter CARTRIDGE TENTACLES SHOULD BE REPLACES IF DAMAGED OR COMPROMISED BY THE SPILL.

"H" (FT)	LINE POST	TERMINAL POST
5' OR LESS	2" O.D./2.72 #/FT	2.5" O.D./3.65 #/FT
> 5'-0"	2.5" O.D./3.65 #/FT	3" O.D./5.79 #/FT



NOTES:

1. ALL POSTS, RAILS, FABRIC AND ACCESSORIES SHALL BE VINYL COATED. COLOR OF VINYL COATING SHALL BE BLACK.
2. POST AND RAILS SHALL BE STANDARD FULL WEIGHT VINYL COATED GALVANIZED SCHEDULE 40 PIPE MANUFACTURED AND GALVANIZED IN ACCORDANCE WITH ASTM A-120. ALL MATERIALS SHALL BE NEW AND FIRST CLASS AND SHALL NOT INCLUDE RECONDITIONED OR REROLLED PIPE.
3. FITTINGS SHALL BE VINYL COATED MALLEABLE IRON FITTINGS CONFORMING TO THE REQUIREMENTS OF ASTM A-47 GALVANIZED IN ACCORDANCE WITH ASTM A-153.
4. FABRIC SHALL BE 9 GAUGE GALVANIZED 2" MESH, WHICH SHALL BE VINYL CLAD IN CONFORMANCE WITH THE REQUIREMENTS OF AASHTO M-181, TYPE III. VINYL COATING SHALL BE FIRMLY AND CONTINUOUSLY EXTRUSION BONDED TO THE GALVANIZED STEEL WIRE. TOP SELVAGE SHALL HAVE KNUCKLED FINISH.
5. TENSION WIRE SHALL BE VINYL COATED 7 GAUGE MEETING THE REQUIREMENTS OF ASTM A-641 AS MODIFIED HEREIN. THE TENSILE STRENGTH SHALL BE AT LEAST 80,000 PSI WITH A GALVANIZED COATING OF NOT LESS THAN 0.7 OZ. PER SQUARE FOOT.
6. FABRIC TIES SHALL BE MINIMUM 9 GAUGE VINYL COATED GALVANIZED STEEL OR ALUMINUM. MINIMUM SPACING SHALL BE AS FOLLOWS:
   A. 14" O.C. AT LINE POSTS
   B. 24" O.C. AT TOP RAIL
   C. 12" O.C. AT TENSION WIRE
7. WHERE CHAIN LINK FENCE IS TO BE INSTALLED ON WALLS, THE FENCE POSTS SHALL BE IMBEDDED A MINIMUM OF TWELVE (12) INCHES IN THE WALL. NEWLY CONSTRUCTED WALLS SHALL BE PROVIDED WITH PROPER SIZE SLEEVES TO ACCOMMODATE FENCE POSTS. FENCE POSTS SHALL BE SECURELY GROUTED IN PLACE USING AN APPROVED HIGH STRENGTH, NON-SHRINKING, NON-STAINING GROUT.
8. THE CONTRACTOR WILL BE REQUIRED TO SUBMIT SHOP AND ERECTION DRAWINGS INDICATING MATERIALS, SIZES AND DIMENSIONS OF FENCING TO THE OWNER'S FIELD REPRESENTATIVE PRIOR TO ORDERING MATERIALS FOR HIS REVIEW AND APPROVAL.
9. PRIOR TO INSTALLATION OF THE FENCE, THE CONTRACTOR SHALL CHECK THE FENCE LAYOUT WITH THE OWNER'S FIELD REPRESENTATIVE WHO MUST APPROVE THE LAYOUT BEFORE ANY OF THE WORK IS TO BE DONE.
10. REFER TO SITE PLAN FOR HEIGHT AND LOCATIONS WHERE PRIVACY SLATS ARE REQUIRED

SAFETY FENCE (BLACK VINYL COATED CHAIN LINK FENCE)

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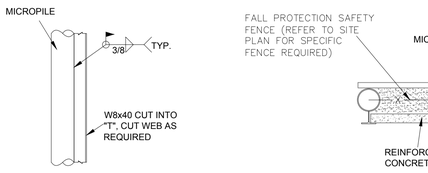
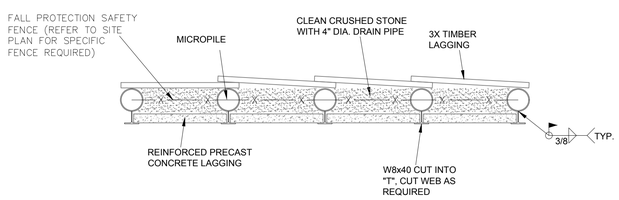
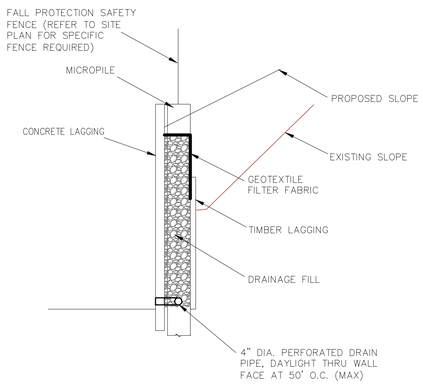




PLAN



TYPICAL SECTION



EXAMPLE IMAGE

NOTE:

1. RETAINING WALLS THAT INCLUDE FALL PROTECTION SHALL USE ALUMINUM DECORATIVE FENCE AND INSTALL PER MANUFACTURERS RECOMMENDATIONS.

SOLDIER PILE RETAINING WALL

(FOR REFERENCE ONLY)

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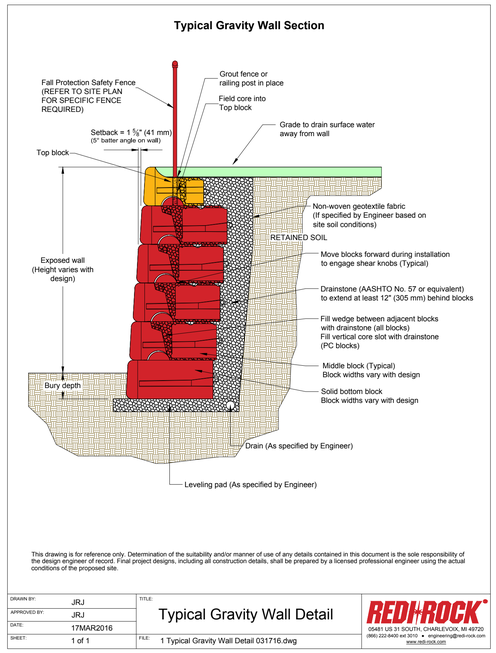

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DRAWN BY:	JRJ	TITLE: Typical Gravity Wall Detail	REDI ROCK® 05481 US 31 SOUTH, CHARLEVOIX, MI 49720 (866) 222-8400 ext 3010 • engineering@redi-rock.com www.redi-rock.com
APPROVED BY:	JRJ		
DATE:	17MAR2016		
SHEET:	1 of 1	FILE: 1 Typical Gravity Wall Detail 031716.dwg	



EXAMPLE IMAGE

NOTE:

1. RETAINING WALLS THAT INCLUDE FALL PROTECTION SHALL USE FENCE TYPE DESIGNATED ON THE SITE PLAN AND SPECIFIED IN THE DETAILS AND SHALL BE INSTALLED PER MANUFACTURERS RECOMMENDATIONS.

REDI ROCK GRAVITY WALL

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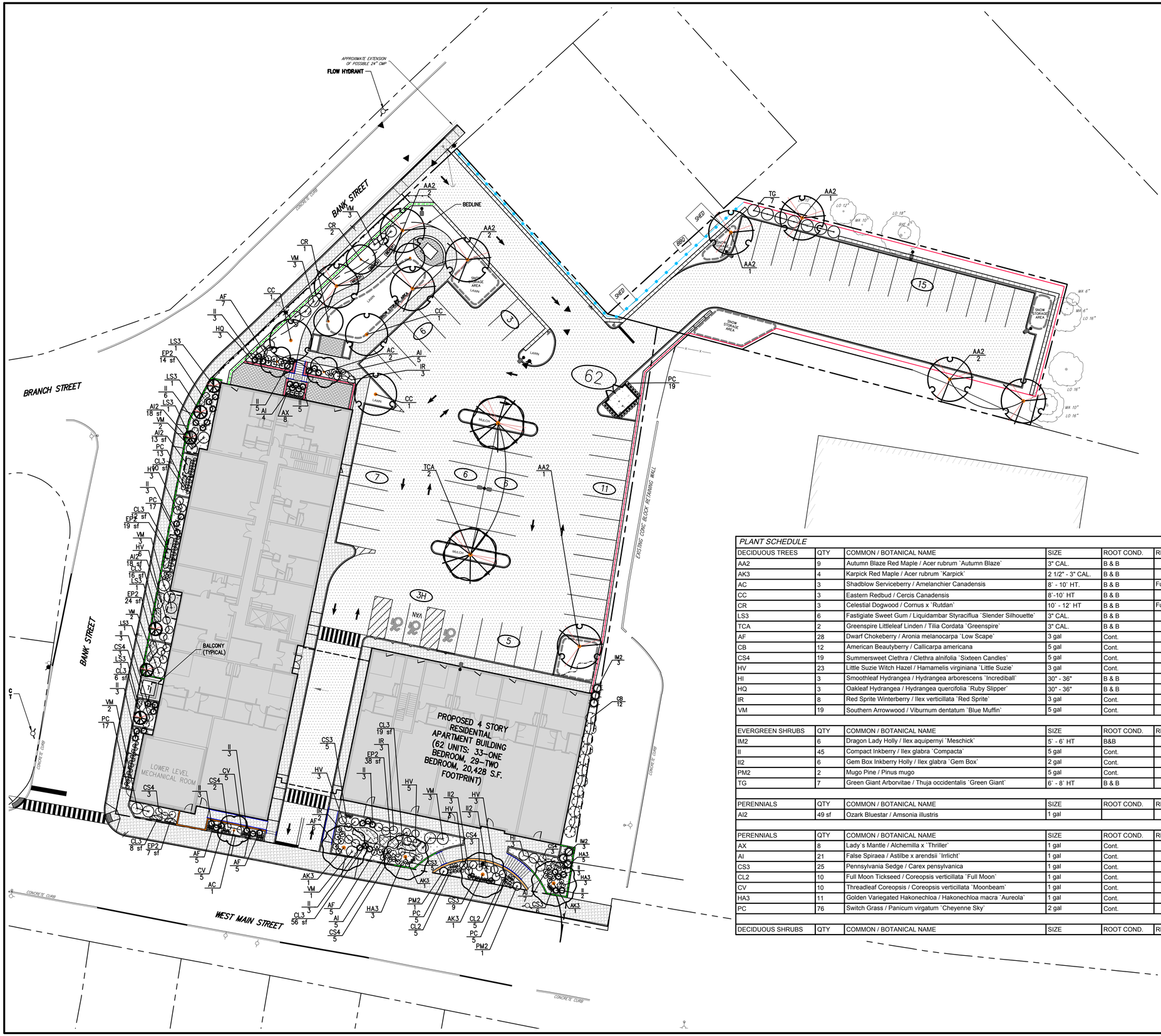

LEGEND

- EXISTING TREE AND DESIGNATION
- PROPOSED DECIDUOUS TREE
- PROPOSED FLOWERING TREE
- PROPOSED CONIFEROUS TREE
- PROPOSED SHRUBS
- PROPOSED CONCRETE WALL WITH BRICK VENEER (42" ABOVE SIDEWALK)
- PROPOSED BLACK VINYL COATED CHAIN LINK FENCE WITH PRIVACY SLATS
- PROPOSED DECORATIVE SAFETY FENCE
- PROPOSED PRIVACY FENCE
- PROPOSED HANDRAILS

NOTES:

1. ALL PLANT MATERIAL SHALL BE FIRST QUALITY STOCK. PLANTED MATERIAL AND METHODS OF INSTALLATION SHALL CONFORM TO THE AMERICAN NURSERY AND LANDSCAPE ASSOCIATION, AMERICAN STANDARD FOR NURSERY STOCK, LATEST EDITION.
2. ALL AREAS OF THE SITE NOT OCCUPIED BY BUILDING OR PAVEMENT AND NOT SPECIFIED AS BEING PLANTED WITH TREES, SHRUBS OR GROUND COVER SHALL BE LAWN.
3. ALL PLANTING BEDS SHALL BE MULCHED WITH 3" OF BROWN MULCH. MULCH SHALL BE CLEAN, NON-DYED, TOXIC FREE, SHREDDED HARDWOOD.
4. PLANT MATERIALS AS SPECIFIED ON THE DRAWINGS AND DELIVERED TO THE SITE SHALL BE NURSERY GROWN AND CERTIFIED TRUE TO THEIR GENUS, SPECIES AND VARIETY. SUBSTITUTIONS ARE NOT PERMITTED WITHOUT THE PROJECT LANDSCAPE ARCHITECTS WRITTEN APPROVAL.
5. ALL LANDSCAPING SHALL CONTINUE TO BE MAINTAINED IN A HEALTHY GROWING CONDITION THROUGHOUT THE DURATION OF THE PROJECT. ANY PLANTING NOT SO MAINTAINED SHALL BE REPLACED WITH NEW PLANTS AT THE BEGINNING OF THE NEXT, IMMEDIATELY FOLLOWING, GROWING SEASON.
6. ALL TREES AND SHRUBS SHALL BE PRUNED AND SHAPED AND BE SUBJECT TO THE APPROVAL OF THE PROJECT LANDSCAPE ARCHITECT AND GOVERNMENTAL AUTHORITIES HAVING JURISDICTION. ANY TREES AND SHRUBS THAT WILL POSSIBLY MATURE AND GROW TOWARDS THE BUILDING, LIGHT POLES, RETAINING WALLS, FENCES, PARKING SPACES, ETC. SHALL BE TRIMMED/PRUNED BACK APPROPRIATELY.
7. PLANTING STOCK SHALL BE WELL-BRANCHED AND WELL-FORMED, SOUND, VIGOROUS, HEALTHY, FREE FROM DISEASE, SUN-SCALE, WINDBURN, ABRASION, AND HARMFUL INSECTS OR INSECTS EGGS; AND SHALL HAVE HEALTHY, NORMAL UNBROKEN ROOT SYSTEMS. DECIDUOUS TREES AND SHRUBS SHALL BE SYMMETRICALLY DEVELOPED, OF UNIFORM HABIT OF GROWTH, WITH STRAIGHT TRUNKS OR STEMS, AND FREE FROM OBJECTIONABLE DISFIGUREMENTS. EVERGREEN TREES AND SHRUBS SHALL HAVE WELL-DEVELOPED SYMMETRICAL TOPS WITH TYPICAL SPREAD OF BRANCHES FOR EACH PARTICULAR SPECIES OR VARIETY. ONLY VINES AND GROUND COVER PLANTS WELL ESTABLISHED IN REMOVAL CONTAINERS, INTEGRAL CONTAINERS, OR FORMED HOMOGENEOUS SOIL SECTIONS SHALL BE USED. PLANTS SHALL BE GROWN UNDER CLIMATIC CONDITIONS SIMILAR TO THOSE IN THE LOCALITY OF THE PROJECT.
8. ALL STOCK SHALL BE BALLED AND BURLAPPED OR CONTAINER GROWN STOCK, UNLESS OTHERWISE SPECIFIED. BARE ROOT STOCK OF ANY KIND IS UNACCEPTABLE UNLESS SPECIFIED.
9. ALL PLANTING BEDS, LAWNS AND LANDSCAPED AREAS SHALL RECEIVE A MINIMUM 4" THICK LAYER OF TOPSOIL, UNLESS OTHERWISE SPECIFIED.

PLANT SCHEDULE

DECIDUOUS TREES	QTY	COMMON / BOTANICAL NAME	SIZE	ROOT COND.	REMARKS
AA2	9	Autumn Blaze Red Maple / Acer rubrum `Autumn Blaze`	3" CAL.	B & B	
AK3	4	Karpick Red Maple / Acer rubrum `Karpick`	2 1/2" - 3" CAL.	B & B	
AC	3	Shadblow Serviceberry / Amelanchier Canadensis	8' - 10' HT.	B & B	Full Heavy Multi Ste
CC	3	Eastern Redbud / Cercis Canadensis	8'-10' HT	B & B	
CR	3	Celestial Dogwood / Cornus x `Rutdan`	10' - 12' HT	B & B	Full Heavy
LS3	6	Fastigiate Sweet Gum / Liquidambar Styraciflua `Slender Silhouette`	3" CAL.	B & B	
TCA	2	Greenspire Littleleaf Linden / Tilia Cordata `Greenspire`	3" CAL.	B & B	
AF	28	Dwarf Chokeberry / Aronia melanocarpa `Low Scape`	3 gal	Cont.	
CB	12	American Beautyberry / Callicarpa americana	5 gal	Cont.	
CS4	19	Summersweet Clethra / Clethra alnifolia `Sixteen Candles`	5 gal	Cont.	
HV	23	Little Suzie Witch Hazel / Hamamelis virginiana `Little Suzie`	3 gal	Cont.	
HI	3	Smoothleaf Hydrangea / Hydrangea arborescens `Incrediball`	30" - 36"	B & B	
HQ	3	Oakleaf Hydrangea / Hydrangea quercifolia `Ruby Slipper`	30" - 36"	B & B	
IR	8	Red Sprite Winterberry / Ilex verticillata `Red Sprite`	3 gal	Cont.	
VM	19	Southern Arrowwood / Viburnum dentatum `Blue Muffin`	5 gal	Cont.	
EVERGREEN SHRUBS	QTY	COMMON / BOTANICAL NAME	SIZE	ROOT COND.	REMARKS
IM2	6	Dragon Lady Holly / Ilex aquipernyi `Meschick`	5` - 6` HT	B&B	
II	45	Compact Inkberry / Ilex glabra `Compacta`	5 gal	Cont.	
II2	6	Gem Box Inkberry Holly / Ilex glabra `Gem Box`	2 gal	Cont.	
PM2	2	Mugo Pine / Pinus mugo	5 gal	Cont.	
TG	7	Green Giant Arborvitae / Thuja occidentalis `Green Giant`	6` - 8` HT	B & B	
PERENNIALS	QTY	COMMON / BOTANICAL NAME	SIZE	ROOT COND.	REMARKS
AI2	49 sf	Ozark Bluestar / Amsonia illustris	1 gal		
PERENNIALS	QTY	COMMON / BOTANICAL NAME	SIZE	ROOT COND.	REMARKS
AX	8	Lady`s Mantle / Alchemilla x `Thriller`	1 gal	Cont.	
AI	21	False Spiraea / Astilbe x arendsii `Irricht`	1 gal	Cont.	
CS3	25	Pennsylvania Sedge / Carex pensylvanica	1 gal	Cont.	
CL2	10	Full Moon Tickseed / Coreopsis verticillata `Full Moon`	1 gal	Cont.	
CV	10	Threadleaf Coreopsis / Coreopsis verticillata `Moonbeam`	1 gal	Cont.	
HA3	11	Golden Variegated Hakonechloa / Hakonechloa macra `Aureola`	1 gal	Cont.	
PC	76	Switch Grass / Panicum virgatum `Cheyenne Sky`	2 gal	Cont.	
DECIDUOUS SHRUBS	QTY	COMMON / BOTANICAL NAME	SIZE	ROOT COND.	REMARKS

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LANDSCAPING PLAN

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(Sheet 28 of 28)

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LANC & TULLY
ENGINEERING AND SURVEYING, P.C.

John J. O'Rourke, P.E., Principal
David E. Higgins, P.E., Principal
John Queenan, P.E., Principal
Rodney C. Knowlton, L.S., Principal
Jerry A. Woods, L.S., Principal
John D. Russo, P.E., Principal
John Lanc, P.E., L.S.
Arthur R. Tully, P.E.

September 8, 2022

Mr. John Gunn
Beacon Planning Board Chair
City of Beacon
1 Municipal Plaza
Beacon, NY 12508

RE: 16 West Main Street/Beacon Commons
City of Beacon
Tax Map No. 5954-25-616969

Dear Mr. Gunn:

My office has received the following in regard to the above application:

- Response correspondence from JMC Consulting dated August 30, 2022.
- Easement Agreement between Farrell Communities Beacon LLC and Beacon Todd LLC.
- Fully executed easement Agreement between Farrell Communities Beacon LLC and John Heady Sr.
- Stormwater Control Facility Maintenance Agreement and Easement.
- Declaration of Irrevocable Access and Water Line Easement.
- Report titled "Beacon Commons – Engineering Report – Sanitary Sewer & Water Main", dated August 22, 2022.
- Plan set titled "Site Plan Drawings – Beacon Commons", with the latest revision date of August 30, 2022, and consisting of Sheets 1 of 28 through 28 of 28, as prepared by JMC Consulting.

Based upon our review of the above referenced documents and plans, we offer the following comments:

General Comments:

1. A Performance Bond will need to be posted for all public improvements proposed as part of the project. As the project progresses, the applicant's engineer should prepare an itemized cost estimate for all public improvements and submit to the City Engineer's office for review. ***Applicant acknowledges this comment.***

2. The easement agreement between Farrell Communities Beacon and Beacon Todd, although submitted, has not been executed. A fully executed copy of the agreement shall be submitted for review by the Planning Board Attorney. ***Applicant has noted that once the agreement has been executed it shall be provided.***

3. The construction schedule provided in the response correspondence seems a little unrealistic, as site work and construction of the walls is proposed to start in October and take 4 months to complete. As this will bring you into the winter months, we this goal hard to achieve, as the ground and materials could be frozen. We would ask that this be looked at realistically given the time of year the work is proposed. ***Applicant has stated that a construction logistics plan and schedule shall be prepared by the project construction manager once they are added to the team and it will be submitted for review. The applicant is requesting that this be made a condition of approval at this time.***

4. A sheet shall be provided in the plan set showing the location of all easements, along with providing the metes and bounds along each course of said easement.

Stormwater Maintenance Agreement:

1. The Planning Board Attorney, upon reviewing the document, should consider if paragraph 11 should be modified, as I do not believe the City of Beacon is looking to take on the maintenance, repair or replacement of these facilities.

Demolition Plan (Sheet 3 of 28):

1. As the plan is showing the sidewalk along West Main to be removed, a pedestrian accessway shall be established to allow pedestrians walking along the roadway to continue in a safe manner since there is no sidewalk on the opposite side of the roadway. This would also apply to the sidewalk along Bank Street. ***The Applicant states a construction logistics plan and schedule shall be prepared by the project construction manager once they are added to the team and it will be submitted for review.*** This will need to be reviewed by the Beacon Building Department once prepared. ***The applicant is requesting that this be a condition of approval in the resolution.***

Storm Profile (Sheet 7 of 28):

1. The "Upper Bank Street Water Profile" shall be adjusted to eliminate the high point created in the line below the existing gas main. We would recommend that that after the connection to the existing water main, the new line run at a downward slope to the proposed hydrant, avoiding the creation of any high points that could trap air.

This completes our review at this time. Further comments may be forth coming based upon future submissions. **A written response letter addressing each of the above comments should be provided with the next submission.** If you have any questions, or require any additional information, please do not hesitate to contact our office.

Very truly,
LANC & TULLY, P.C.

John Russo, P.E.

Cc: John Clarke, Planner
Jennifer Gray, Esq.
David Buckley, Building Inspector

LANC & TULLY

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Very truly,
LANC & TULLY, P.C.

John Russo, P.E.

Cc: John Clarke, Planner
Jennifer Gray, Esq.
David Buckley, Building Inspector

DRAFT

City of Beacon
Planning Board Subcommittee on Architectural Review
Recommendation and Report

Description: Proposed 62-unit multifamily building on 1.5-acres in Linkage and R1-7.5 districts

Project Name: Beacon Commons

Project Address: 16 West Main Street

Date of Meeting(s) of ARB Subcommittee: June 17, 2022 11:00 – 11:25 am

Attendees: Kevin Byrne, Len Warner, Dave Buckley, John Clarke

Aryeh Siegel, Project Architect

On the above-referenced dates, the Architectural Review Subcommittee reviewed the above-referenced project at which meeting the applicant and its representatives were provided an opportunity to be heard. The sole focus of the Committee was to review the architecture of the proposed building(s). The Committee reviewed the following plans and materials:

Color renderings showing building from east, west, and south
Elevations and roof plan

The Architectural Review Committee offers the following specific comments, as applicable as indicted:

1) Doors and windows: All windows now have projecting sills to give windows more depth.

2) Roof: Accessory structures now set back 15 feet from front edge.

3) Projections, such as rooftop elevators, stairwells, balconies, beams, etc.: Railings on 3rd level will be black with simple vertical elements and set back 1½ feet from the front edge of the roof.

4) North elevation: All fiber cement siding. Not visible from the public streets.

5) South elevation: The height of the brick wall in front of the eastern storefront is only about 4 feet high. The curving wall in front is now stepped down with the grade to increase visibility. The railings on the bridge section over the entrance driveway will be changed to horizontal cables, rather than glass.

6) West elevation: The brick on the 1st level below the lower section of siding is now clearly shown on the rendering.

7) East elevation: The first bay towards W. Main Street now has narrower single windows, like the south side, to provide a more consistent corner.

8) Signs: Not discussed.

9) Color and material type: Aryeh will bring samples of the materials and colors to the Planning Board. The proposed red brick with varied tones was used on 226 Main Street. The dark red siding was previously listed as James Hardie Country Lane Red.

In addition to the above specific comments, the Architectural Review Subcommittee offers the following general comments/recommendations:

The balconies are 4 feet deep with french doors that open out, allowing an indoor-outdoor opening and helping to avoid balcony storage. The owner does not want to construct recessed balconies.

The note on the Site Plan set renderings should include a sentence that the Planning Board approval is based on the submitted plans, elevations, and other documentation.

This Report was reviewed and adopted by the Architectural Review Subcommittee by vote of _____ to _____ at its meeting on _____.

****NOTE: Adoption of this Report does not constitute architectural review approval for the Project. Architectural review approval must be obtained from the Planning Board. It is recommended that any approval resolution by the Planning Board reference the final elevations and any other relevant plans relied upon in the architectural review of the Project.**

The Subcommittee was generally satisfied with the architecture and referred the project back to the full Planning Board.

John Clarke Planning and Design jclarkeplandesign@gmail.com
845.797.4152

To: John Gunn, Chair, and the City of Beacon Planning Board
Date: September 9, 2022
Re: **Beacon Commons, 16 West Main Street, Site Plan and Merger of Three Lots**

I have reviewed the response letter from JMC and a 28-sheet Site Plan set from JMC, all dated August 30, 2022.

Proposal

The applicant is proposing to construct a 62-unit multifamily building on a 1.5-acre site in the Linkage and R1-7.5 districts and within the Local Waterfront Revitalization Program (LWRP) boundary.

Comments and Recommendations

1. The City Council has referred to the Board a draft Local Law, which would allow the Planning Board to issue a Special Permit in this case for parking on the adjacent residentially zoned parcel. I suggest that the Board provide a positive recommendation to the Council.

2. The Architectural Review Subcommittee met with the project architect for the 4th time on June 17, 2022. The Subcommittee was generally satisfied with the architecture and agreed to refer the design back to the full Board for final review (see attached report).

3. No architectural drawings were included in the applicant's submission for the September 13, 2022 meeting, but the previous rendering note on Sheet A-200 should add that Planning Board approval is based on the Site Plan drawings and Building Elevations.

If you have any questions or need additional information, please feel free to contact me.

John Clarke, Beacon Planning Consultant

c: Dave Buckley, Building Inspector
Jennifer L. Gray, Esq., City Attorney
Arthur R. Tully, P.E., City Engineer
John Russo, P.E., City Engineer
Stephen Spina, P.E., Project Engineer
Aryeh Siegel, Project Architect

City of Beacon Planning Board Agenda
09/13/2022

Title:

Review application for Concept Plan Approval, Beacon HIP Lofts and Studios, Front Street, submitted by Beacon HIP Lofts LLC and referred to Planning Board by City Council

ATTACHMENTS

2019_Concept_Plan_Application_.pdf

Concept Plan Submission_Beacon HIP Lofts and Studios.pdf

Full EAF_Beacon HIP Lofts and Studios.pdf

Project Narrative_Beacon Lofts and Studios Development.pdf

Sheet 1_Site Plan_City Council Submission.pdf

Sheet 2_Existing Conditions_Survey_City Council Submission.pdf

Sheet 3_Building Plans_City Council Submission.pdf

Planner Review HIP Lofts Concept Plan.pdf

Engineer Review Beacon HIP Lofts & Studios.pdf

APPLICATION FOR CONCEPT PLAN APPROVAL – FCD ZONING DISTRICT

Submit to Planning Board Secretary, One Municipal Plaza, Suite One, Beacon, New York 12508

IDENTIFICATION OF APPLICANT

Name: Beacon HIP Lofts LLC

Address: Beacon HIP Lofts LLC
New City, NY 10956

Signature: _____

Date: August 1, 2022

Phone: (845) 639-7700

(For Official Use Only)

	Date	Initials
Application & Fee Rec'd		
Initial Review		
Public Hearing		
Conditional Approval		
Final Approval		

IDENTIFICATION OF REPRESENTATIVE / DESIGN PROFESSIONAL

Name: Aryeh Siegel Architect

Address: 84 Mason Circle
Beacon, NY 12508

Phone: 845-838-2490

Fax: _____

Email address: ajs@ajsarch.com

IDENTIFICATION OF SUBJECT PROPERTY:

Property Address: Front Street (no street number available at this time for the vacant parcel)

Tax Map Designation: Section 6055 Block 04 Lot(s) 535128

Land Area: 3.5 Acres

Zoning District(s) FCD

DESCRIPTION OF PROPOSED DEVELOPMENT:

Proposed Use: Multi-family residential and commercial artist/artisan studio

Gross Non-Residential Floor Space: Existing 0 Proposed 30,000 sf

TOTAL: 30,000 sf

Dwelling Units (by type): Existing 0 Proposed 28

TOTAL: 28

ITEMS TO ACCOMPANY THIS APPLICATION

a. One electronic and five (5) **folded** paper copies of a site location sketch showing the location of the subject property and the proposed development with respect to neighboring properties and developments.

b. One electronic and five (5) **folded** paper copies of the proposed site development plan, consisting of sheets, showing the required information as set forth on the back of this form and other such information as deemed necessary by the City Council or the Planning Board to determine and provide for the property enforcement of the Zoning Ordinance.

c. One electronic and five (5) **folded** paper copies of additional sketches, renderings or other information.

d. An application fee, payable to the City of Beacon, computed per the attached fee schedule.

e. An initial escrow amount, payable to the City of Beacon, as set forth in the attached fee schedule.

INFORMATION TO BE SHOWN ON SITE LOCATION SKETCH

a. Property lines, zoning district boundaries and special district boundaries affecting all adjoining streets and properties, including properties located on the opposite sides of adjoining streets.
b. Any reservations, easements or other areas of public or special use which affect the subject property.
c. Section, block and lot numbers written on the subject property and all adjoining properties, including the names of the record owners of such adjoining properties.

INFORMATION TO BE SHOWN ON THE SITE DEVELOPMENT PLAN

a. Title of development, date and revision dates if any, north point, scale, name and address of record owner of property, and of the licensed engineer, architect, landscape architect, or surveyor preparing the site plan.
b. Existing and proposed contours at a maximum vertical interval of two (2) feet.
c. Location and identification of natural features including rock outcrops, wooded areas, single trees with a caliper of six (6) or more inches measured four (4) feet above existing grade, water bodies, water courses, wetlands, soil types, etc.
d. Location and dimensions of all existing and proposed buildings, retaining walls, fences, septic fields, etc.
e. Finished floor level elevations and heights of all existing and proposed buildings.
f. Location, design, elevations, and pavement and curbing specifications, including pavement markings, of all existing and proposed sidewalks, and parking and truck loading areas, including access and egress drives thereto.
g. Existing pavement and elevations of abutting streets, and proposed modifications.
h. Location, type and design of all existing and proposed storm drainage facilities, including computation of present and estimated future runoff of the entire tributary watershed, at a maximum density permitted under existing zoning, based on a 100 year storm.
i. Location and design of all existing and proposed water supply and sewage disposal facilities.
j. Location of all existing and proposed power and telephone lines and equipment, including that located within the adjoining street right-of-way. All such lines and equipment must be installed underground.
k. Estimate of earth work, including type and quantities of material to be imported to or removed from the site.
l. Detailed landscape plan, including the type, size, and location of materials to be used.
m. Location, size, type, power, direction, shielding, and hours of operation of all existing and proposed lighting facilities.
n. Location, size, type, and design of all existing and proposed business and directional signs.
o. Written dimensions shall be used wherever possible.
p. Signature and seal of licensed professional preparing the plan shall appear on each sheet.
q. Statement of approval, in blank, as follows:

Approved by Resolution of the Beacon City Council
on the _____ day of _____, 20_____
subject to all conditions as stated therein

_____ _____
Mayor **Date**

APPLICATION FEES

Site Plan & Concept Plan	**Residential** $500 + $250 per dwelling unit **Commercial** $500 + $250 per 1,000 s.f.
Special Use Permit	**Residential** $500 + $250 per dwelling unit **Commercial** $500 + $250 per 1,000 s.f.
Subdivision	$ 750 for 2-4 lots + $100 per lot $1,000 for 5 or more lots + $300 per lot
Zoning Board of Appeals	Use Variance $500 Area Variance $250 Interpretation $250

ESCROW FEES

ALL SUBDIVISIONS, AND RESIDENTIAL SITE PLAN AND SUP APPLICATIONS

No. of Lots or Dwelling Units	Initial Deposit	Depleted to	Replenishment
1-5 (including lot-line realignment)	$ 2,500	$ 1,000	Current bills + $1,000
6-15	$ 7,500	$ 2,500	Current bills + $1,000
Over 15	$ 15,000	$ 5,000	Current bills + $5,000

NON-RESIDENTIAL SITE PLAN AND SUP APPLICATIONS

	Initial Deposit	Depleted to	Replenishment
Existing Buildings/Change of Use with no site development	$ 1,500	$ 1,000	Current bills + $500
Up to 3,000 s.f. gross floor area	$ 2,500	$ 1,000	Current bills + $1,000
3,000 to 10,000 s.f. gross floor area	$ 2,500 + $0.50 per sq.ft. over 3,000	$ 2,500	Current bills + $2,500
Over 10,000 s.f. gross floor area	$ 7,500 + $0.50 per sq.ft. over 10,000	$ 2,500	Current bills + $2,500

ZONING

* *if required by Chairman*	Initial Deposit	Depleted to	Replenishment
Use Variance*	$ 1,000	$500	Current bills + $500
Area Variance*	$ 1,000	$500	Current bills + $500
Interpretation*	$ 1,000	$500	Current bills + $500

ARCHITECTURAL REVIEW OR CERTIFICATE OF APPROPRIATENESS *(if not currently before PB)*

* *if required by Chairman*	Initial Deposit	Depleted to	Replenishment
Single Family House*	$500	$250	Current bills + $250
All others*	$500	$250	Current bills + $250

APPLICATION FEES:
$7,500 ($500+28 APARTMENTS X $250) - APPLICATION FEE (RESIDENTIAL)
$8,000 ($500 + $250 PER 1,000 SF @ 30,000 SF - APPLICATION FEE (COMMERCIAL)
ESCROW:
$28,723.50 (7,500 + 21,223.50 @ $0.50 PER SF OVER 10,000 SF)

APPLICATION PROCESSING RESTRICTION LAW

Affidavit of Property Owner

Property Owner: Beacon HIP Lofts LLC

If owned by a corporation, partnership or organization, please list names of persons holding over 5% interest.

Jack Wertz, Gabriel Alexander

List all properties in the City of Beacon that you hold a 5% interest in:

Applicant Address: 16 Squadron Boulevard, New City, NY 10956

Project Address: Front Street (no street number available at this time for the vacant parcel)

Project Tax Grid # 6055-04-535128

Type of Application Site Plan / Concept Review for FCD District project.

Please note that the property owner is the applicant. "Applicant" is defined as any individual who owns at least five percent (5%) interest in a corporation or partnership or other business.

I, Gabriel Alexander, the undersigned owner of the above referenced property, hereby affirm that I have reviewed my records and verify that the following information is true.

1. No violations are pending for ANY parcel owned by me situated within the City of Beacon ☑
2. Violations are pending on a parcel or parcels owned by me situated within the City of Beacon ☑
3. ALL tax payments due to the City of Beacon are current ☐
4. Tax delinquencies exist on a parcel or parcels owned by me within the City of Beacon ☑
5. Special Assessments are outstanding on a parcel or parcels owned by me in the City of Beacon ☐
6. ALL Special Assessments due to the City of Beacon on any parcel owned by me are current ☑

Jack Wertz

Signature of Owner

MEMBER

Title if owner is corporation

Office Use Only:	NO	YES	Initial
Applicant has violations pending for ANY parcel owned within the City of Beacon (Building Dept.)	___	___	____
ALL taxes are current for properties in the City of Beacon are current (Tax Dept.)	___	___	____
ALL Special Assessments, i.e. water, sewer, fines, etc. are current (Water Billing)	___	___	____

CITY OF BEACON
SITE PLAN SPECIFICATION FORM

Name of Application: Front Street Artist Studios & Multifamily Residential Development

PLEASE INDICATE WHETHER THE SITE PLAN DRAWINGS SHOW THE SUBJECT INFORMATION BY PLACING A CHECK MARK IN THE APPROPRIATE BOXES BELOW.		
	YES	**NO**
The site plan shall be clearly marked "Site Plan", it shall be prepared by a legally certified individual of firm, such as a Registered Architect or Professional Engineer, and it shall contain the following information:	☑	☐
LEGAL DATA		
Name and address of the owner of record.	☑	☐
Name and address of the applicant (if other than the owner).	☑	☐
Name and address of person, firm or organization preparing the plan.	☑	☐
Date, north arrow, and written and graphic scale.		
NATURAL FEATURES		
Existing contours with intervals of two (2) feet, referred to a datum satisfactory to the Planning Board.	☑	☐
Approximate boundaries of any areas subject to flooding or stormwater overflows.	☑	☐
Location of existing watercourses, wetlands, wooded areas, rock outcrops, isolated trees with a diameter of eight (8) inches or more measured three (3) feet above the base of the trunk, and any other significant existing natural features.	☑	☐
EXISTING STRUCTURES, UTILITIES, ETC.		
Outlines of all structures and the location of all uses not requiring structures. Paved areas, sidewalks, and vehicular access between the site and public streets.	☑	☐
Locations, dimensions, grades, and flow direction of any existing sewers, culverts, water lines, as well as other underground and above ground utilities within and adjacent to the property.	☑	☐
Other existing development, including fences, retaining walls, landscaping, and screening.	☑	☐
Sufficient description or information to define precisely the boundaries of the property.	☑	☐
The owners of all adjoining lands as shown on the latest tax records.	☑	☐
The locations, names, and existing widths of adjacent streets and curb lines.	☑	☐
Location, width, and purpose of all existing and proposed easements, setbacks, reservations, and areas dedicated to private or public use within or adjacent to the properties.	☑	☐

PROPOSED DEVELOPMENT	YES	NO
The location, use and design of proposed buildings or structural improvements.	✔	
The location and design of all uses not requiring structures, such as outdoor storage (if permitted), and off-street parking and unloading areas.	✔	
Any proposed division of buildings into units of separate occupancy.	✔	
The location, direction, power, and time of use for any proposed outdoor lighting.	✔	
The location and plans for any outdoor signs.		✔
The location, arrangement, size(s) and materials of proposed means of ingress and egress, including sidewalks, driveways, or other paved areas.	✔	
Proposed screening and other landscaping including a planting plan and schedule prepared by a qualified individual or firm.	✔	
The location, sizes and connection of all proposed water lines, valves, and hydrants and all storm drainage and sewer lines, culverts, drains, etc.	✔	
Proposed easements, deed restrictions, or covenants and a notation of any areas to be dedicated to the City.		✔
Any contemplated public improvements on or adjoining the property.		✔
Any proposed new grades, indicating clearly how such grades will meet existing grades of adjacent properties or the street.	✔	
Elevations of all proposed principal or accessory structures.	✔	
Any proposed fences or retaining walls.	✔	
MISCELLANEOUS		
A location map showing the applicant's entire property and adjacent properties and streets, at a convenient scale.	✔	
Erosion and sedimentation control measures.	✔	
A schedule indicating how the proposal complies with all pertinent zoning standards, including parking and loading requirements.	✔	
An indication of proposed hours of operation.	✔	
If the site plan only indicates a first stage, a supplementary plan shall indicate ultimate development.		✔

For all items marked "NO" above, please explain below why the required information has not been provided:

Items marked no are not applicable to this project.

Applicant/Sponsor Name: Beacon HIP Lofts LLC

Signature:

Date: August 1, 2022

FOR OFFICE USE ONLY
Application #

CITY OF BEACON
1 Municipal Plaza, Beacon, NY
Telephone (845) 838-5000 · http://cityofbeacon.org/

ENTITY DISCLOSURE FORM

(This form must accompany every land use application and every application for a building permit or certificate of occupancy submitted by any entity)

Disclosure of the names and addresses of all persons or entities owning any interest or controlling position of any Limited Liability Company, Partnership, Limited Partnership, Joint Venture, Corporation or other business entity (hereinafter referred to as the "Entity") filing a land-use application with the City is required pursuant to Section 223-61.4 of the City Code of the City of Beacon. If any Member of the Entity is not a natural person, then the names and addresses as well as all other information sought herein must be supplied about the non-natural person member of that Entity, including names, addresses and Formation filing documents. Applicants shall submit supplemental sheets for any additional information that does not fit within the below sections, identifying the Section being supplemented.

SECTION A.

IF AFFIANT IS A PARTNERSHIP, JOINT VENTURE OR OTHER BUSINESS ENTITY, EXCEPT A CORPORATION:

Name of Entity	Address of Entity
Place where such business entity was created	Official Registrar's or Clerk's office where the documents and papers creating entity were filed
Date such business entity or partnership was created	Telephone Contact Information

IF AFFIANT IS A CORPORATION:

Name of Entity BEACON HIP LOFTS LLC	Telephone Contact Information 914-806-0007
Principal Place of Business of Entity 16 SQUADRON BLVD NEW CITY, NY 10956	Place and Date of incorporation ROCKLAND COUNTY 11/14/2012
Method of Incorporation LLC	Official place where the documents and papers of incorporation were filed ROCKLAND COUNTY

SECTION B. List all persons, officers, limited or general partners, directors, members, shareholders, managers, and any others with any interest, mortgage, encumbrance or other interest (recorded or unrecorded) in or with the above referenced Entity. List all persons to whom corporate stock has been pledged, mortgaged or encumbered and with whom any agreement has been made to pledge, mortgage or encumber said stock. Use a supplemental sheet to list additional persons.

Name	Resident Address	Resident Telephone Number	Nature and Extent of Interest
JACK WERCKSERGER		914 806 0007	
GABE ALEXANDER		845-639-7700	

SECTION C. List all owners of record of the subject property or any part thereof.

Name	Residence or Business Address	Telephone Number	Date and Manner title was acquired	Date and place where the deed or document of conveyance was recorded or filed.

SECTION D. Is any owner, of record or otherwise, an officer, director, stockholder, agent or employee of any person listed in Section B-C?

☐ **YES** ☒ **NO**

Name	Employer	Position

SECTION E. Is any party identified in Sections A- C an officer, elected or appointed, or employee of the City of Beacon or related, by marriage or otherwise, to a City Council member, planning board member, zoning board of appeals member or employee of the City of Beacon ?

☐ **YES** ☒ **NO**

If yes, list every Board, Department, Office, agency or other position with the City of Beacon with which a party has a position, unpaid or paid, or relationship and identify the agency, title, and date of hire.

Agency	**Title**	**Date of Hire, Date Elected, or Date Appointed**	**Position or Nature of Relationship**

SECTION F. Was any person referred to in Sections A-D known by any other name within five (5) years preceding the date of the application?

☐ **YES** ☒ **NO**

Current Name	**Other Names**

SECTION G. List the names and addresses of each person, business entity, partnership and corporation in the chain of title of the subject premises for the five (5) years next preceding the date of the application.

Name	Address
SAME AS SECTION B	

SECTION H. If the applicant is not a record owner of the subject property, describe the applicant's interest in the subject property and the relationship the applicant has to the record owner(s) of the subject property.

APPLICANT IS RECORD OWNER

SECTION I. If the applicant is a contract vendee, a duplicate original or photocopy of the full and complete contract of purchase, including all riders, modification and amendments thereto, shall be submitted with the application. Any sensitive or confidential information may be redacted from the contract prior to production.

SECTION J. N/A

1. Where the record owner or contract vendee is a corporation, the following additional information shall be submitted:

Name of the Corporation	Telephone Contact Information
Principal Business Address	Place and Date of Incorporation
Method of Incorporation	Official place where the documents and papers of incorporation were filed

2. Please provide the following information for every incorporator, officer, director and shareholder of the corporation.

Name	Residence or business address	Telephone number

3. Have any shares of the stock of the corporation or of any stockholder been pledged, mortgaged or encumbered?

☐ YES ☒ NO

If so, please list the name and address of each person having, holding, owning or claiming any such interest.

Name	Address

SECTION K. Have the present owners entered into a contract for the sale of all or any part of the subject property and, if in the affirmative, please provide a duplicate original or photocopy of the fully and complete contract of sale, including all riders, modifications and amendments thereto.

☐ YES ☒ NO

I, JACK WERCBERGER being first duly sworn, according to law, deposes and says that I am (Title) MEMBER, an active and qualified member of the BEACON HIP LOFTS LLC, a business duly authorized by law to do business in the State of New York, and that the statements made herein are true, accurate, and complete.

(Print) JACK WERCBERGER

(Signature) _____

ARYEH SIEGEL
ARCHITECT

Amanda Caputo
Planning Board Secretary
City of Beacon
One Municipal Plaza
Beacon, NY 12508

Ben Swanson
Beacon City Council Secretary
City of Beacon
One Municipal Plaza
Beacon, NY 12508

Re: Beacon HIP Lofts & Studios
Concept Plan Application

August 10, 2022

Dear Amanda,

This is an application to the City Council for Concept Plan approval. I am emailing this package to Ben Swanson for his use in having the City Attorney and City Planner review the submittal for consistency.

Please find enclosed:

- Application for Concept Plan Approval
- Project Narrative
- Long Form EAF
- Check for Application Fee and Escrow
- CD-ROM of drawings and application paperwork

Thank you. Please let me know if you have any questions.

Sincerely,



Aryeh Siegel
Aryeh Siegel, Architect

84 Mason Circle
Beacon, New York 12508
ajs@ajsarch.com
www.ajsarch.com
Tel 845 838 2490
Fax 845 838 2657

e. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places? ☑ Yes ☐ No

If Yes:

i. Nature of historic/archaeological resource: ☑ Archaeological Site ☐ Historic Building or District

ii. Name: Eligible property:BRIDGE, Eligible property:TENEMENT, Eligible property:GARAGE, Eligible property:GROVEVILLE MILL HIS...

iii. Brief description of attributes on which listing is based:

f. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory? ☑ Yes ☐ No

g. Have additional archaeological or historic site(s) or resources been identified on the project site? ☐ Yes ☑ No

If Yes:

i. Describe possible resource(s):

ii. Basis for identification:

h. Is the project site within fives miles of any officially designated and publicly accessible federal, state, or local scenic or aesthetic resource? ☑ Yes ☐ No

If Yes:

i. Identify resource: City of Beacon Scenic Resource Inventory Report

ii. Nature of, or basis for, designation (e.g., established highway overlook, state or local park, state historic trail or scenic byway, etc.): Municipal designated micro/macro landscape area

iii. Distance between project and resource: 0 miles.

i. Is the project site located within a designated river corridor under the Wild, Scenic and Recreational Rivers Program 6 NYCRR 666? ☐ Yes ☑ No

If Yes:

i. Identify the name of the river and its designation:

ii. Is the activity consistent with development restrictions contained in 6NYCRR Part 666? ☐ Yes ☐ No

F. Additional Information

Attach any additional information which may be needed to clarify your project.

If you have identified any adverse impacts which could be associated with your proposal, please describe those impacts plus any measures which you propose to avoid or minimize them.

G. Verification

I certify that the information provided is true to the best of my knowledge.

Applicant/Sponsor Name Beacon Hip Lofts, LLC Date 8/10/2022

Signature Title

PRINT FORM

ARYEH SIEGEL

ARCHITECT

Project Narrative

Beacon Lofts and Studios Development
Front Street, Beacon, NY

August 9, 2022

Summary

The Beacon Lofts and Studios Development site is a 3.5-acre vacant parcel adjacent to the previously approved and developed Beacon Lofts project off of Fishkill Avenue. The proposed project visually and functionally extends the existing development concept at the Beacon Lofts project, which mainly consists of Artist Live Work Lofts, with a few artist studio spaces.

The project is in the Fishkill Creek Development (FCD) zoning district. The proposal is to construct a 2-story mixed use building with commercial artist/artisan studios on the 1st floor and rental apartments on the 2nd floor.

The project is designed as a cohesive unit with building design, landscaping, circulation, ingress and egress, and utility services.

Compliance with Fishkill Creek Development Zone Requirements

The proposed project fits exactly with the primary goal of the Fishkill Creek Development Zone, as stated in the City of Beacon Zoning Code:

"Encourage the development of undeveloped or underutilized industrial properties along the Fishkill Creek in a manner that provides a mix of residential and nonresidential uses."

This vacant lot along the Fishkill Creek has been undeveloped for decades and proposes to blend commercial and residential uses. The requirement that a minimum of 25% of the proposed building be commercial is far exceed in this case. The commercial portion of the project is almost 60% of the building area. Similar commercial studio uses exist on the adjacent developed Beacon Lofts property, and there is a strong demand for more space like that, which this project provides. There is limited commercial studio space available in Beacon, and this project provides this much needed benefit to Beacon.

84 Mason Circle | ajs@ajsarch.com | *Tel* 845 838 2490

Beacon, New York 12508 | www.ajsarch.com | *Fax* 845 838 2657

The residential portion of the building on the 2nd floor consists of 28 one-bedroom loft apartments with mezzanines, similar to the very well received lofts on the adjacent developed property. Ten percent of these apartments will be Below Market Rate units. The residential use complies with the FCD zoning, as well as the Beacon Comprehensive Plan.

Because the upper floor does not cover the entire footprint of the 1st floor, there is a common tenant landscaped roof garden overlooking the landscape and the Fishkill Creek.

Our landscape designer has proposed a preliminary design that enhances the site, works with viewsheds of the Fishkill Creek, works with the proposed stormwater management practices that our site/civil engineer is proposing to use, and provides plantings and trees in the parking lot areas to mitigate the heat island effects of the new impervious parking surfaces.

The Greenway Trail currently runs through the site (and connects to the existing Greenway Trail in the developed adjacent parcel) and will be enhanced along with the proposed landscaping. This continues the use that is consistent with the Beacon Comprehensive Plan and is a benefit to the City and its residents and visitors. The trail will be expanded near the proposed building to provide screening between the building and the trail, and also to create a more park-like experience along that section of the trail. The building is set far back from the Creek so the existing trail will retain its natural feel.

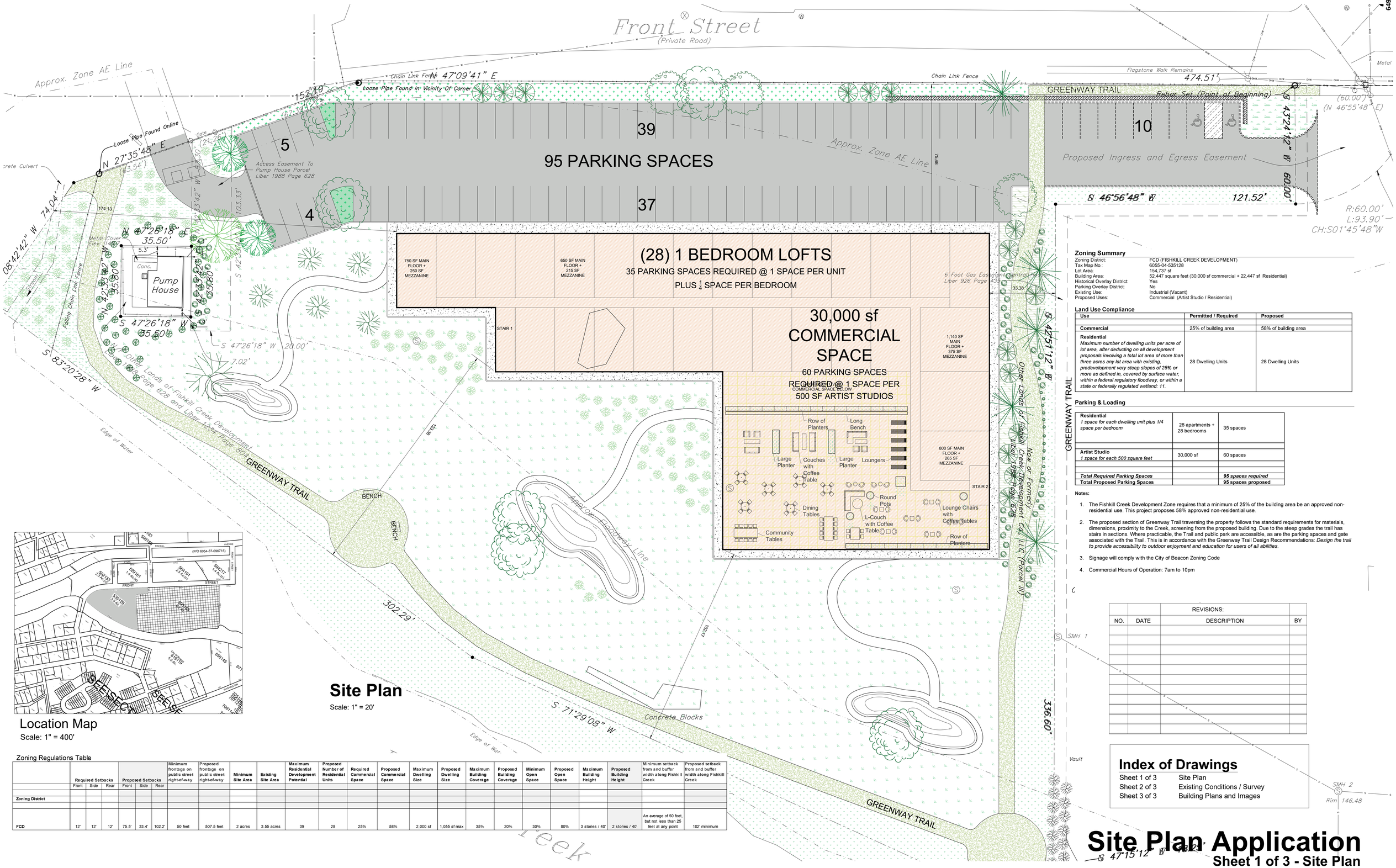
Historic Overlay Zone

The property is also in the Historic Overlay Zone, so the building design will be reviewed by the Architectural Review Board and the Planning Board. The proposed building has a brick exterior and massing and window proportions similar to the former industrial Beacon Lofts parcel next door. The design also recalls the gable roofs of the adjacent apartment complex along Fishkill Avenue, which used to house the workers and managers at the former factory. The building is only 2 stories high, where 3 stories are permitted.

Additional Zoning Compliance

The proposed project is not directly affected by the Local Waterfront Revitalization Plan.

All required parking is provided on site for the commercial and residential uses. We will work with the Planning Board to land bank a portion of the parking in order to minimize the impervious surfaces. The Applicant believes that the parking requirements in the Zoning Code may be more intense than would be practically required for the project. However, this will be up to the Planning Board to make a determination if the parking requirement should be reduced through the use of land banking or some other method.



Location Map
Scale: 1" = 400'

Site Plan
Scale: 1" = 20'

Zoning Summary

Zoning District:	FCD (FISHKILL CREEK DEVELOPMENT)
Tax Map No.:	6055-04-535128
Lot Area:	154,737 sf
Building Area:	52,447 square feet (30,000 sf commercial + 22,447 sf Residential)
Historical Overlay District:	Yes
Parking Overlay District:	No
Existing Use:	Industrial (Vacant)
Proposed Uses:	Commercial (Artist Studio / Residential)

Land Use Compliance

Use	Permitted / Required	Proposed
Commercial	25% of building area	58% of building area
Residential *Maximum number of dwelling units per acre of lot area, after deducting on all development proposals involving a total lot area of more than three acres any lot area with existing, predevelopment very steep slopes of 25% or more as defined in, covered by surface water, within a federal regulatory floodway, or within a state or federally regulated wetland: 11.*	28 Dwelling Units	28 Dwelling Units

Parking & Loading

Residential *1 space for each dwelling unit plus 1/4 space per bedroom*	28 apartments + 28 bedrooms	35 spaces
Artist Studio *1 space for each 500 square feet*	30,000 sf	60 spaces
Total Required Parking Spaces		***95 spaces required***
Total Proposed Parking Spaces		**95 spaces proposed**

Notes:

1. The Fishkill Creek Development Zone requires that a minimum of 25% of the building area be an approved non-residential use. This project proposes 58% approved non-residential use.
2. The proposed section of Greenway Trail traversing the property follows the standard requirements for materials, dimensions, proximity to the Creek, screening from the proposed building. Due to the steep grades the trail has stairs in sections. Where practicable, the Trail and public park are accessible, as are the parking spaces and gate associated with the Trail. This is in accordance with the Greenway Trail Design Recommendations: *Design the trail to provide accessibility to outdoor enjoyment and education for users of all abilities.*
3. Signage will comply with the City of Beacon Zoning Code
4. Commercial Hours of Operation: 7am to 10pm

Zoning Regulations Table

	Required Setbacks			Proposed Setbacks			Minimum frontage on public street right-of-way	Proposed frontage on public street right-of-way	Minimum Site Area	Existing Site Area	Maximum Residential Development Potential	Proposed Number of Residential Units	Required Commercial Space	Proposed Commercial Space	Maximum Dwelling Size	Proposed Dwelling Size	Maximum Building Coverage	Proposed Building Coverage	Minimum Open Space	Proposed Open Space	Maximum Building Height	Proposed Building Height	Minimum setback from and buffer width along Fishkill Creek	Proposed setback from and buffer width along Fishkill Creek
	Front	Side	Rear	Front	Side	Rear																		
Zoning District																								
FCD	12'	12'	12'	75.5'	33.4'	102.2'	50 feet	507.5 feet	2 acres	3.55 acres	39	28	25%	58%	2,000 sf	1,055 sf max	35%	20%	30%	80%	3 stories / 40'	2 stories / 40'	An average of 50 feet, but not less than 25 feet at any point	102' minimum

REVISIONS:

NO.	DATE	DESCRIPTION	BY

Index of Drawings

Sheet 1 of 3	Site Plan
Sheet 2 of 3	Existing Conditions / Survey
Sheet 3 of 3	Building Plans and Images

Site Plan Application
Sheet 1 of 3 - Site Plan

Owner:
Fishkill Creek Development Corp.
16 Squadron Boulevard
New City NY 10956

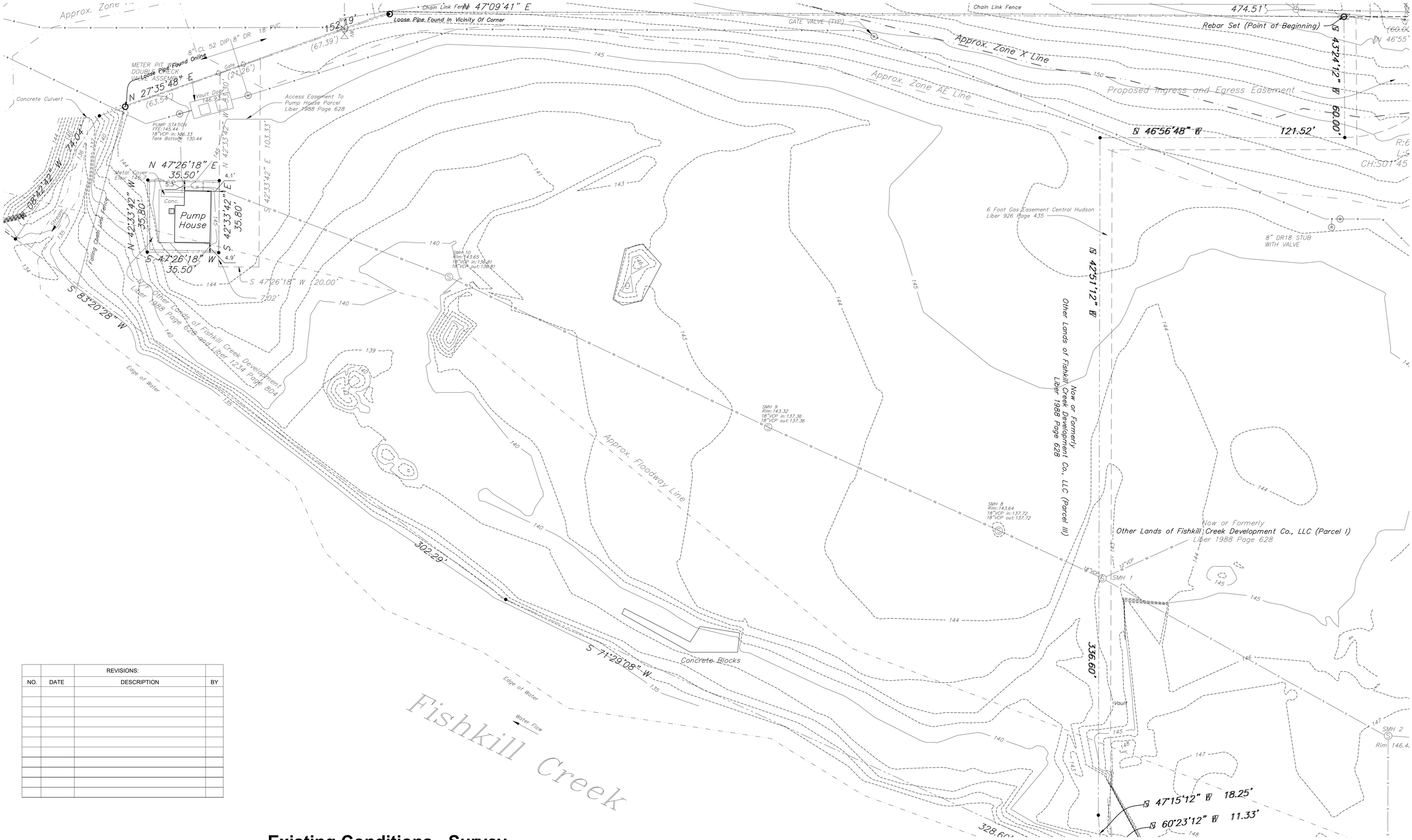
Architect:
Aryeh Siegel, Architect
84 Mason Circle
Beacon, New York 12508

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

Surveyor:
TEC Surveying
831 Route 52, Suite 2C
Fishkill, New York 12524

Landscape Design:
Landscape Restorations
7 Creek Drive
Beacon, New York 12508

Beacon HIP Lofts and Studios
Beacon, New York
Scale: 1" = 20'
May 21, 2022



		REVISIONS:	
NO.	DATE	DESCRIPTION	BY

Existing Conditions - Survey

Scale: 1" = 20'

Site Plan Application

Sheet 2 of 3 - Existing Conditions - Survey

Owner:
Fishkill Creek Development Corp.
16 Squadron Boulevard
New City NY 10956

Architect:
Aryeh Siegel, Architect
84 Mason Circle
Beacon, New York 12508

Site / Civil Engineer:
Hudson Land Design
174 Main Street
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831 Route 52, Suite 2C
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Beacon, New York 12508

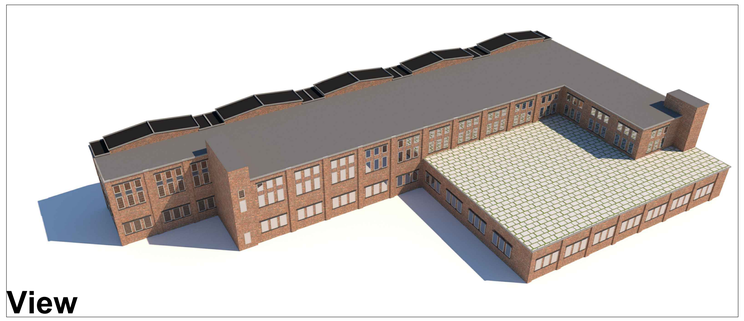
Beacon HIP Lofts and Studios

Beacon, New York
Scale: 1" = 20'
May 21, 2022

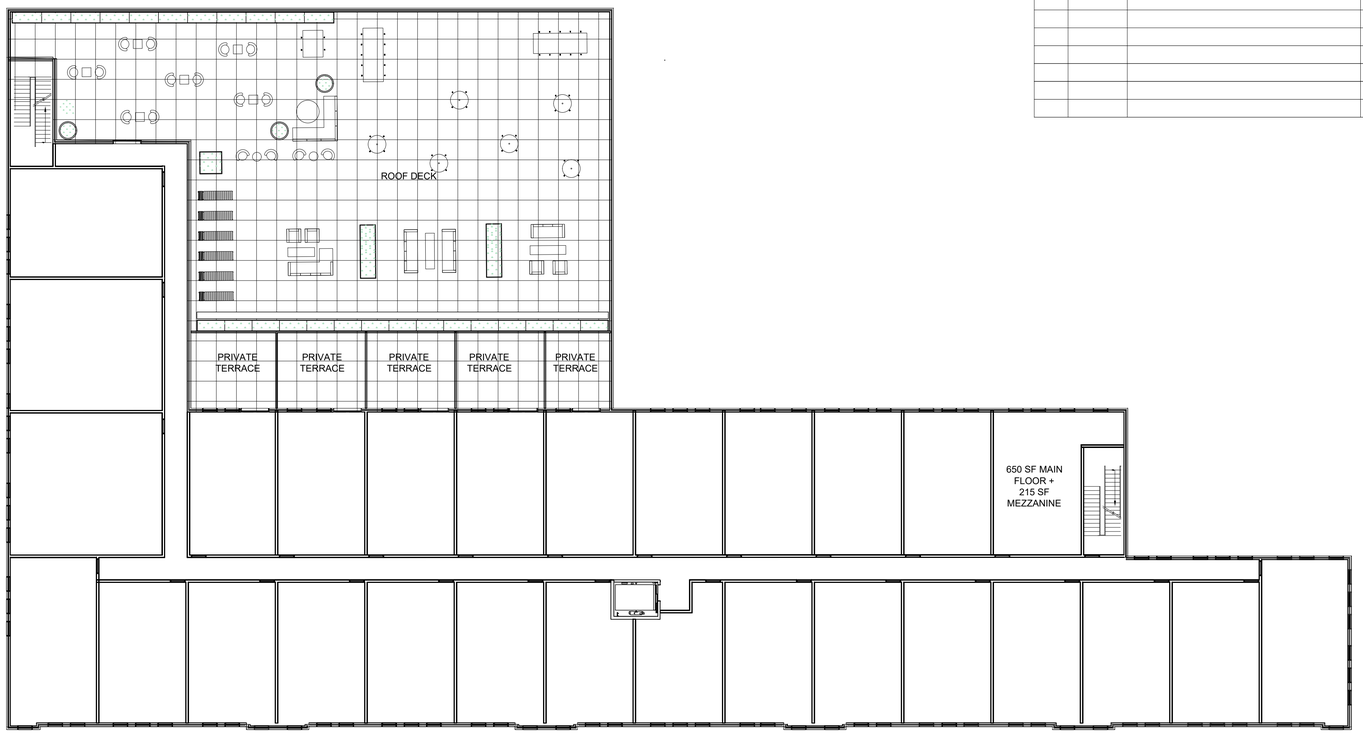
		REVISIONS:	
NO.	DATE	DESCRIPTION	BY



View

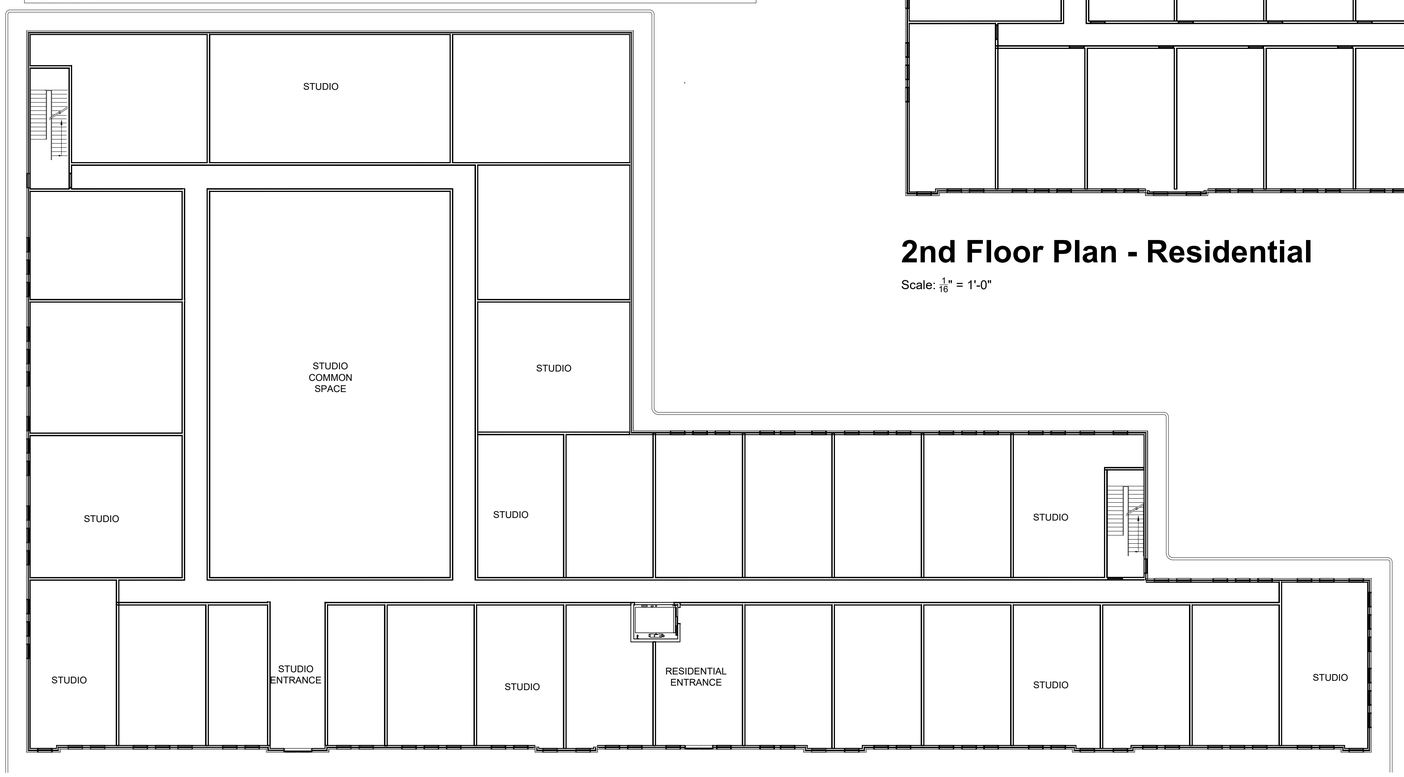


View



2nd Floor Plan - Residential

Scale: $\frac{1}{16}$" = 1'-0"



1st Floor Plan - Commercial

Scale: $\frac{1}{16}$" = 1'-0"



View

Site Plan Application

Sheet 3 of 3 - Building Plans & Images

Owner:
Fishkill Creek Development Corp.
16 Squadron Boulevard
New City NY 10956

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 Surveying
831 Route 52, Suite 2C
Fishkill, New York 12524

Landscape Design:
Landscape Restorations
7 Creek Drive
Beacon, New York 12508

Beacon HIP Lofts and Studios
Beacon, New York
Scale: 1" = 20'
May 21, 2022

John Clarke Planning and Design jclarkeplandesign@gmail.com
845.797.4152

To: John Gunn, Chair, and the City of Beacon Planning Board
Date: September 9, 2022
Re: **Beacon HIP Lofts, Concept Plan SEQRA Review and Recommendation to the City Council**

I have reviewed an August 10, 2022 cover letter and August 9, 2022 Project Narrative from Aryeh Siegel, August 1, 2022 Concept Plan Application, August 10, 2022 Full EAF Part 1, and a 3-sheet Site Plan set, dated May 21, 2022.

Proposal
The applicant is proposing to construct a multi-use building with a total of 30,000 square feet of 1st-floor artist/artisan studios and 28 loft apartments on the 2nd floor. The proposed project is on a 3.5-acre undeveloped parcel in the Fishkill Creek Development (FCD) district and within the Historic District and Landmark Overlay (HDLO) zone. An existing Greenway Trail is also on the parcel.

Comments and Recommendations
The process for project review in the FCD district under Section 223-41.13 requires City Council approval of the Concept Plan. The Council has referred the plans to the Planning Board for a SEQRA review and determination, as well as an advisory recommendation on the Concept Plan. After a Concept Plan approval by the Council, more specific architectural, landscaping, lighting, and engineering details should be covered by the Planning Board during the subsequent Site Plan and Architectural Review Board approval process. For the initial Concept Plan review, the applicant will need to address the following:

1. The proposed project uses are consistent with the FCD district, but in order to confirm the proposed number of residential units, the applicant should provide calculations that deduct from the overall parcel acreage any area within a regulatory floodway, surface water, very steep slopes, and state or federally regulated wetlands (see Section 223-41.14B).

2. The Existing Conditions sheet should include the northeast corner of the parcel, the species and size of any existing trees over 6 inches in diameter that may be affected by the new construction and any of those trees that may be removed, the current configuration of the Greenway Trail, and the location of adjacent structures, driveways, and parking along the edges of the parcel.

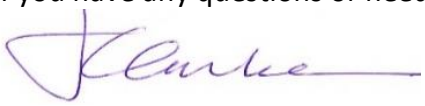
3. The east side of the parcel is in the regulatory floodway and almost all of the rest of the site is in the 100-year floodplain, so the proposed building will need to comply with Chapter 123, Flood Damage Prevention. Floor levels and any flood displacement issues will need to be addressed for the SEQRA review and as part of a floodplain development permit.

4. For the SEQRA review, the applicant will need to provide additional information on potential environmental impacts, including traffic, water, sewer, stormwater, and archeological issues.

5. The Site Plan should provide a complete pedestrian circulation system with connections to adjoining properties, the Mill Street sidewalks, and Greenway Trail.

6. The applicant should provide a parking analysis, considering the possibility of shared uses of the studios by building residents, to estimate the number of necessary spaces.

If you have any questions or need additional information, please feel free to email me.



John Clarke, Beacon Planning Consultant

c: Dave Buckley, Building Inspector
Nicholas M. Ward-Willis, Esq., City Attorney
Arthur R. Tully, P.E., City Engineer
John Russo, P.E., City Engineer
Aryeh Siegel, Project Architect

LANC & TULLY
ENGINEERING AND SURVEYING, P.C.

John J. O'Rourke, P.E., Principal
David E. Higgins, P.E., Principal
John Queenan, P.E., Principal
Rodney C. Knowlton, L.S., Principal
Jerry A. Woods, L.S., Principal
John D. Russo, P.E., Principal
John Lanc, P.E., L.S.
Arthur R. Tully, P.E.

September 9, 2022

Mr. John Gunn
Beacon Planning Board Chair
City of Beacon
1 Municipal Plaza
Beacon, NY 12508

RE: Beacon HIP Lofts & Studios
Multi-Use Building
Tax No. 6055-04-535128
City of Beacon

Dear Mr. Gunn:

My office has received the following regarding a multi-family residential and commercial artist/artisan studio units located along Front Street:

- Correspondence from Aryeh Siegel, Architect, dated August 10, 2022, along with the application.
- Project Narrative, dated August 9, 2022, as prepared by Aryeh Siegel, Architect.
- Plan set titled "Beacon HIP Lofts & Studios", as prepared by Aryeh Siegel, Architect and consisting of the following sheets, all having the date of May 21, 2022.
  - Sheet 1 of 3 – Site Plan
  - Sheet 2 of 3 – Existing Conditions - Survey
  - Sheet 3 of 3 – Building Plans & Images

The proposed project entails the construction of a 30,000 square foot multi-family and commercial artist/artisan studio building. The project is located in the FCD (Fishkill Creek Development) Zone and is also within the HDLO (Historic District and Landmark Overlay) Zone.

Based on our review of the above documents and plans, we would like to offer the following comments:

General Comments:

1. All site plans shall include a north arrow.

2. The "Existing Conditions" plan shall be updated to reflect the site development on the adjacent parcel to the north-east.

3. The concept site plan should set aside and show areas for the handling of stormwater runoff. As the project progresses, we would recommend that the applicant look at green roofs and infiltration systems for handling stormwater runoff from the site.

4. An analysis of the existing sanitary sewer pump station will be required to show that it will be able to handle the additional sewer flows. The study shall also look at the condition of the existing pump station and force main that serves the existing site as well as the proposed project. We would further recommend that the applicant look at providing odor control for sewage conveyed from this pump station, as the City of Beacon has received odor complaints with regards to the receiving structure located at Bridge & Liberty Streets where sewage from the pump station is conveyed to.

5. An update traffic analysis should be prepared for the project.

6. The applicant should confirm with the City of Beacon Water Department that they have sufficient water to service the proposed project.

7. All utilities running through the site shall be provided on the plans. Based upon existing conditions plan, the proposed building is being placed above a portion of the existing sewer system that services the adjacent parcel. As the project progresses, the utility plans will need to show how this impact will be mitigated.

8. The project's consultant should meet with the City's Building Inspector and Fire Chief to discuss compliance with Section 503 and Appendix "D" of the 2020 NYS Fire Code with regards to fire apparatus access roads, and the possible needs for aerial fire apparatus access roads since the building is over 30 foot in height.

9. As the project progresses, the plans shall include the elevation of the "Floodway" and 100-year flood zone; proposed site grading; water, sewer and stormwater utilities; lighting; landscaping; utility profiles; construction details, etc.

This completes our review at this time. Further comments may be provided based on future submissions. **A written response letter addressing each of the above comments should be provided with the next submission.** If you have any questions, or require any additional information, please do not hesitate to contact our office.

Very truly,
LANC & TULLY, P.C.

John Russo, P.E.

cc: John Clarke, Planner
Jennifer Gray, Esq.
David Buckley, Building Inspector

City of Beacon Planning Board Agenda
09/13/2022

Title:

Presentation on Natural Resources Inventory (Training Session)

ATTACHMENTS

Beacon-NRI-FINAL-7-2.pdf

City of Beacon
Natural Resources Inventory



Photo Credit: Dennis O'Brien

June 2020

The Beacon NRI was prepared by the City of Beacon Conservation Advisory Committee and Natural Resources Inventory Committee, led by Brian DiFeo with assistance from Anthony Ruggiero, City Administrator, and Mayor Lee Kyriacou. The NRI was developed with support from the Environmental Protection Fund through the New York State Department of Environmental Conservation Hudson River Estuary Program and Cornell University's Cooperative Extension of Dutchess County.

NEW YORK STATE OF OPPORTUNITY | Hudson River Estuary Program
A Program of the New York State Department of Environmental Conservation

Cornell University

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1.0 Introduction

This Natural Resources Inventory (NRI) is an inventory and assessment of the current state of nature in Beacon, New York, a small city on the Hudson River. The NRI covers a wide range of resources, from soil types to endangered species to recreational features. It is based on existing data and did not involve new studies.

What the NRI Shows

Each section of the NRI focuses on a different natural element in Beacon (e.g., water resources or habitat/biodiversity). To help this be a useful tool, the term "natural resources" is interpreted broadly, including the living things and naturally occurring materials in the environment, as well as scenic and cultural resources, the history of human impacts, and current and future challenges.

The NRI is divided into sections that represent a natural resource. Each section consists of: a map accompanied by text that interprets the map; provides additional information on that element of our environment; and explains why the natural resource is relevant to Beacon with considerations for decision-making.

Beacon is a city rich with natural beauty and resources that have fostered a strong sense of place in its residents and enabled its community to prosper. Beacon is situated in a unique environment of urban human development with pockets of open, green spaces packed between the slopes of Mount Beacon and the Hudson River, with Fishkill Creek flowing through the heart of the city. While geographically small, Beacon is environmentally complex, with many distinct areas, habitats, features, and considerations.

Historically, Beacon's natural bounty helped the native Wappinger tribe to thrive by hunting and fishing these lands. Dutch and English colonists utilized the Fishkill Creek's power for milling their grain and lumber harvests. Decades of heavy industry, now mostly gone, left its architectural mark on the city with brick factory buildings and workers' homes.

Today, tourists flock to enjoy the views of the mountain, quiet sunsets from the riverbank, and Beacon's rich cultural offerings. Diverse bird and fish populations still migrate through each year, and mammals as large as bears make use of the southeastern edge of the city – one of the few remaining greenways connecting the Hudson Highland mountains to the Hudson River.

How to Use the NRI for Decision-Making

The NRI can be used by Beacon municipal officials, the planning board, zoning board of appeals, the conservation advisory committee, community groups, non-profit organizations, recreational groups, residents, and others to help assess the environmental impacts of proposed activities and development plans; to assist in completing environmental assessment forms; to provide natural resource data for the development of city policies and ordinances; to provide natural resource data for future comprehensive and land use plans; and to identify areas for natural resource conservation, management, and stewardship.

The NRI can be useful for those in Beacon's community who are interested in local nature or whose work intersects with environmental needs. The NRI can be a resource and conversation-starter for decision-makers for protecting and enjoying the natural elements of Beacon. A better understanding of Beacon's natural resources will enable the community to protect and conserve them for current and future generations.

The maps and data in the NRI should not substitute for site-specific studies. Municipal-level or parcel-level issues may need to be examined on a site-specific basis.

Considerations for Decision-Making

The City may wish to consider these high-level recommendations from the NRI:

- Incorporating climate change mitigation and adaptation in decision-making;
- Engaging Beacon residents in the stewardship of its natural resources; and
- Incorporating impacts on Beacon's natural resources in development decision-making.

More Information & Sources

Please see the References section at the end of the document, which includes sources used to create each map and text, as well as useful documents, data sets, websites, and organizations.

1.1 Base Map

Map 1.1 is an aerial image from 2016 that depicts the context of the natural resources of Beacon, New York.

Why This Is Relevant to Beacon

Beacon covers approximately 4.7 square miles, and includes approximately 4.3 miles of Hudson River shoreline. The land slopes from east to west, down from the mountainous Fishkill Ridge to the Hudson River. After the Hudson, Fishkill Creek is the most significant water feature in the city, flowing toward the southwest through the center of the city over many waterfalls and dams, and entering the Hudson River via a natural bay south of Dennings Point.

Beacon has a variety of habitats, including forests and wetlands, and residential neighborhoods and yards, the riverfront, fields, and more all thrive within the city of Beacon. Some areas are maintained (e.g., mowed parks) while others are left in their more natural state.

Beacon is most densely developed along Main Street. The thoroughfare runs from the bluff over the river's harbor and the Metro-North Train Station southeast across Fishkill Creek to the foot of the mountains. Main Street is more than a mile long and features dozens of shops, restaurants, and other services. Development density generally decreases the further you get from Main Street, and the municipalities surrounding Beacon are not as densely populated as the city itself.

Beacon's built environment and population has remained fairly unchanged since 1950, with the population decreasing slightly between 1960 and 1990. According to the 2012 revision to the 2010 United States Census, the population of Beacon was 14,599 with a population density of 3,106 people per square mile. Recent and proposed residential development suggest there will soon be an uptick in population.

Other visible features are the Fishkill Correctional Facility, a New York State Prison with approximately 1,650 inmates, located in the northeast; and the shoreline of the Hudson River, which is largely undeveloped but includes the railroad tracks used by Metro-North and Amtrak.

What This Map Shows

The Base Map and similar aerial images serves as the basis for all maps in the NRI. It highlights the following unique natural and cultural landmarks, which can be used for orientation on subsequent maps:

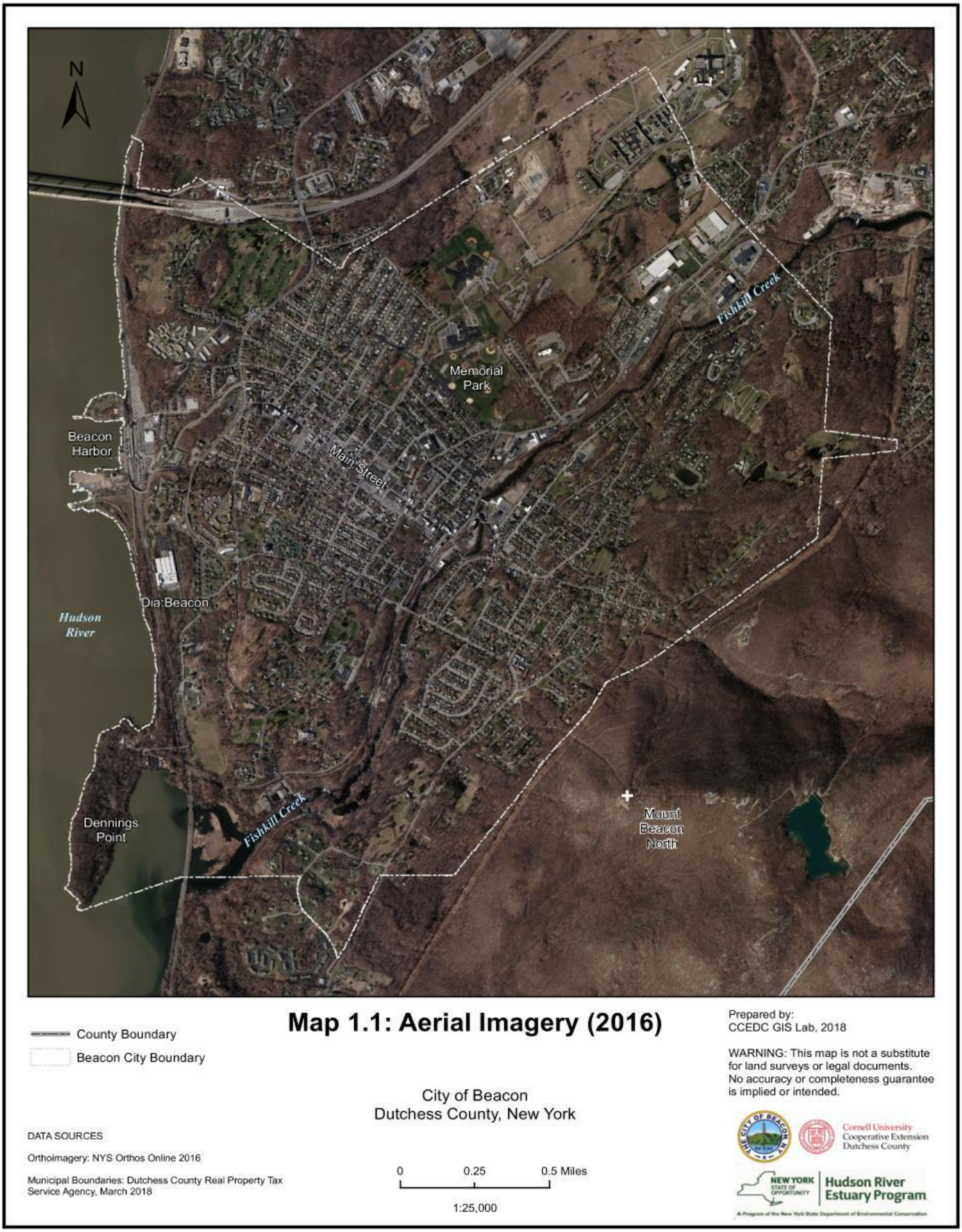
- Beacon Harbor*
- The Hudson River*
- Dennings Point
- Dia: Beacon
- Memorial Park
- Fishkill Creek
- Mount Beacon*

*these locations are largely or entirely in the Town of Fishkill



Main Street and surrounding neighborhoods, looking west to the Hudson River. Photo by Scott Harrison.

Map 1.1 Base Map



1.2 Regional Context

Map 1.2 is a map of the Beacon area showing the city in relation to the Hudson River and local roads.

What This Map Shows and Why This Is Relevant to Beacon

Beacon is located in New York's Hudson Valley. Other than Dutchess Junction, the small portion of the Town of Fishkill that wraps around the southern city limit, Beacon is the southernmost municipality in Dutchess County. The nearest point of the Putnam County line is just south of Beacon at the Breakneck Ridge trail of the Hudson Highland mountain range.

To the west, Beacon is bordered by the Hudson River Estuary, which is fully a mile wide at Beacon's shores and extends 153 miles from New York Harbor to Troy, New York. The river is a tidal estuary at Beacon, bringing salt water north and fresh water south, with two high and two low tides every 24 hours. The Hudson River and Hudson Valley have environmental, historical, and economic significance, both regionally and nationally.

The City of Newburgh in Orange County is across the river and is Beacon's sister city, connected by bridge, ferry, vistas, community, and a shared sense of responsibility for the river that flows between. Beacon is bordered by the Town of Fishkill in all other directions, including most of the Hudson River facing Beacon to the west.

Beacon is bordered to the east by the Hudson Highlands mountain range, which includes Mount Beacon North (1,531 feet) and Mount Beacon South (1,610 feet). These rocky, forested mountains rise steeply from Beacon; they are virtually undeveloped in their upper elevations and are now state parkland.

To the north of Beacon is Interstate 84, which connects Beacon to communities and cities to the east and west. Twenty-five million vehicles drive through Beacon on I-84 across the Beacon-Newburgh Bridge each year, as it is a major artery for regional commerce between Pennsylvania and the Northeast of the United States. Seven miles to the west is the New York State Thruway. Just five miles beyond is Stewart International Airport, which offers flights on major airlines. Route 9D is the primary road connecting Beacon to communities to the north and south. The Metro-North Train Station connects Beacon to New York City, 60 miles to the south, and Poughkeepsie, the county seat of Dutchess County, 15 miles to the north. Beacon is nestled in a narrow lowland between the mountains and the Hudson River. A person could walk the 1.8 miles from the train station at the river's edge to the foot of the mountain, or the 2.9 miles along Fishkill Creek through the length of the city. There are multiple trail heads within the city that provide access to Mount Beacon and Fishkill Ridge.

Considerations for Decision-Making

Beacon's location within the Hudson Valley, proximity to New York City, connection via major roads and train, and small size make it easily accessible and invaluable to residents, commuters, businesses, and tourists alike.

To protect Beacon's regional significance, the City may wish to consider:

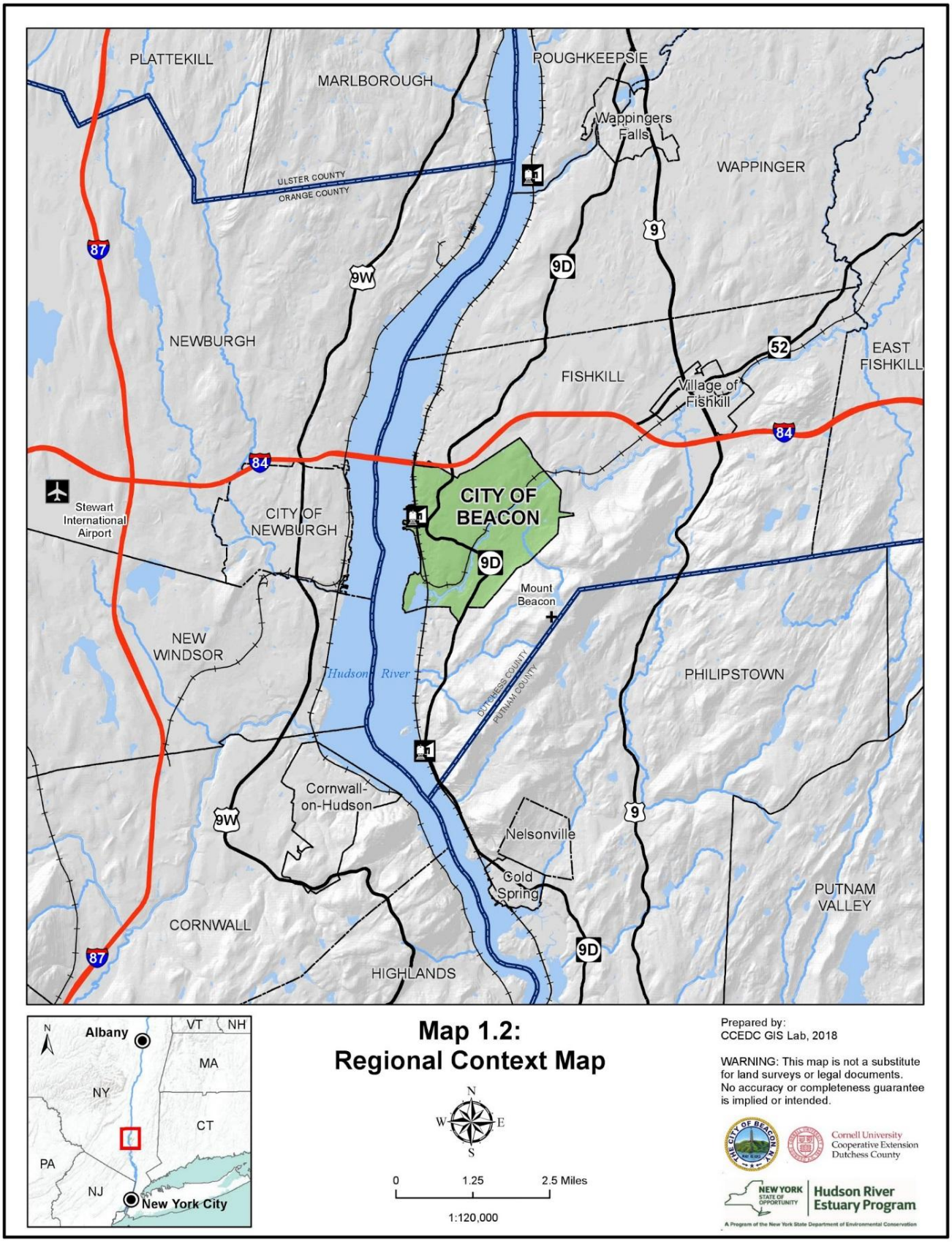
- Continuing to refine proactive development policies that accommodate sustainable growth while protecting the natural and cultural character of the city. Beacon is physically and politically bounded, so any population growth will have to be by infill development and increased density, not sprawl;
- Celebrating and expanding upon Beacon's accessibility by all modes of transportation including train, vehicular, public transit, ferry, bike, and pedestrian; and
- Maintaining good working relationships with neighboring municipalities for planning and operational coordination.

This information largely comes from New York State Department of Environmental Conservation and New York Bridge Authority. For more information on these topics, see the References section.



View of Beacon, Fishkill, the Hudson River, and Orange County, looking north-northwest from Mount Beacon.

Map 1.2 Regional Context



2.0 Geology

Why This Is Relevant to Beacon

Geology is the study of naturally-occurring earth materials. This document considers Beacon's geology in two sections:

(1) Surficial geology refers to the soils and rocks that loosely cover the ground. This affects which plants grow, what wildlife thrives, and how water drains. Protecting Beacon's surficial geology can prevent erosion, keep streams clean, and help maintain biodiversity.

(2) Bedrock geology refers to the solid rocks that lie beneath the loose surface rocks and soils. This determines topography and appropriate siting of development and drinking water wells. Applying in-depth knowledge of bedrock geology can prevent hazards like residential flooding, erosion, and groundwater contamination.

Bedrock geology also contributes to Beacon's success as a tourist destination, since Mount Beacon would not exist without the elevational differences in the underlying bedrock geology.



Bedrock geology plays a major role in determining where wells are most successful, as well as which areas are amenable for retention of drinking water. The Beacon Reservoir (located in Fishkill) is pictured here.



A bedrock outcrop, where bedrock protrudes to the surface, is pictured here south of the train station.



Stream sediments and glacial outwash materials surround the southern portion of Fishkill Creek, a tributary of which is seen here.

2.1 Surficial Geology

Map 2.1 displays Beacon's surface geology.

Why This Is Relevant to Beacon

The soils and rocks that loosely cover the ground affect plant community composition and biodiversity, as well as water flows. They also affect decomposition rates and determine whether land is good for infrastructure and farming – or, in Beacon's case, smaller-scale gardening.

The sediments in Beacon today were deposited here 14,000 years ago when the previous ice age ended and the Laurentide Ice Sheet and Wisconsin glacier retreated. This major geologic event helped shaped the city's boundaries. The southeastern boundary of Beacon traces the bedrock-till divide.

What This Map Shows

Beacon's surface geology consists primarily of glacial till (rocks and soils of various sizes and types that were carried here by the last glacier). Bedrock outcrops, where soils are extremely shallow or nonexistent, occur under the Beacon train station and in small portions on its north and east borders.

Lake sediments exist along the western border of Beacon, to the south of the train station. These sediments were left by Lake Albany, a massive glacial melt lake, which existed 13,000 years ago. They contributed to Beacon's long and rich brick manufacturing industry.

Small areas of stream sediments and glacial outwash materials surround the southern portion of Fishkill Creek. Glacial outwash materials, which were carried by the last glacier and deposited here by ice melt streams, and stream sediments both include small, fast-draining particulates like sand and gravel.

Considerations for Decision-Making

Soil types are a determining factor in infrastructure development. Hardy, faster-draining soils can withstand compaction from roads, large buildings, basements, and septic systems. More sensitive soils, like those near waterways, are less desirable sites for construction. If disturbed, sensitive soils will erode rapidly, causing nutrient leaching, stream sedimentation, and damage of aquatic life. A variety of soils supports a variety of flora and fauna.

To protect Beacon's soil quality, the City may wish to consider:

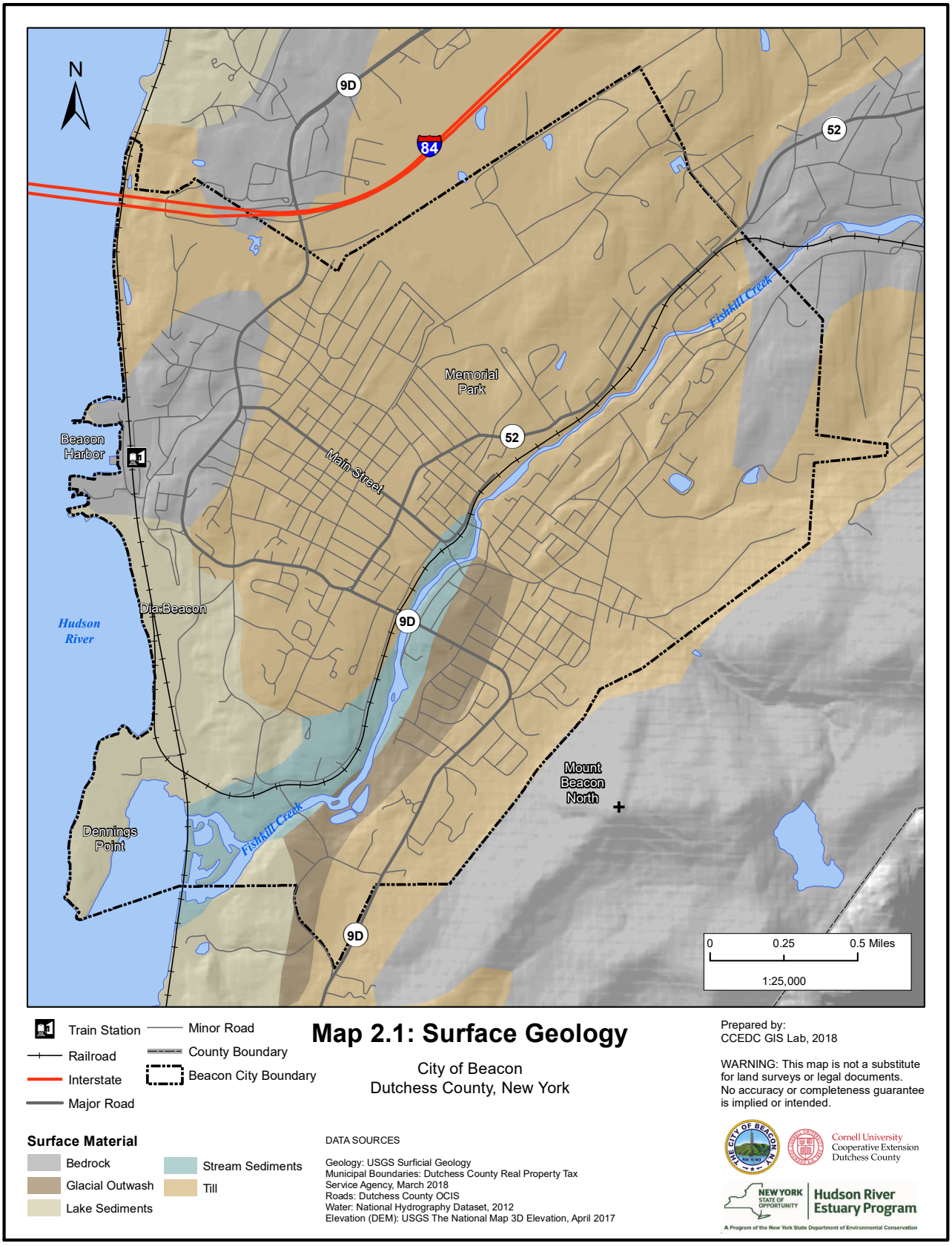
- Managing development within stream sediment and glacial outwash zones;
- Reducing impervious surfaces in developments to lower soil erosion that can result from increased storm water flowing off-site;
- Encouraging use of green infrastructure to increase infiltration, including permeable pavement, enhanced tree pits, and green roofs;
- Testing soil for pollutants in previous industrial zones and remediating if necessary; and
- Preserving areas of each soil type, which will in turn help protect Beacon's array of plant and animal biodiversity.

This information largely comes from USGS, USDA, the Hudson River Estuary Program, and the Dutchess County NRI. For more information on these topics, see the References section.



Glacial outwash and stream sediments are visible along the stream banks in Beacon.

Map 2.1 Surficial Geology



2.2–2.3 Bedrock Geology and Topography

Map 2.2 displays Beacon's bedrock types, while Map 2.3 shows elevations in the City.

Why This Is Relevant to Beacon

Topography related to bedrock geology helped shape settlement patterns in Beacon, with the city's population concentrated along a relatively flat plain. The high terrain of nearby Mount Beacon and Fishkill Ridge to the east provide scenery and recreation opportunity for residents, as well as visitors who bring the economic benefits of tourism.

Bedrock geology also determines the best locations for high-production wells, as noted in Section 5 of the City of Beacon Comprehensive Plan. At present, Beacon's water sources are: (1) two wells dug into bedrock aquifers to the north of Beacon, (2) a subsurface soil and gravel aquifer in the Village of Fishkill, and (3) three surface water reservoirs. An area of Taconic Sequence bedrock in the northeast portion of the City is being explored for a potential new drinking water well. Surficial and bedrock geology together help retain water in these areas.

What This Map Shows

Beacon's bedrock is primarily Austin Glen Formation (a type of sandstone) and Taconic Sequence (a coarse-grained shale that can be easily split into irregular pieces). Areas of Precambrian Granite and Gneiss exist along Beacon's eastern boundary. These are some of the oldest, hardest rocks in the region. They were formed over one billion years ago, and are highly resistant to erosion. They are the Hudson Highlands bedrock. A zone of Autochthonous ("formed-in-place") Shale is sandwiched between Precambrian Granite and Gneiss. Shale is a mix of fine-grained minerals that were formed through accumulation and low pressure, and it easily breaks into slabs.

Considerations for Decision-Making:

Bedrock is a determining factor in infrastructure development. Development of roads and structures on areas where bedrock is close to the surface may be costly and cause intensive erosion of thin, fragile surface soils. As mentioned, it is also a major factor in water flow, filtration, and storage.

To make effective use of Beacon's bedrock resources, the City may wish to consider:

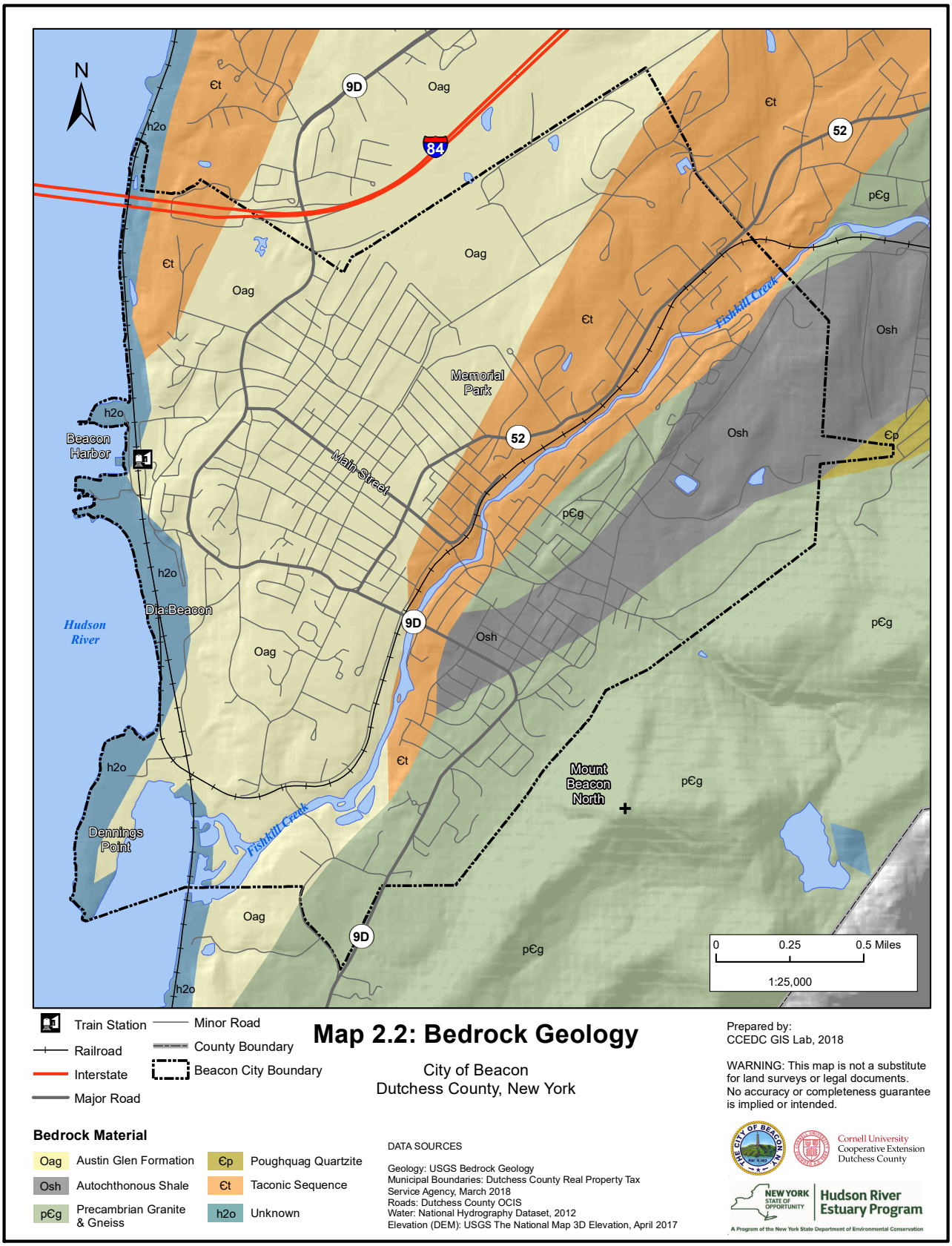
- Limiting development on steep slopes to avoid erosion and stormwater runoff (the City recently did so);
- Preserving areas of land overlying each bedrock type, which will in turn help protect Beacon's array of plant and animal diversity;
- Consider protecting interesting geologic features, such as glacial erratics; and
- Properly capping and sealing wells that are not in use, as well as exploratory well cuts, to avoid potential contamination of subsurface bedrock waterways.

This information largely comes from USGS, USDA, the Hudson River Estuary Program, and the Dutchess County NRI. For more information on these topics, see the References section.

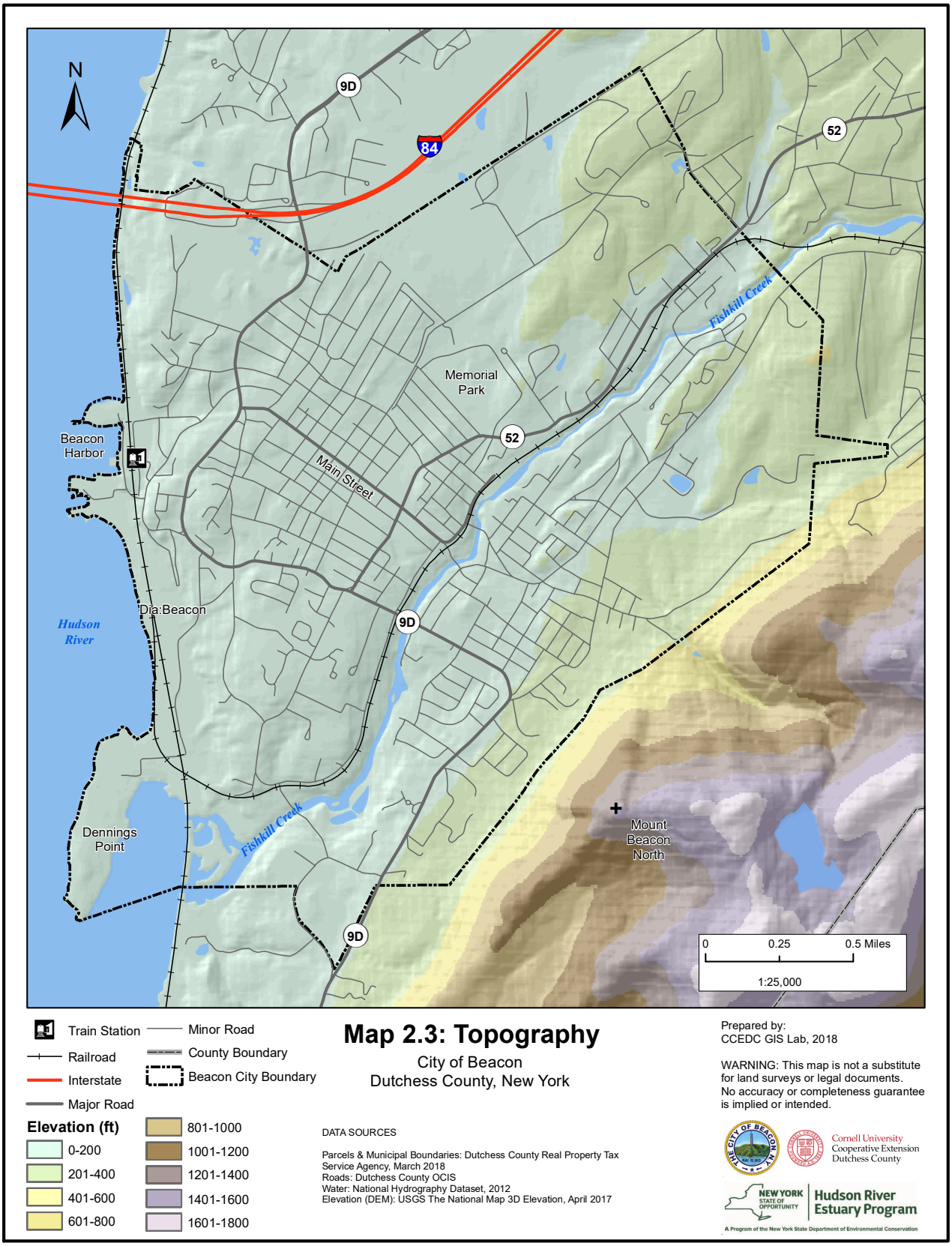


Striations typical of gneiss – a common bedrock along Beacon's eastern boundary – are visible on the rock in this photo

Map 2.2 Bedrock Geology



Map 2.3 Topography



3.0 Water Resources

Why This Is Relevant to Beacon

Beacon is situated along a historic and nationally important waterway: the Hudson River. The Hudson and other waterways in Beacon, along with their adjacent riparian zones, provide many ecosystem functions and services for nature and people. For example, Fishkill Creek is an important spawning area for migratory fish, and the Hudson River provides scenic and recreational opportunities.

Stormwater and its management are also important to consider. Beacon's wetlands help to naturally regulate stormwater runoff flows, moderate flooding, and protect surface water quality. Engineered green infrastructure such as rain gardens can also help slow runoff, reducing the impacts of development on water quality and quantity.

Beacon relies on clean water to support biodiversity, recreation, and its drinking water supplies. Beacon's water comes from both groundwater and surface water sources, and water quality monitoring data can be used to confirm whether existing pollution controls are succeeding at achieving the desired water quality.



Kayakers on the Hudson River at Long Dock Park.



Fishkill Creek.



Beacon Reservoir.

3.1 Streams, Waterbodies and Watersheds

Map 3.1 displays water courses, bodies of water, and watersheds in Beacon.

Why This Is Relevant to Beacon

Streams, rivers and their adjacent riparian zones provide many ecosystem functions and services, such as clean water, recreational opportunities, scenery and wildlife habitat. In addition, tributary streams deliver water, nutrients, sediment and organisms to larger waterways.

The economic and social value of water in Beacon are demonstrated by businesses such as the Roundhouse, which benefits from views of the waterfall on Fishkill Creek, and by the tourism draw of the Hudson River waterfront at Long Dock Park and Pete and Toshi Seeger Riverfront Park. The Newburgh-Beacon ferry that crosses the Hudson provides additional economic benefits to Beacon.

What This Map Shows

Beacon has two principal waterbodies: the Hudson River and Fishkill Creek. The lighter area of the map on the west side of Beacon drains directly to the Hudson. The darker area is a local sub-watershed where rainfall fills Beacon Reservoir, feeds surface flows of Dry Brook and Fishkill Creek, and helps recharge large groundwater aquifers at the foot of Mount Beacon.

Fishkill Creek and the Hudson River are identified as "rare assets" in the Beacon Comprehensive Plan. The Hudson River is an iconic and nationally recognized waterway, designated by Congress in 1996 as the Hudson River Valley National Heritage Area. It is a tidal estuary where salt and freshwater mix, resulting in high biodiversity. The Hudson's tides extend to the Capital Region, so Beacon's waterfront is influenced by tidal fluctuations.

Fishkill Creek begins in the Town of Union Vale, flowing southwest through the towns of Beekman, East Fishkill, and Fishkill before reaching Beacon. The Hudson's tides also reach into Fishkill Creek as far as the first road bridge crossing. The lower section of Fishkill Creek, from the mouth to the first dam, is an important spawning area for migratory fish that travel from the ocean, up the Hudson River Estuary, and into its tributaries to spawn. Stream barriers, such as dams and poorly designed and installed bridges and culverts, can have serious effects on stream habitat, local flooding, and water quality. Fishkill Creek is an approved drinking water source for the city.

Considerations for Decision-Making

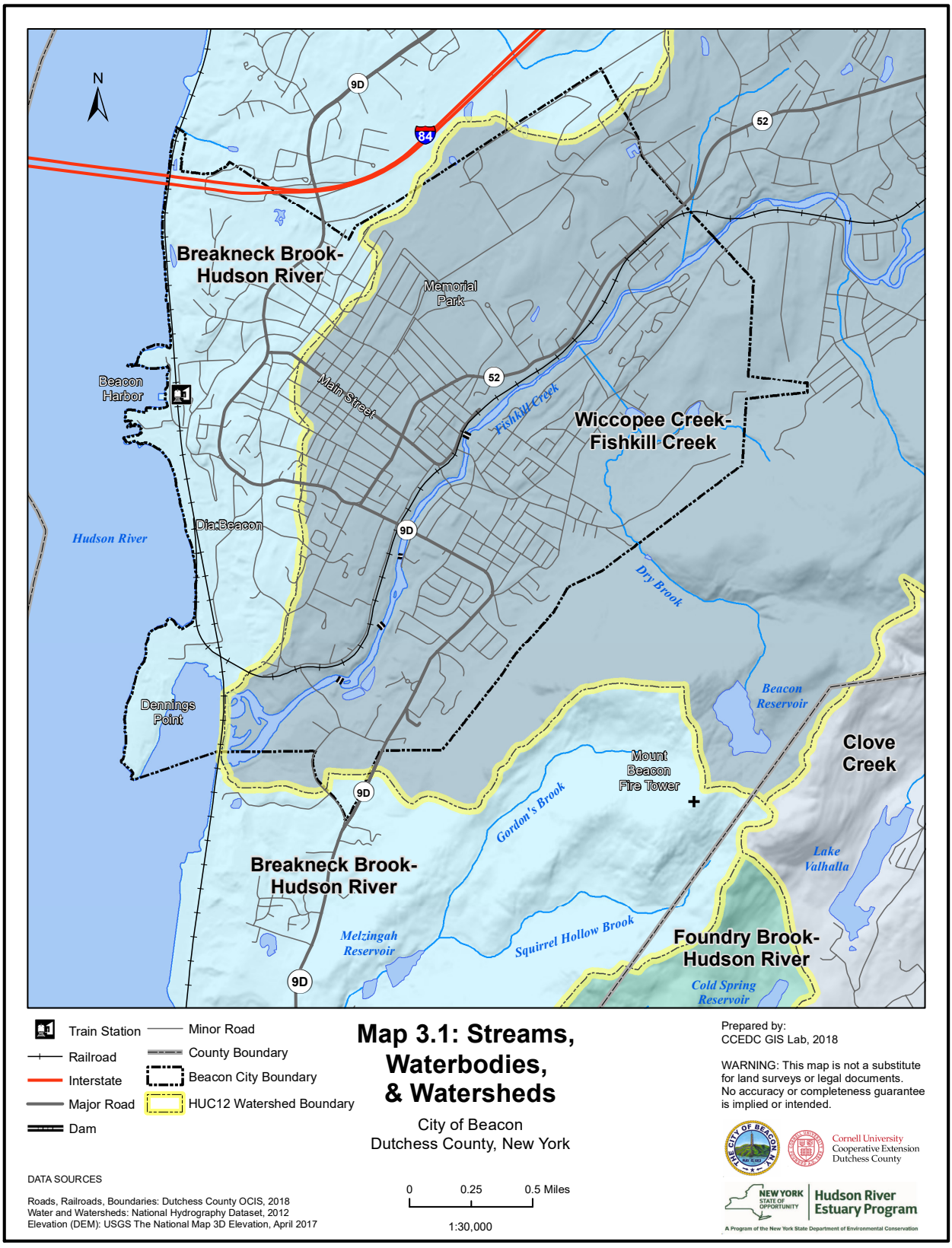
To protect Beacon's streams and waterbodies, the City may wish to consider:

- Utilizing a watershed management approach, which can comprehensively address a wide range of water quality and quantity issues;
- Preserving wetlands, stream corridors, and floodplains in their undeveloped states;
- Replacing poorly designed or undersized culverts with bridges, open-bottom culverts and similar structures that completely span the waterway and associated riparian area and floodplain;
- Requiring a building buffer from the mean high tide mark of the Hudson River and along stream courses;
- Protecting and restoring naturally vegetated areas along streams and rivers; and
- Controlling shoreline and streambank erosion using living shorelines or ecological materials.

This information largely comes from Dutchess County NRI, Hudson River Estuary Program NRI Guide, Hudsonia Habitat Fact Sheet, *Conserving Natural Areas and Wildlife in Your Community: Smart Growth Strategies for protecting the Biological Diversity of New York's Hudson River Valley*, Beacon Drinking water report, LHCCD/Emily Svenson, City of Beacon Local Waterfront Revitalization Plan, and *Watershed Design Guide: Best Practices for the Hudson Valley*.

For more information on these topics, see the References section.

Map 3.1 Streams, Waterbodies, and Watersheds



3.2 Wetlands

Map 3.2 depicts wetlands of various types as mapped by the U.S. Fish and Wildlife Service (USFWS) and New York State Department of Environmental Conservation (NYSDEC). It also includes poorly and very poorly drained soils, which can be indicative of where wetlands are likely to occur ("probable wetlands") and somewhat poorly drained soils, which indicate "possible wetland" locations.

Why This Is Relevant to Beacon

Wetlands are areas with saturated soils. Certain plants and animals are specifically adapted to wetland conditions, or the resources they provide. Some spend their entire lives in wetlands, while others require wetlands for part of their life cycles.

Wetlands provide multiple benefits to humans, such as regulating stormwater runoff flows, controlling shoreline erosion, protecting surface water quality, protecting groundwater quality, and attracting recreational users.

Tidal wetland habitats play a critical role as nursery grounds for fish and shellfish species, as well as providing nesting sites and migration stops for birds and sources of nutrients for the estuary food web. They can also serve as buffers to storm surge in the estuary and help to mitigate shoreline damage.

What This Map Shows

The map notes four categories of wetlands mapped by USFWS in the National Wetland Inventory (NWI) in Beacon:

- Estuarine and Marine Deepwater: Open water estuary, bay, sound or open ocean
- Estuarine and Marine Wetland: Vegetated and non-vegetated brackish and saltwater marsh, shrubs, beach, bar, shoal or flat
- Freshwater Emergent Wetland: Herbaceous marsh, fen, swale or wet meadow
- Freshwater Forested/Shrub Wetland: Woody wetlands; forested swamp or shrub bog

The map shows that many of Beacon's wetlands are concentrated along the Fishkill Creek stream corridor and the Hudson River shoreline. It also shows that outside of these areas, most of the mapped wetlands have adjacent to them larger patches of poorly drained or very poorly drained soils, that may be probable or potential wetlands.

Considerations for Decision-Making

The need to protect wetlands has been recognized widely. However, many of the wetlands on this map are not protected, and it is likely that not all existing wetlands are mapped.

Land use in adjacent upland areas and hydrologically connected areas can impact wetlands, so it is important to closely examine relationships between wetlands and surrounding areas when making land use decisions. Similar management strategies can often be applied to wetlands and stream corridors.

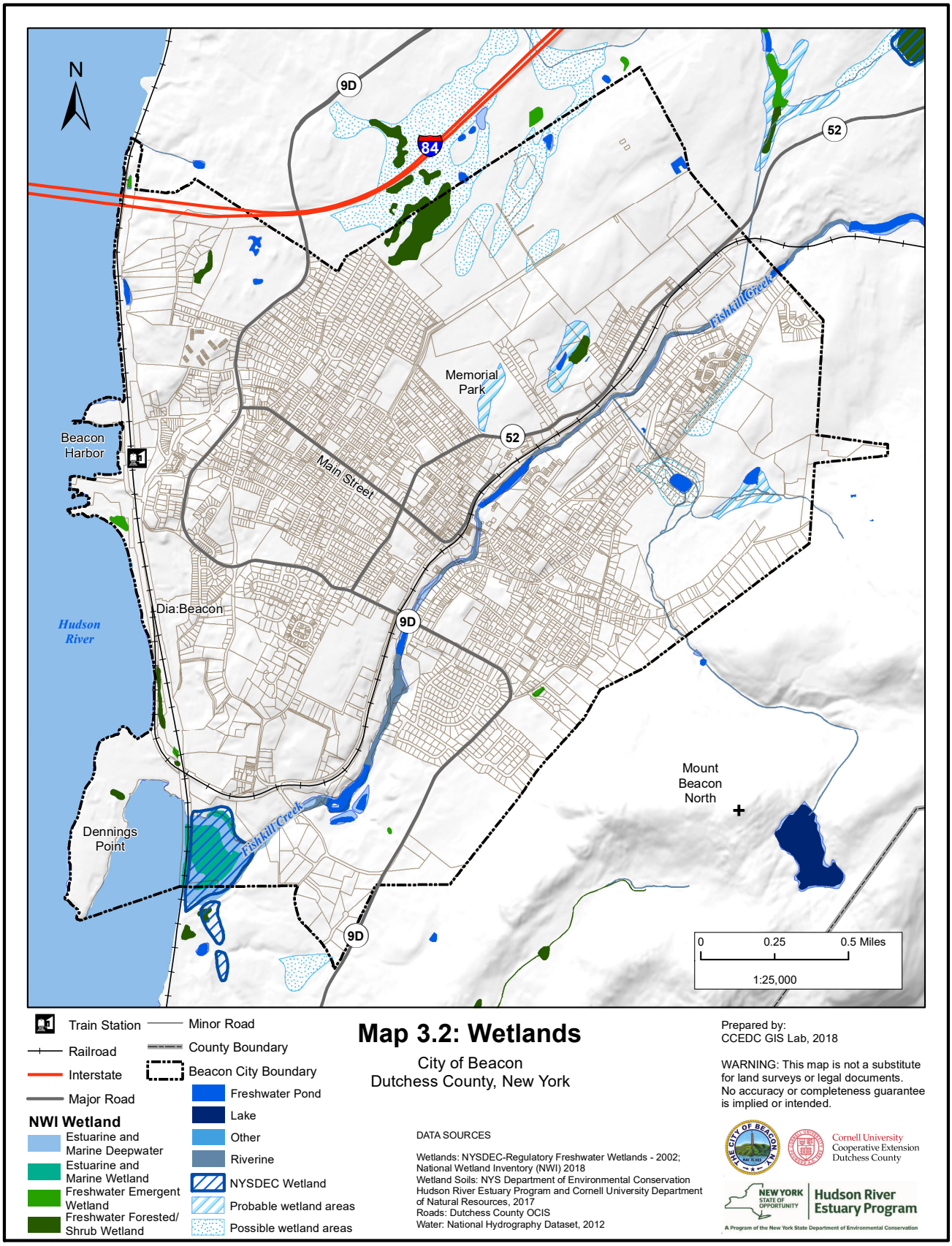
Small pockets of wetlands in the city, or locations of possible wetlands (based on soil drainage characteristics), can serve as "green infrastructure" that naturally helps to store run-off during storm events.

To protect Beacon's wetlands, the City may wish to consider:

- Setting a minimum acreage lower than the State DEC minimum for required wetland mapping;
- Establishing wetland protection ordinances for significant wetlands that are not currently regulated by State or Federal law;
- Preserving additional wetlands in their undeveloped states; and
- Avoiding filling shallows and small wetlands.

This information largely comes from Local Strategies for Wetland and Watercourse Protection and the US Fish and Wildlife Service National Wetland Inventory. For more information on these topics, see the References section.

Map 3.2 Wetlands



3.3 Stormwater

(Map Not Available)

Why This Is Relevant to Beacon

A sewershed is an area of land where any water running off the street surface drains via the storm sewer system to a single pipe that discharges into surface waters, such as the Hudson River or Fishkill Creek. Sewersheds are man-made, the product of human development patterns and stormwater system design.

Impervious surfaces, such as roads, rooftops and parking lots are a central feature of human development. In undeveloped areas, precipitation infiltrates soils and moves gradually into surface and ground waters, which helps maintain more stable stream flow over time. Impervious surfaces prevent rainwater from infiltrating into the ground, instead directing it into underground piping systems that are designed to convey stormwater runoff quickly to surface waters. In this way, impervious surfaces drastically alter the timing and quantity of stream flow. Stormwater discharge pipes may also erode or scour stream banks and beds.

Impervious surfaces also have water quality impacts. As water flows over pavement, it picks up pollutants such as salt, oil, and sediment, and carries them into surface waters. The effects of impervious surfaces on surface waters are detectable even at low levels of development.

Green infrastructure is a category of stormwater management practices in which pervious surfaces, vegetation and topography are used to slow the movement of runoff and promote infiltration, thereby reducing the impacts of development on water quality and quantity. Green infrastructure practices often produce multiple benefits, such as creating wildlife habitat and increasing greenery in urban spaces.

Runoff carries nutrients, sediment and pollutants in forms and concentrations that are atypical of undisturbed systems, and changes the timing and magnitude of flow. Development within floodplains removes their ability to store and infiltrate water. Direct alterations to the stream channel, such as road crossings, culverts, and dams, also alter flow and affect habitat quality for fish and wildlife.

Stormwater runoff from certain municipal areas is regulated under the New York State Municipal Separate Storm Sewer System Permit, or “MS4” program. Beacon is a subject to this permit program, which requires six “minimum control measures” to protect nearby surface waters:

1. Public education and outreach;
2. Public participation;
3. Illicit discharge detection and elimination;
4. Management of construction site runoff;
5. Management of post construction site runoff; and
6. Good housekeeping in municipal operations.

Considerations for Decision-Making

With an understanding of surface water drainage patterns, we can assess which land areas within Beacon have more potential to generate pollutants that wind up in streams and rivers. We can also begin to identify areas where green infrastructure practices may have the greatest impact.

To manage stormwater in Beacon, the City may wish to consider:

- Continuing to limit impervious surfaces;
- Continuing to require new developments to retain all stormwater on site, or to treat stormwater runoff before it leaves the site;
- Upgrading old systems with green infrastructure or modern treatment practices;
- Installing enhanced tree pits, which store water for plant uptake or groundwater infiltration;
- Ensuring that downspouts and sump pumps are directed toward permeable areas instead of storm sewers; and
- Encouraging construction of rain gardens and green roofs.

This information largely comes from Fishkill Creek Watershed Management Plan, US Environmental Protection Agency, and Orange County Watershed Design Guide. For more information on these topics, see the References section.

3.4 Water Quality

Map 3.4 displays water quality of local streams as determined by the State DEC.

Why This Is Relevant to Beacon

Clean water is necessary for the plants and animals that use Beacon's streams and rivers for habitat; for the people that fish and recreate in them; and for drinking water.

Groundwater resources include water located underground in the pore space of soil and rocks, and in aquifers. Surface water is water in a stream, lake or wetland. After heavy rains, streams act as natural stormwater management systems and wetlands naturally filter pollutants. Beacon's drinking water sources at present consist of three surface sources – Cargill, Mt. Beacon, and Melzingah reservoirs, and three groundwater sources – Beacon Wells 1 & 2 and Village of Fishkill Well 8. The City is currently exploring the development of Well 3. Water from these sources are blended depending on source condition and demand for water.

Pollution sources can be broadly classified into point sources, such as discharges from pipes, and nonpoint sources, such as stormwater runoff. Development causes runoff by creating paved surfaces, and poorly planned development can dramatically increase the amount of pollutants entering water bodies. On the other hand, municipalities can provide more comprehensive water quality protection than the county, state or federal level.

Water quality monitoring data can be used to confirm whether existing pollution controls are succeeding at achieving the desired water quality. Where water quality goals are not being met, data can help identify areas where nutrient management, riparian shading, stormwater controls or stream restoration are needed.

What This Map Shows

Under the federal Clean Water Act, all water bodies must be assigned a "best use" by the New York State Department of Environmental Conservation (DEC). This designation determines the water quality goals for the waterbody and has implications for what types of disturbance are allowed in the stream and along its banks. Water bodies that are not meeting their best uses are designated "Impaired." The best uses and corresponding classifications in New York State are:

Best Use	Classification	Waterbodies
Drinking	AA, A	Upper Dry Brook Cargill Reservoir* Melzingah Reservoir* Beacon Reservoir*
Swimming,	B	Hudson River*
Fishing	C	Fishkill Creek Lower Dry Brook

*Located outside of Beacon's municipal boundary

DEC regularly monitors surface waters to assess whether the water quality supports the designated uses. DEC's assessment for Fishkill Creek was last updated in 2008, based on sampling in 2002, and indicated slightly impacted conditions. It identified nutrients (phosphorus) as a known pollutant, and pathogens, metals, unknown toxic substances and silt/sediment as possible pollutants. Impacts are primarily from non-point sources and possibly from municipal and industrial toxic inputs. Beacon's drinking water reservoirs – Melzingah Reservoir, Beacon Reservoir, and Cargill Reservoir – were not assessed.

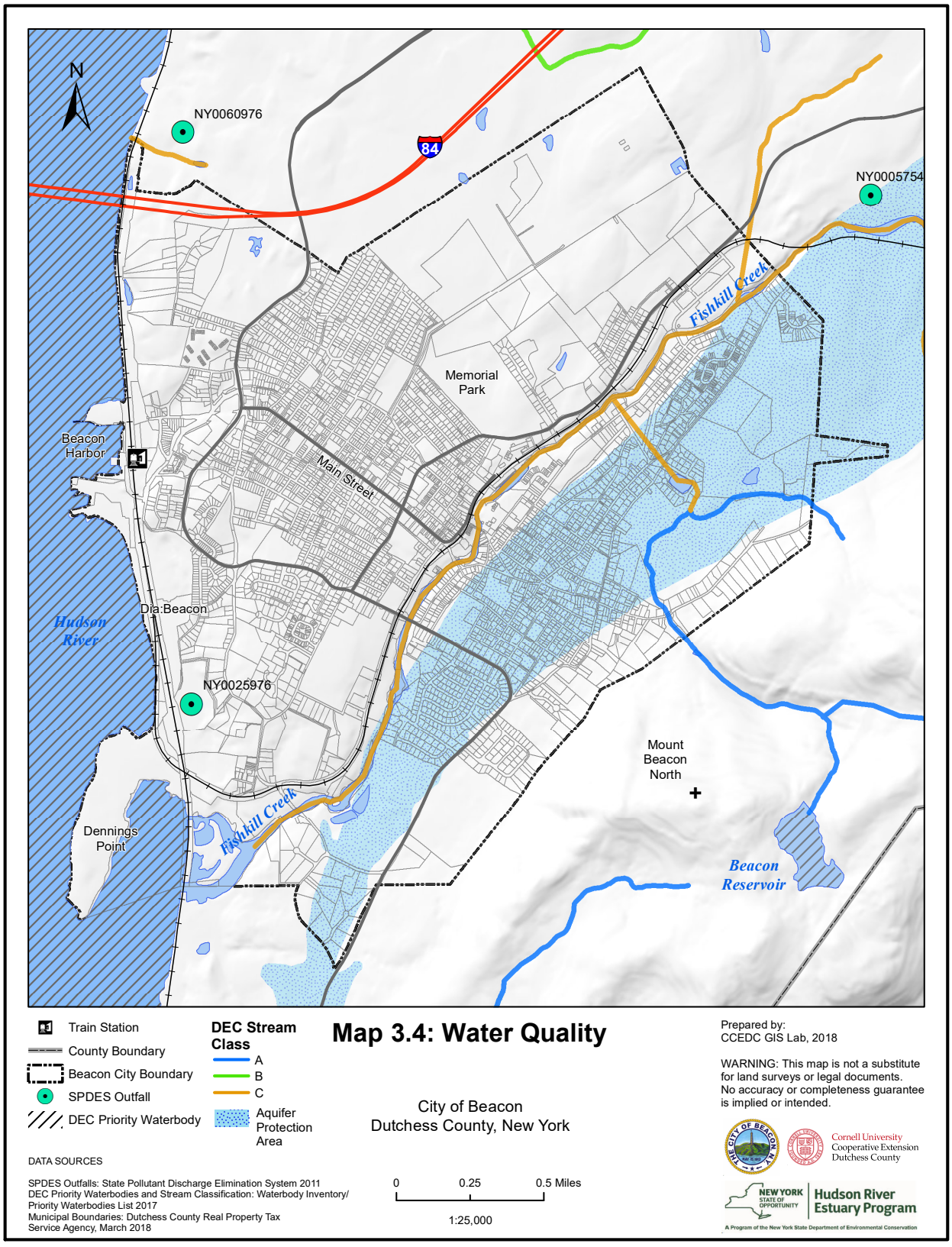
Considerations for Decision-Making

To protect water quality in Beacon, the City may wish to consider:

- Continuing to provide an annual water report;
- Monitoring water bodies regularly;
- Reviewing and adjusting use of de-icing substances to minimize undissolved salt residues in surface and groundwater;
- Restoring and maintaining broad buffer zones of natural vegetation along streams and shorelines;
- Limiting areas of impervious surfaces (roads, parking lots, driveways, etc.);
- Participating in the Fishkill Creek Watershed Committee;
- Encouraging onsite retention and infiltration of stormwater runoff; and
- Designing new development such that surface runoff during and after construction does not exceed pre-construction runoff volume.

This information largely comes from DEC Waterbody Inventory, Natural Resources Management Plan for the Fishkill Creek Watershed, The Natural Resource Inventory of Dutchess County, NY, and Creating a Natural Resources Inventory: A Guide for Communities in the Hudson River Estuary Watershed. For more information on these topics, see the References section.

Map 3.4 Water Quality



3.5 Water Supply

Map 3.5 displays Beacon's water supply sources.

Why This Is Relevant to Beacon

Beacon's current development projects are expected to increase the population by 13-15% between 2016 and 2022. By 2050, 32% of counties in the United States are projected to be at high or extreme risk of water shortages. Although the Hudson Valley is not heavily impacted in these national projections, unmitigated population increase and non-renewable power plant production could have negative impacts on the long-term security of clean water in Beacon and the Hudson Valley.

Beacon's Comprehensive Plan identifies that the water supply can meet the needs of more than a 10% residential population growth between 2010 and 2022. Additionally, the Comprehensive Water Supply Plan concluded that the city has adequate water capacity to meet the current projected needs and the even the full build-out estimates to 2035. Care must be taken now to ensure collaborative protections for the infrastructure and sources of drinking water in the region.

Altered groundwater recharge due to development, as well as an intensified demand on supply due to resident, commuter, and tourist population increases, will pose challenges for the maintenance of consistent, high-quality water supply.

What This Map Shows

Beacon's water supply wells and reservoirs are located in the neighboring towns of Fishkill and Philipstown. The inter-jurisdictional nature of Beacon's water sources limits the city's ability to sufficiently enact or enforce source water protection planning.

Considerations for Decision-Making

Climate change is making water supply less predictable due to droughts, floods, and pollution. Moratoriums on development in 2017 and 2020 allowed the City to quantify future water supply. An additional study to focus on water quality may be beneficial. According to the Comprehensive Water Supply Plan, infrastructure leaks accounted for a 22% loss on output.

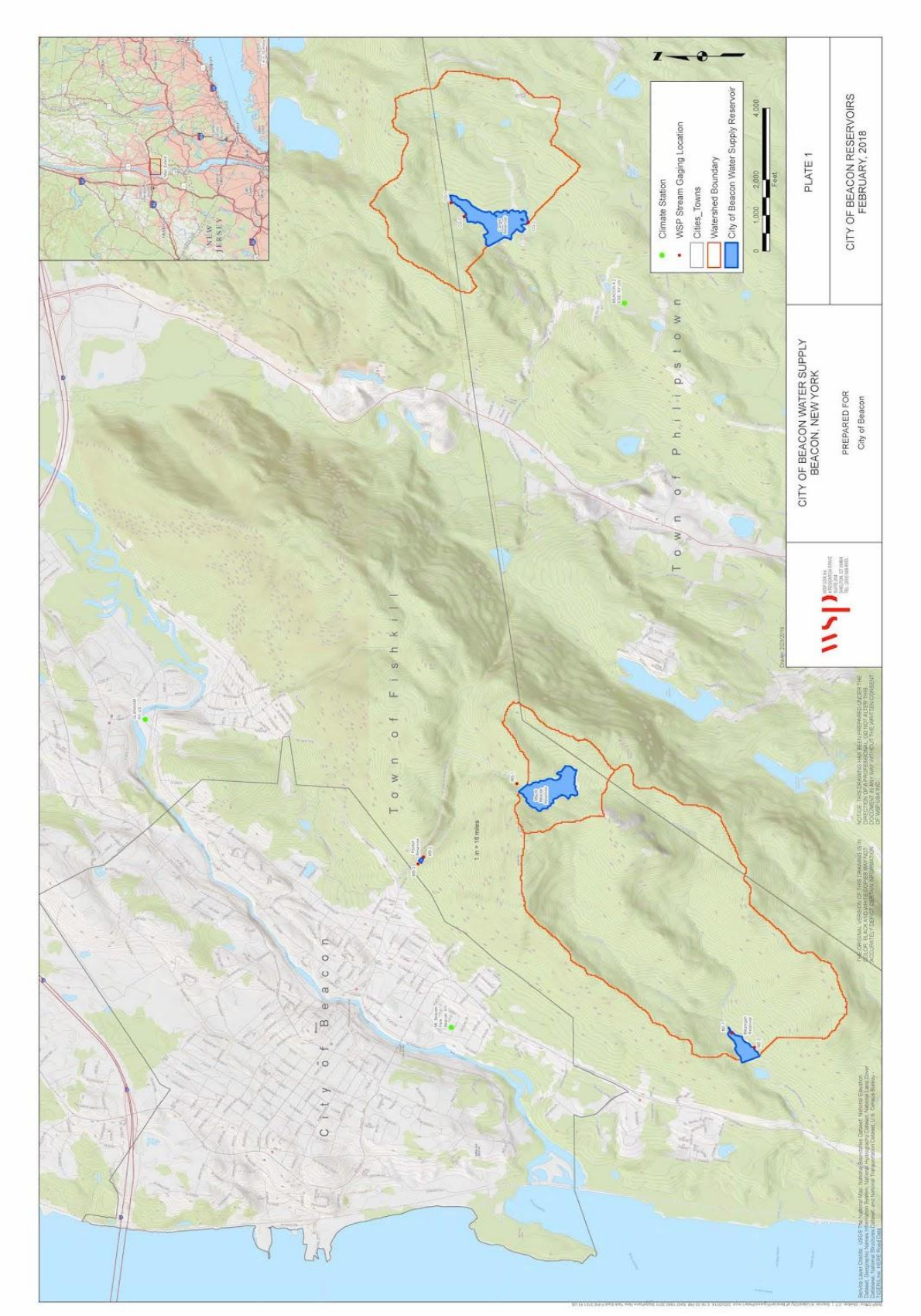
Greenhouse gas emissions and water supply pollution from neighboring municipality power-plants and brownfields should be considered in securing Beacon's water supply for the long term.

The City may wish to consider:

- Continuing to monitor aging infrastructure in Beacon to ensure proper flow;
- Continuing to repair infrastructure leaks. At the current rate of development, in order to supply enough water, the leaks will need to be fully repaired by the time the build-out is complete;
- Creating requirements to ensure that new developers and infrastructure projects establish water-source preservation plans in their designs to help further protect water quantity and quality; and
- Supporting residential installation of low-flow showers and toilets; rooftop gardens; rainwater / greywater catchment systems; and stormwater gardens and swales.

This information comes from Beacon's Comprehensive Water Supply Plan of 2018 and Beacon's Comprehensive Plan updated in 2017.

Map 3.5 Water Supply



3.6 Flooding and Climate Change

Map 3.6 shows the areas in Beacon in danger of increased flooding due to climate change.

Why This Is Relevant to Beacon

Climate change, describing significant changes in climate over long periods of time, is the paramount environmental issue now and in the coming decades. Climate change effects, such as increased precipitation, extreme weather events and sea level rise, will directly affect Beacon. Climate change will impact food security, efforts toward disease prevention, and the economy at large.

According to Cornell University, "New York's Climate is changing faster than national and global averages." Their study charts describe exponential increases in climate related extreme weather events.

What This Map Shows

A "100-year flood" is a high-intensity flood with a 1% likelihood of occurring any year; or, one that typically occurs only once every 100 years. These events are becoming increasingly common due to climate change. Areas within 100-year flood zones may now be in danger of frequent flooding.

Hudson River: At the upper range, some forecasts estimate that water levels will rise as much 6 feet within 100 years. Beacon's waterfront will be severely impacted by these changes, with Long Dock Park, Metro North, the Pete and Toshi Seeger Riverfront Park, and Dennings Point lying within the AE 100-year Flood Zone. Flooding in these areas will significantly impact tourism, recreation, and commuting.

Fishkill Creek: A floodway area surrounds Fishkill Creek through Beacon. Several small sites in the city, including The Lofts at Beacon, lay in the AE 100-year Flood Zone. Additional areas noncontiguous to the creek lay within the A 100-year Flood Zone.

In general, flooding and sea level rise threaten infrastructure in various locations throughout Beacon.

Considerations for Decision-Making

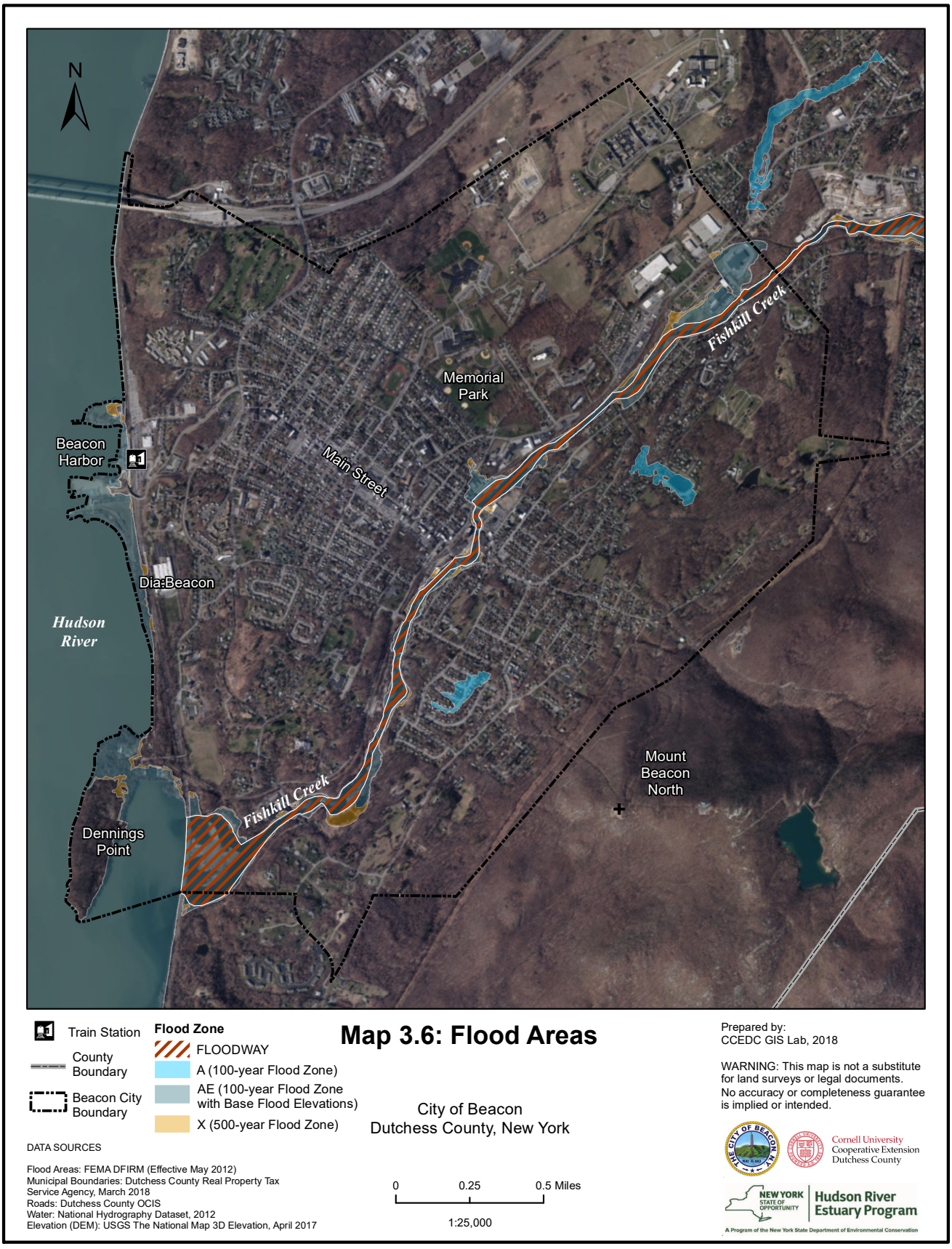
Every community has the opportunity to develop solutions appropriate to its unique circumstances. Green infrastructure should be considered in all development to help mitigate environmental events. Resiliency plans are crucial to future survival rates and successful communities. Creating a plan to conserve wetlands and forests to manage stormwater, recharge groundwater, and mitigate flooding would be highly beneficial. The City may wish to consider:

- conserving, revegetating and reconnecting floodplains and buffers in riparian areas;
- Prohibiting new construction in flood-prone areas;
- protecting further bluffs and eroding cliffs from disturbance or development; and
- Increasing tree canopy to reduce heat impacts.



Long Dock Park flooded by the Hudson River in 2018

Map 3.6 Flood Areas



4.0 Biodiversity and Habitats

Why This Is Relevant to Beacon

Biodiversity encompasses the variety of life in all its forms, and the interactions between living organisms and their environment.

The health of the environment, including the people that inhabit it, depends on the health of each of its component parts. A biodiverse ecosystem tends to be more sustainable and adaptable over the long run. Each part – the forests, waterways, and individual species and plants – contribute to the health of the full system.

While some urban areas contain relatively low levels of biodiversity, this is not the case in Beacon. The Hudson River Estuary to the west combined with the large forest blocks on Mt. Beacon to the east, and the interspersed greenspaces, make for various high-quality wildlife habitats and relatively high biodiversity.

This section breaks down Beacon's biodiversity and habitats into six sections:

- Habitat Types;
- Forests and Street Trees;
- Important Areas for Rare Plants and Animals;
- Coastal and Shoreline Habitat;
- Wildlife Habitat Index; and
- Greenspaces



A Monarch butterfly caterpillar is seen here on milkweed, its host plant.



The Hudson River Estuary, seen here south of Dennings Point, contains a high level of biodiversity.

4.1 Wildlife Habitat Index

Map 4.1 displays an index of habitat values for Beacon.

Why This Is Relevant to Beacon

Unfragmented habitat blocks are natural areas of the landscape that are undivided by roads or development. These intact natural areas can include forest, wetlands, meadows, open water and farmland – often encompassing many habitat types – supporting a diverse array of plants and animals. Large, connected habitat blocks allow for the maintenance of ecological processes and disturbances that help sustain natural communities. They provide habitat for far-ranging species and those that are sensitive to human disturbance.

For example, certain migratory songbirds will not nest in forests of less than 500 acres. They require deep interior forest habitat to find essential microhabitats. The effects of development at habitat edges can cause disturbance for hundreds of feet into the interior of a habitat block, measurably altering light and temperature. Such disturbance creates favorable conditions for the establishment of invasive species and pests. Siting new development near existing roads and developed areas can help to avoid or minimize fragmentation of natural areas at the landscape scale and its negative consequences.

What This Map Shows

Habitat index values represent the sum of key habitat attributes: amount of forest cover, wetlands, stream corridors, and seasonal water resources. Dark areas (red-brown) represent areas of high value habitats, while lighter areas (yellow) show lower value habitat. High value habitat may be referred to as habitat "cores," while mid-value habitat may be referred to as habitat "edges."

Red-brown high-value areas on the map have high usefulness to a range of species. Yellow areas on the map can also be valuable to wildlife, however these areas support a more limited range and number of animals and plants as they often have higher levels of disturbance. Note the large, intact cores of habitat, as well as the connected blocks of darker shading, especially at the borders of the city. Hunting, spawning, nesting and migrating species may use such core areas all year long, throughout their life cycles. In contrast, manicured lawns are the most popular form of residential landscaping, but have a lower habitat value than almost any other type of vegetation.

Considerations for Decision-Making

Through careful planning and select restoration, core habitat areas in and around Beacon can be connected to increase their value to wildlife. The habitat value of urban landscapes can also be maintained or increased while continuing to meet human needs. To help ensure that critical urban habitats continue to provide ecosystem services, the City may wish to consider:

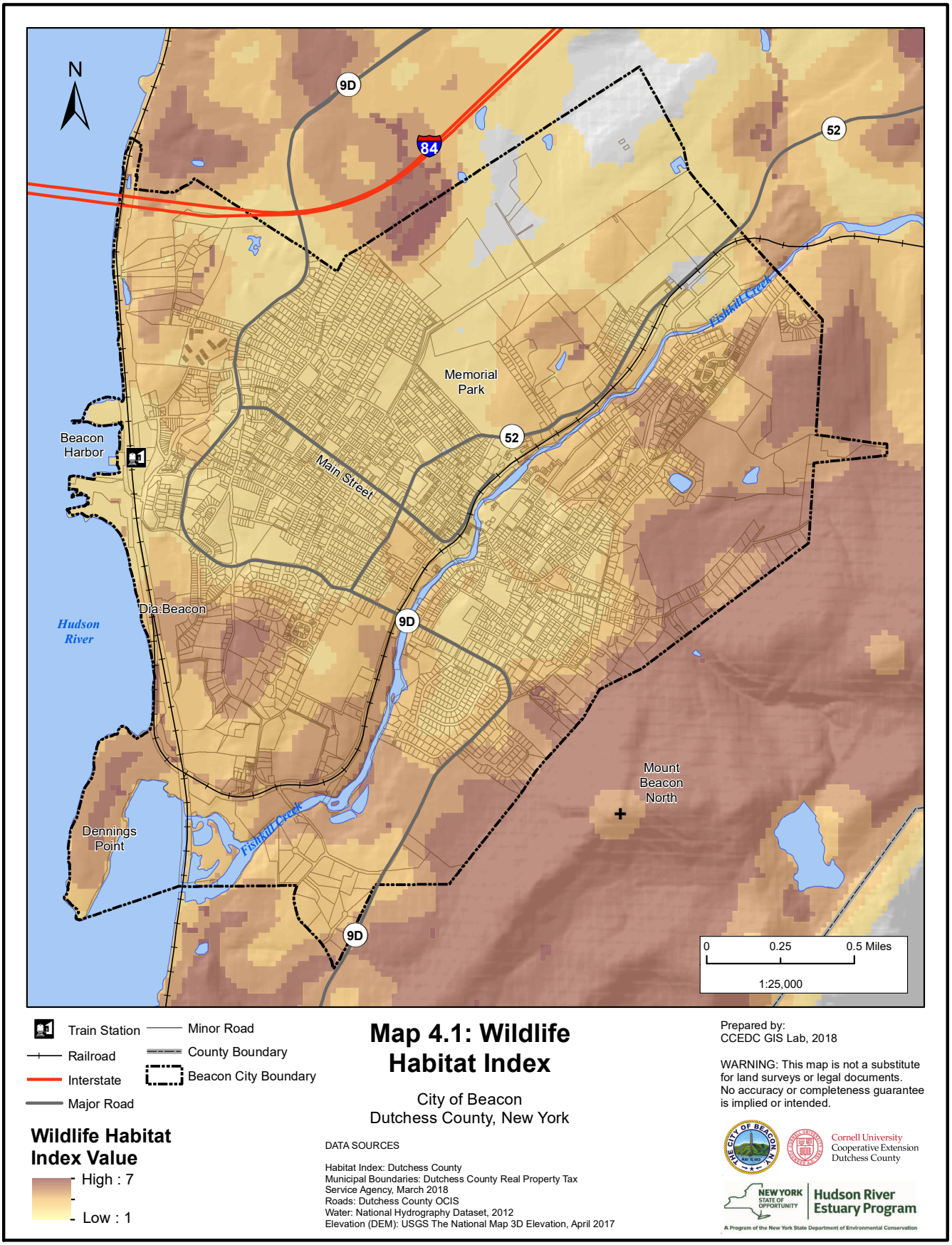
- Connecting mid- and high-value habitat to protect Beacon's wildlife, and encouraging surrounding municipalities to do the same;
- Concentrating new development away from mid- and high-value habitat to avoid further fragmentation;
- Replacing municipal lawns with wildflower meadows, perennial gardens or ornamental woodlands;
- Introducing the concept of converting mowed lawns to wild meadows where appropriate, to increase benefits to wildlife; and
- Landscaping with native plants to support native pollinators and food webs.

This information largely comes from the Hudson River Estuary Program and Hudsonia. For more information on these topics, see the References section.



Grey tree frog inhabits moist, deciduous woodlands

Map 4.1 Wildlife Habitat Index



4.2 Forests and Street Trees

Map 4.2 presents wooded areas in Beacon as well as street trees.

Why This Is Relevant to Beacon

Forests provide wildlife habitat, water filtration and climate moderation. While large forests provide more ecosystem services and higher quality habitat, small patches of forest also have value. They can also provide habitat and contribute to a better quality of life in residential areas. Even single street trees help moderate temperature and intercept stormwater.

Along streams, networks of forest patches create riparian corridors that help maintain water quality and provide habitat for aquatic as well as terrestrial wildlife.

The large forested slopes of Mount Beacon are identified in the Beacon Comprehensive Plan as a "rare asset of the city" to be protected due to their tourism and recreational values.

What This Map Shows

The southeastern border of Beacon, in the Town of Fishkill, contains the edge of a "regionally-significant" forest block (10,000+ acres). It includes forest communities such as Appalachian oak-hickory forest and oak-tulip tree forest. It covers Mount Beacon and extends beyond the city limits along Scofield Ridge and Breakneck Ridge toward the Hudson River and Cold Spring. It is part of a larger complex of Hudson Highlands forests that form a connected corridor of habitat used by breeding and migratory birds, resident amphibians and reptiles, and rare plants and communities (Penhollow et al. 2006). The forest complex has been recognized as a Significant Biodiversity Area by the Hudson River Estuary Program (Penhollow et al. 2006) and an Important Bird Area by the Audubon Society. Its proximity to Beacon provides benefits to residents, including clean air and water, scenery, and recreational opportunities that also attract visitors and tourism.

Smaller, isolated patches of forest are interspersed within the developed parts of Beacon. A notable example is the "stepping stone" forest block at the mouth of Fishkill Creek that extends in a narrow band to the northeast along the creek and further south along the Hudson River. While relatively small, this patch helps to create streamside habitat, protect water quality, and mitigate the impacts of flooding along Fishkill Creek and the Hudson River.

Additionally, there are small wooded areas that contain forested wetlands as well as individual street trees, primarily along Main Street.

Considerations for Decision-Making

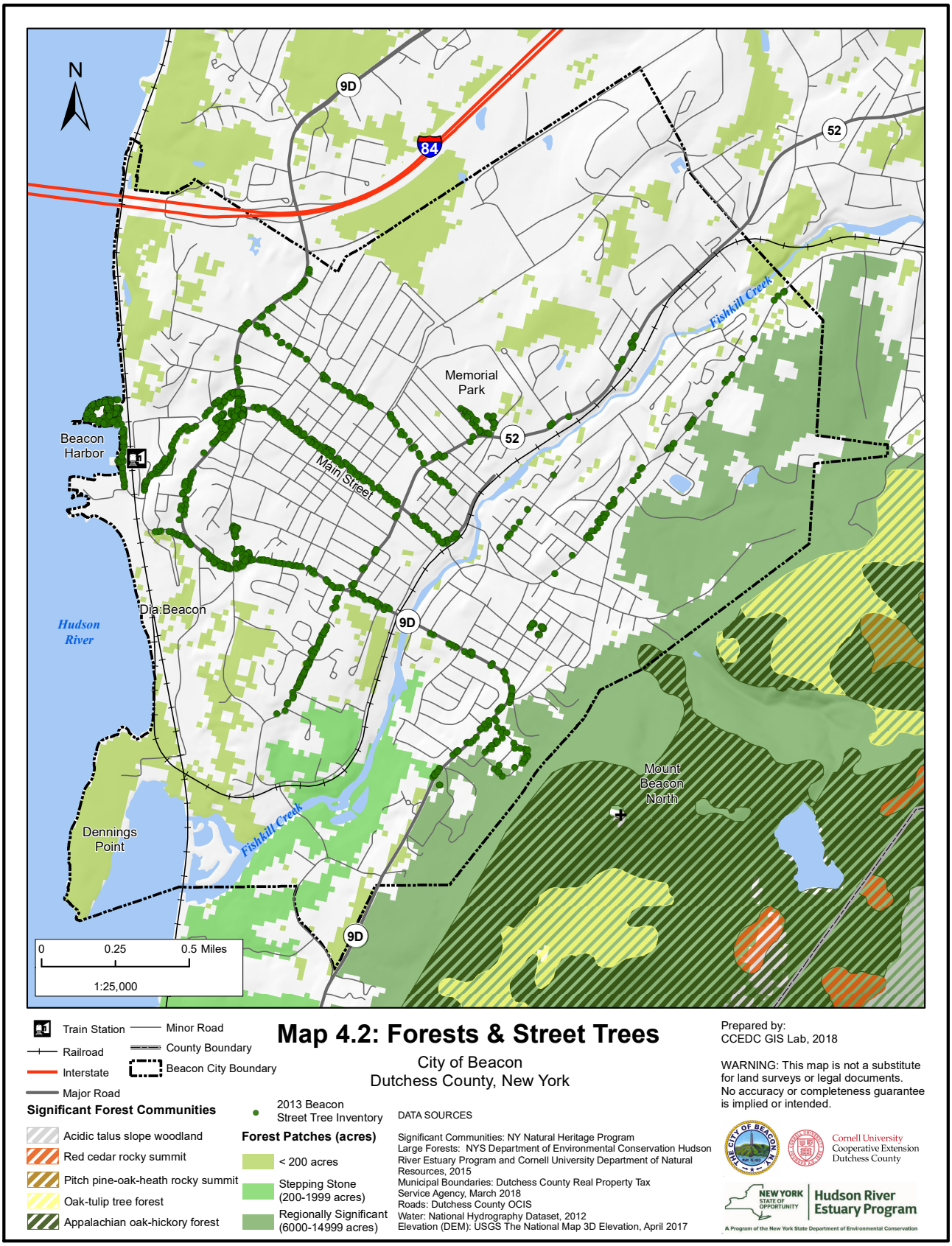
The Forests and Street Trees map, along with the Wildlife Habitat Index Map, can be used in concert with other NRI information to consider conservation and restoration opportunities in the city or recommendations to the Town of Fishkill. Larger, intact wooded areas could benefit from conservation efforts that prevent further fragmentation. Streamsides and neighborhoods where there is limited canopy may present restoration opportunities that will improve quality of life for residents and improve stream habitat and water quality.

To protect forests, the City may wish to consider:

- Keeping large forests and mature forests intact and unfragmented;
- Limiting construction of new roads, houses, and other forms of development in forests, especially in large or mature forests;
- Concentrating new development near existing developed areas;
- Maintaining intact habitats between forest patches to allow for migration and dispersal of plants and animals;
- Avoiding tree cutting on steep slopes, and leave tree crowns in the woods to conserve soil fertility and increase habitat diversity;
- Limiting gap size and road construction to prevent the establishment of non-native species (e.g., tree-of-heaven);
- Limiting off-road vehicle use, which damages vegetation, compacts soil and disturbs wildlife; and
- Updating the 2013 Street Tree Inventory, and expand the planting of street trees for beautification, stormwater absorption, and temperature moderation.

This information largely comes from L. Heady, Beacon Biodiversity Memo, Hudson River Estuary Program, and Hudsonia. For more information on these topics, see the References section.

Map 4.2 Forests and Street Trees



4.3 Habitats

Map 4.3 displays various types of habitats in Beacon.

Why This Is Relevant to Beacon

Beacon is part of the Hudson Highlands, an area that is recognized nationally for its incredible biodiversity. The Hudson River, its tributary streams, the toe-slopes of Mount Beacon and the interspersed green spaces provide a variety of habitats for wildlife.

The presence of a variety of wildlife and plants keeps Beacon's environment healthy. It also provides for recreation like bird-watching and fishing. Many animals migrate to and from this area, like anadromous fish and migratory songbirds, so Beacon's environmental health also affects lands and waters far beyond its borders.

Running along Beacon's western border is a unique habitat type: the Hudson River Estuary, a place where fresh and saltwater mix. The estuary here is home to an incredibly diverse array of plants and animals that depend on its waters for essential activities such as spawning and overwintering.

The Hudson River's waters flow cleaner today than they have in generations. Years of hard work by scientists, government officials, river lovers, and local environmentalists like Pete and Toshi Seeger, have re-opened the Hudson's shores to swimming, fishing, and boating. Keeping this habitat clean benefits both humans and wildlife.

What This Map Shows

Beacon contains many different types of habitat, as illustrated by Hudsonia's habitat map for the city. Some of the most prevalent types are:

- Upland Hardwood Forest: These areas contain wildlife typical of "Appalachian oak-hickory" forest species, ranging from small grey tree frogs to large white-tailed deer.
- Cultural: Cultivated lawns, sports fields and cemeteries are grouped into this category. These areas, though green, have low value for wildlife.
- Upland Meadow and Upland Shrubland: These areas are more open than forests, with lower tree canopy cover. Both are important areas for mammal forage, ground-nesting bird nest sites and pollinating insects.
- Seeps and Hardwood/Shrub Swamp: A seep is where the groundwater reaches surface-level and flows across land, while a swamp is a type of shrubby or forested wetland. Water resources like these are critical for wildlife.
- Tidal Tributary Mouth: Areas where freshwater streams meet saltwater estuaries, which are extremely high in biodiversity.

Each habitat type has value on its own. When combined with surrounding areas, multiple habitats can create ideal conditions for wildlife that have different daily habitat needs (e.g. a fox that may forage in a meadow and sleep in a forest). Further, many species require multiple habitat types throughout their life cycles. For instance, some forest amphibians, like mole salamanders and wood frogs, must move to vernal pools to breed. Having connected habitats is vital to their survival.

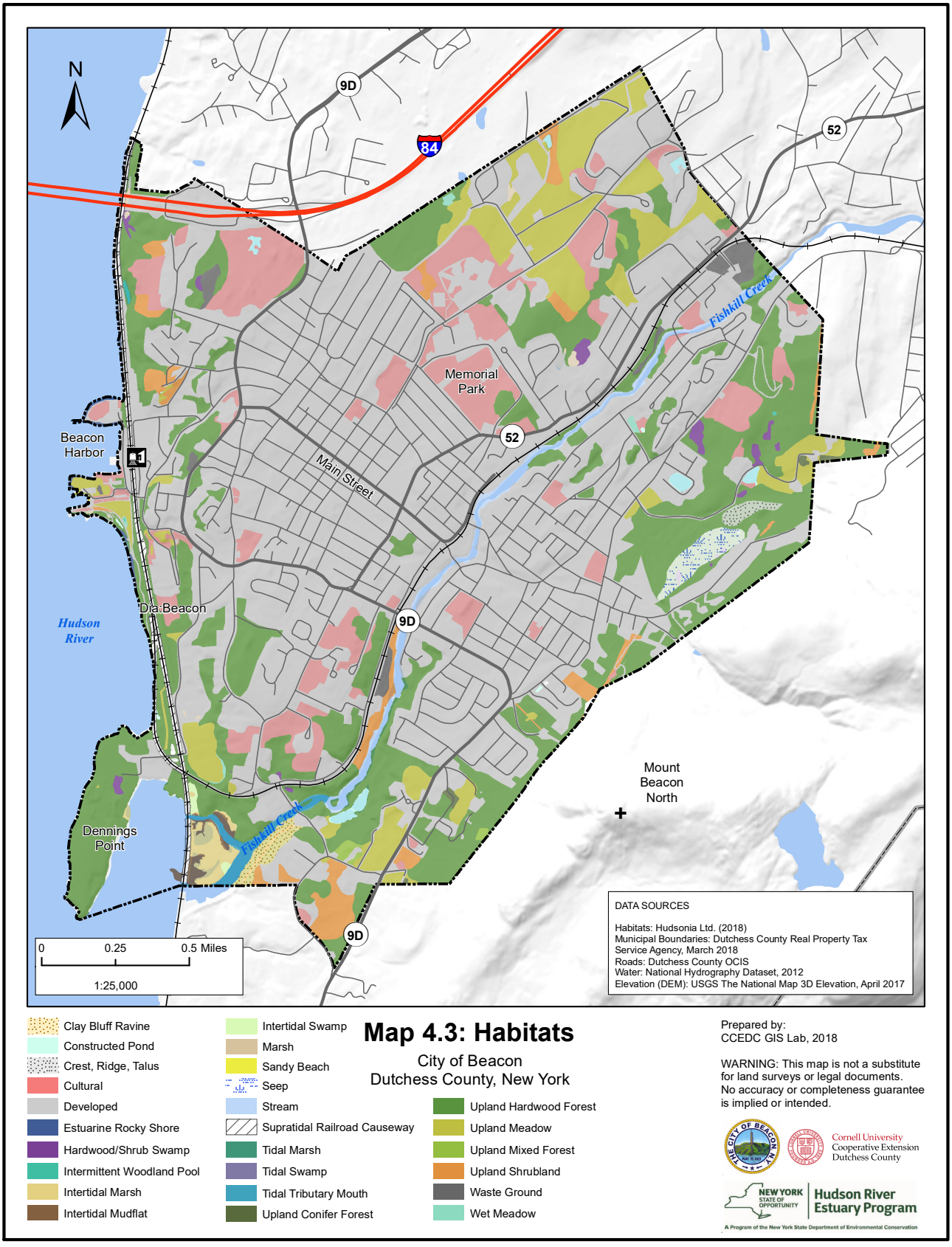
Considerations for Decision-Making

To protect habitats, the City may wish to consider:

- Connecting isolated green spaces to ensure that wildlife and plants can move or spread, thereby ensuring they can exchange genetic material so their populations stay healthy;
- Encouraging green infrastructure, low-impact site design practices, and native plant landscaping;
- Incorporating the special value of the Fishkill Creek mouth when evaluating stormwater management aspects of site plans, as well as any projects that directly affect the stream banks or bed;
- Creating a biotic management plan that includes removal of select invasive species to help maintain and increase populations of high-value species that are at risk; and
- Identifying and protecting vernal pools.

This information largely comes from L. Heady Beacon Biodiversity Memo, Hudson River Estuary Program, USFWS, and Hudsonia. For more information, see the References section.

Map 4.3 Habitats



4.4 Hudson River Coastal and Shoreline Habitat

Map 4.4 displays shoreline habitat along the Hudson in Beacon.

Why This Is Relevant to Beacon

The Hudson River is a tidal estuary, where freshwater and saltwater mix. It hosts an extremely high amount of biodiversity. Shoreline habitats such as tidal marshes and mudflats support a great diversity of life and contribute to the economic significance of the Hudson River Estuary. The underwater plants, or submerged aquatic vegetation (SAV), in the estuary shallows along the Beacon waterfront improve water quality in the river and provide foraging and refuge habitat for invertebrates, fish and waterfowl. Tidal wetland systems help filter pollutants and buffer shoreline properties by stabilizing the shoreline and providing protection from storm surge.

Beacon's shoreline is home to several rare plant species. Fishkill Creek is a major crossing point of the Hudson Valley for migratory raptors, and is an overwintering site for bald eagles. The mouth and lower section of Fishkill Creek (up to the first dam) are important spawning areas for multiple species of migratory fish, which travel from the Atlantic Ocean, up the Hudson River Estuary, and into its tributaries to spawn. The mouth of Fishkill Creek is also an overwintering area for striped bass. As such, it is a popular feeding area for heron and egret.

Several recreation and tourism attractions along the Beacon waterfront are based upon, or derive value from, the natural surroundings. Dennings Point Park, Long Dock Park, Klara Sauer Trail, and the Pete and Toshi Seeger Riverfront Park are examples.

What This Map Shows

The western boundary of Beacon is the Hudson River Estuary, although the Hudson River itself is almost entirely outside the borders of the City of Beacon and instead is in the Town of Fishkill. Its tidal influences are felt on Fishkill Creek as far as the first dam. The mouth of Fishkill Creek, and the Hudson shoreline including Dennings Point and its bay, are recognized by the NYS Department of State as a Significant Coastal Fish and Wildlife Habitat. The Hudson River Estuary Program designated the estuary a Significant Biodiversity Area because it is a globally rare ecosystem that supports many threatened species as well as regionally important fisheries (Penhollow et al. 2006).

The mouth of Fishkill Creek supports a variety of tidal wetlands, including brackish intertidal mudflats, brackish tidal marsh and SAV. These tidal wetlands are spawning and nursery habitats and a migratory pathway between the upper and lower estuary for anadromous and resident fish.

Considerations for Decision-Making

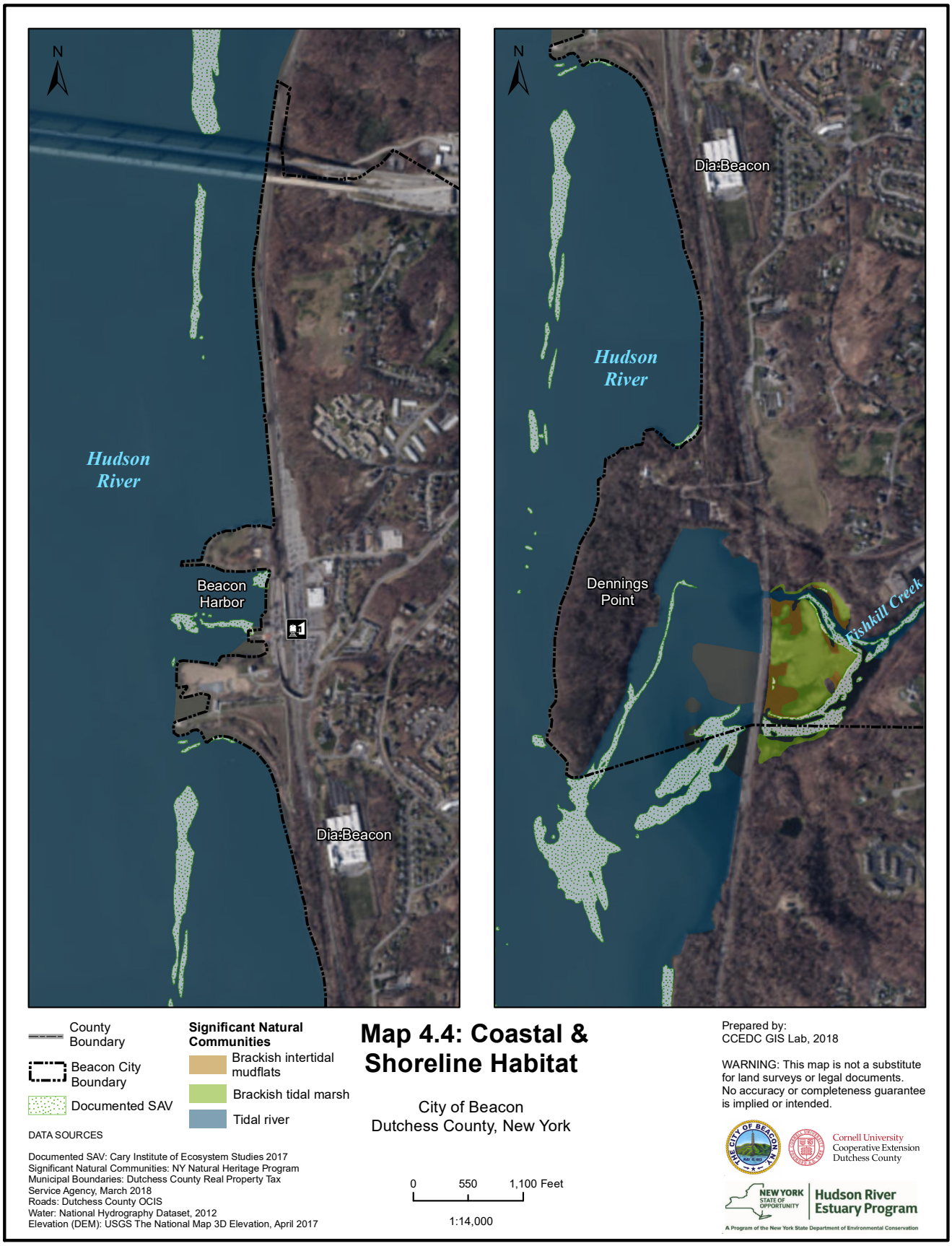
Water and habitat quality in the mouth of Fishkill Creek are heavily influenced by actions further up the watershed, including: upland development; modifications to stream banks and beds; and point and nonpoint source pollution. Global sea level rise is projected to fundamentally affect the shoreline of the Hudson River Estuary in the coming decades. Natural shorelines will allow for the inland migration of tidal and shoreline habitats as sea level rises.

To protect the Hudson River Shoreline, the City may wish to consider:

- Avoiding filling shallows and small wetlands;
- Restricting herbicide use along roads and railroads adjacent to riparian areas, which could destroy adjacent rare plant populations;
- Controlling point and nonpoint sources of water pollution throughout the watersheds;
- Restoring and maintaining a broad buffer zones of natural vegetation along shorelines;
- Preserving natural features and limiting impervious surfaces in developments;
- Using green infrastructure to increase infiltration and/or treat stormwater runoff;
- Requiring mapping of all tidal wetlands on plans for projects along the Hudson River shoreline;
- Maintaining a building buffer from the mean high tide mark of the Hudson River;
- Protecting and restoring naturally vegetated areas;
- Taking steps to stop water chestnut invasion around the mouth of Fishkill Creek;
- Controlling shoreline and streambank erosion using living shorelines or ecological materials; and
- Working collaboratively with the Town of Fishkill on all of the above.

This information largely comes from US Fish & Wildlife Service, NYS Department of State, DEC Hudson River Estuary Program, and L. Heady. For more information on these topics, see the References section.

Map 4.4 Coastal and Shoreline Habitat



4.5 Plants and Animals of Conservation Concern

Map 4.5 displays areas in Beacon considered important for rare plants and animals.

Why This Is Relevant to Beacon:

The presence of rare plants and animals in Beacon adds to the city's significance for New York State biodiversity. Rare biota are one of the most vulnerable parts of the ecosystem. Their continued existence in turn supports the health of a full ecosystem and keeps it biodiverse as well as high-functioning. A diverse system is more sustainable and adaptable in the long run.

Some rare biota are important for medical or industrial purposes, and their applications may not yet be fully realized. Other rare plants and animals may be of interest to eco-tourists. The New York Natural Heritage Program keeps a statewide database on the status and location of rare species and natural communities.

What This Map Shows

The identified Important Areas for rare plants and animals represent the lands and waters needed to support the continued presence of species of conservation concern. Not surprisingly, they coincide to a high degree with areas recognized for other natural resources, such as large forest blocks, high-value wildlife habitat, water resources, and significant natural communities.

The areas that are most important for rare animals are primarily located along the shoreline of the Hudson River and in the southern and eastern portions of Beacon. A state and federally-endangered species of bat uses the forests. Likewise, interior forest species of birds, like wood thrush and scarlet tanager, can be found in Beacon and its vicinity. Both species are considered Species of Greatest Conservation Need by DEC.

Important areas for rare plants encompass Dennings Point and the mouth of Fishkill Creek. They have also been recognized by New York's Department of State as Significant Coastal Fish and Wildlife Habitat. It also supports a regionally important fishery and globally rare ecosystem.

Migratory fish, like alewife and blueback herring, use the creek for spawning, foraging and refuge. Submerged aquatic vegetation creates safe habitat for fish as well as waterfowl and aquatic invertebrates. Atlantic and shortnose sturgeon, both federally endangered species, can be found in the nearby deep waters. Bald eagle, which are considered a threatened species in New York, forage and nest in the area. Other raptors such as osprey can be found along the creek, especially during migration periods. Blanding's Turtles are a New York State threatened species and there may be potential habitat in Beacon.

Concentrating development away from the Important Areas, including conserving high-quality wildlife habitat, will help ensure that rare animals and plants survive. Other, more common species will also benefit from protection of these ecosystem areas, and will help keep Beacon's environment healthy.

Considerations for Decision-Making

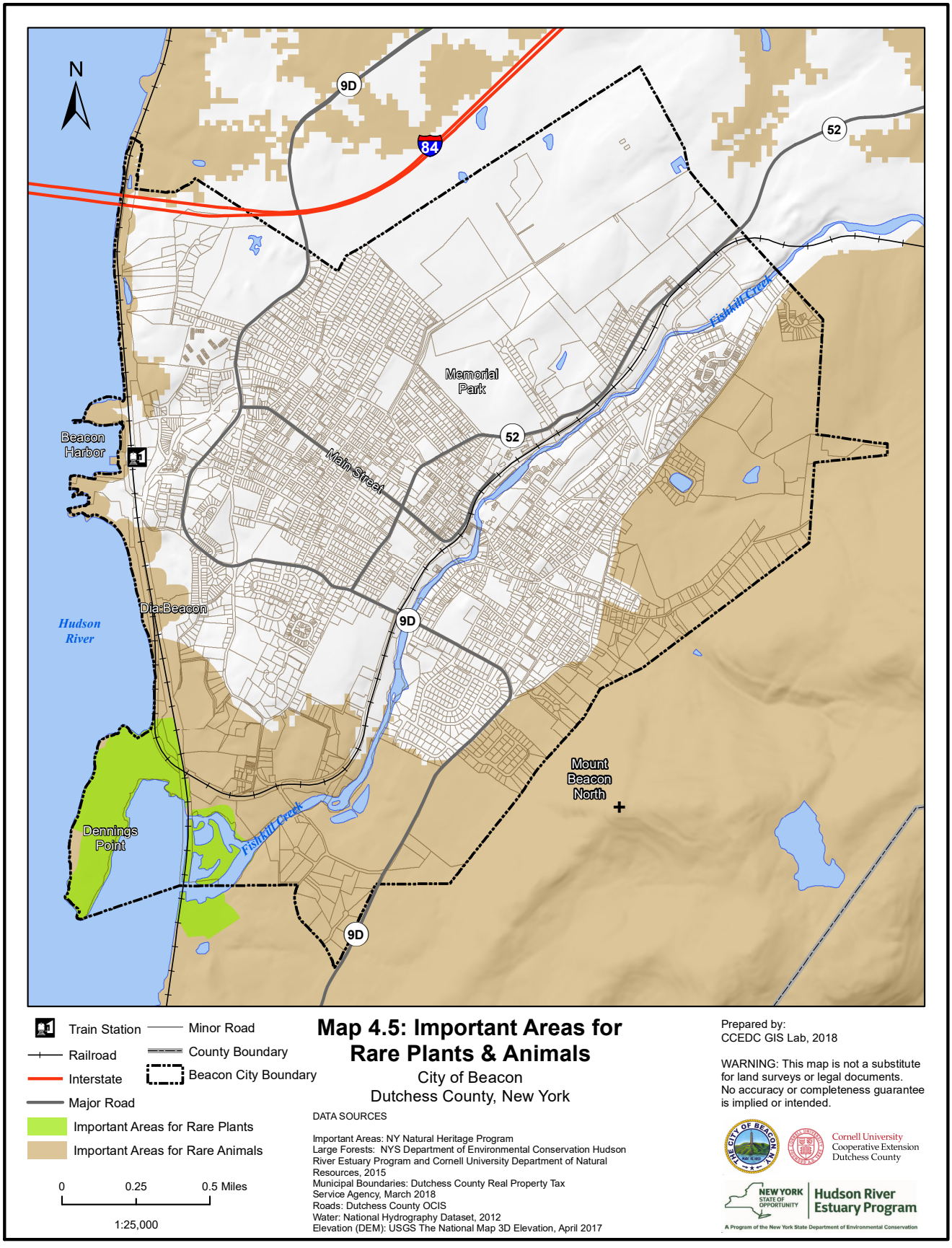
Because successful conservation of rare species requires protecting their habitats, this map should be considered alongside the maps of Wildlife Habitat Index, Forests and Street Trees, and Hudson River Coastal and Shoreline Habitat maps. Proactive planning that considers how species move across the landscape, with careful attention to maintaining connected habitat complexes, will contribute to the long-term survival of rare animals and to the persistence and dispersal of rare plants.

To protect rare plants and animals, the City may wish to consider:

- Using the New York Natural Heritage Program Online Conservation Guides to identify species-specific threats, conservation strategies, and management practices;
- Continuing to partner with the Hudson River Estuary Program and the New York Natural Heritage Program to develop and implement holistic conservation strategies for rare animal and plant habitat;
- Limiting disturbance to and fragmentation of the Important Areas and surrounding lands; and
- Limiting use of motorized vehicles in Important Areas.

This information largely comes from Beacon Biodiversity Memo (L. Heady), HREP NRI Guide, Hudsonia's Report on Blanding's Turtle Habitats in Southern Dutchess County, and NYS Department of Environmental Conservation. For more information on these topics, see the References section.

Map 4.5 Important Areas for Rare Plants and Animals



Map 4.5: Important Areas for Rare Plants & Animals

City of Beacon
Dutchess County, New York

DATA SOURCES

Important Areas: NY Natural Heritage Program
Large Forests: NYS Department of Environmental Conservation Hudson River Estuary Program and Cornell University Department of Natural Resources, 2015
Municipal Boundaries: Dutchess County Real Property Tax Service Agency, March 2018
Roads: Dutchess County OCIS
Water: National Hydrography Dataset, 2012
Elevation (DEM): USGS The National Map 3D Elevation, April 2017

Prepared by:
CCEDC GIS Lab, 2018

WARNING: This map is not a substitute for land surveys or legal documents. No accuracy or completeness guarantee is implied or intended.

Cornell University Cooperative Extension Dutchess County

NEW YORK STATE OF OPPORTUNITY | Hudson River Estuary Program
A Program of the New York State Department of Environmental Conservation

5.0 Land Cover and Greenspaces/ Protected Areas

Why This Is Relevant to Beacon

Patterns of human land uses and natural land cover strongly influence water resources and biological communities. Changes in natural land cover (especially forests, floodplains and wetlands) accompanying conventional development often result in substantial increases in impervious surfaces (e.g., roofs, parking lots and roads) and can drastically alter water quality.

Land cover types can generally be classified into two categories: “pervious surfaces,” or areas where rainwater can be absorbed, and “impervious surfaces,” where rainwater runs off. Understanding the locations of these land cover types can help determine where flooding risks are highest, as well as where vegetated buffers exist or may be needed near surface water bodies.

Open spaces and protected areas provide many ecological services. They may have high biodiversity, act as havens for wildlife, provide recreational opportunities, mitigate flooding from large precipitation events, and generate ecotourism revenue.

Considerations for Decision-Making

Land cover information can be used to help determine potential risks and opportunities, such as the mitigation of stormwater runoff and protection of water quality. One key value of mapped open space (or greenspace) and protected areas is to show how protected areas relate to each other, and where there may be opportunities to better connect these protected areas for trails, wildlife habitat, stream corridor protection, park enhancement, etc.



Increasing pervious surfaces helps reduce flooding and protect water quality of Fishkill Creek, pictured here.



An evening view from Scenic Hudson’s Long Dock is pictured here.



Artists perform at Pete & Toshi Seeger Riverfront Park, pictured here.

5.1 Land Cover

Map 5.1 displays pervious and impervious surfaces across the City of Beacon.

Why This Is Relevant to Beacon

As discussed, "pervious" or permeable areas allow water to infiltrate underlying soils. When precipitation falls on natural areas like forests and wetlands, stormwater swales, and even pervious pavement, it can soak into the ground and become groundwater.

Water cannot percolate through "impervious" surfaces, however. When rainwater hits surfaces like asphalt, concrete, roof shingles, and bedrock, it runs off and cannot soak into the ground. These surfaces also can contribute to urban heating. The negative impacts of impervious surfaces can be offset by conserving and restoring areas of natural cover. This will be especially important as storm intensities and air temperatures continue to increase due to climate change.

What This Map Shows

Impervious surface from commercial and residential development is spread across the city, with the highest degree of development – seen in dark red on the map – centering around Main Street. It also spreads along the Route 52 and Route 9D corridors.

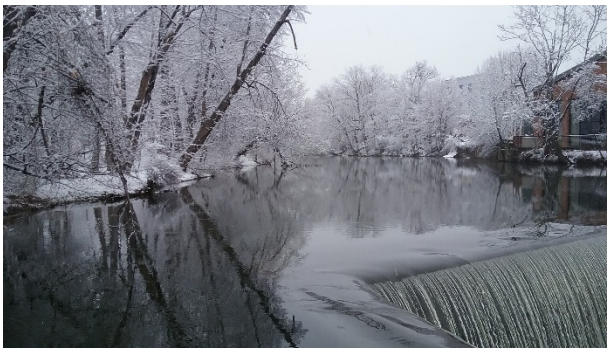
There is a partial ring of natural cover types around the city, especially to the south and east. These pervious areas are primarily deciduous and evergreen forest (in green on the map), occurring primarily in public open space and protected areas. Other natural cover types on the map include wetlands, open water and mixed forest, as well as hay/pasture land (yellow), developed-open space (light pink), and developed-low intensity (medium pink), which often represent pervious areas of mowed lawns and managed fields.

Considerations for Decision-Making

It is unsurprising that an urban community like Beacon has high-density development, but the resulting impervious cover can contribute to increased stormwater flow and flooding. To reduce impervious surfaces, the City may wish to consider:

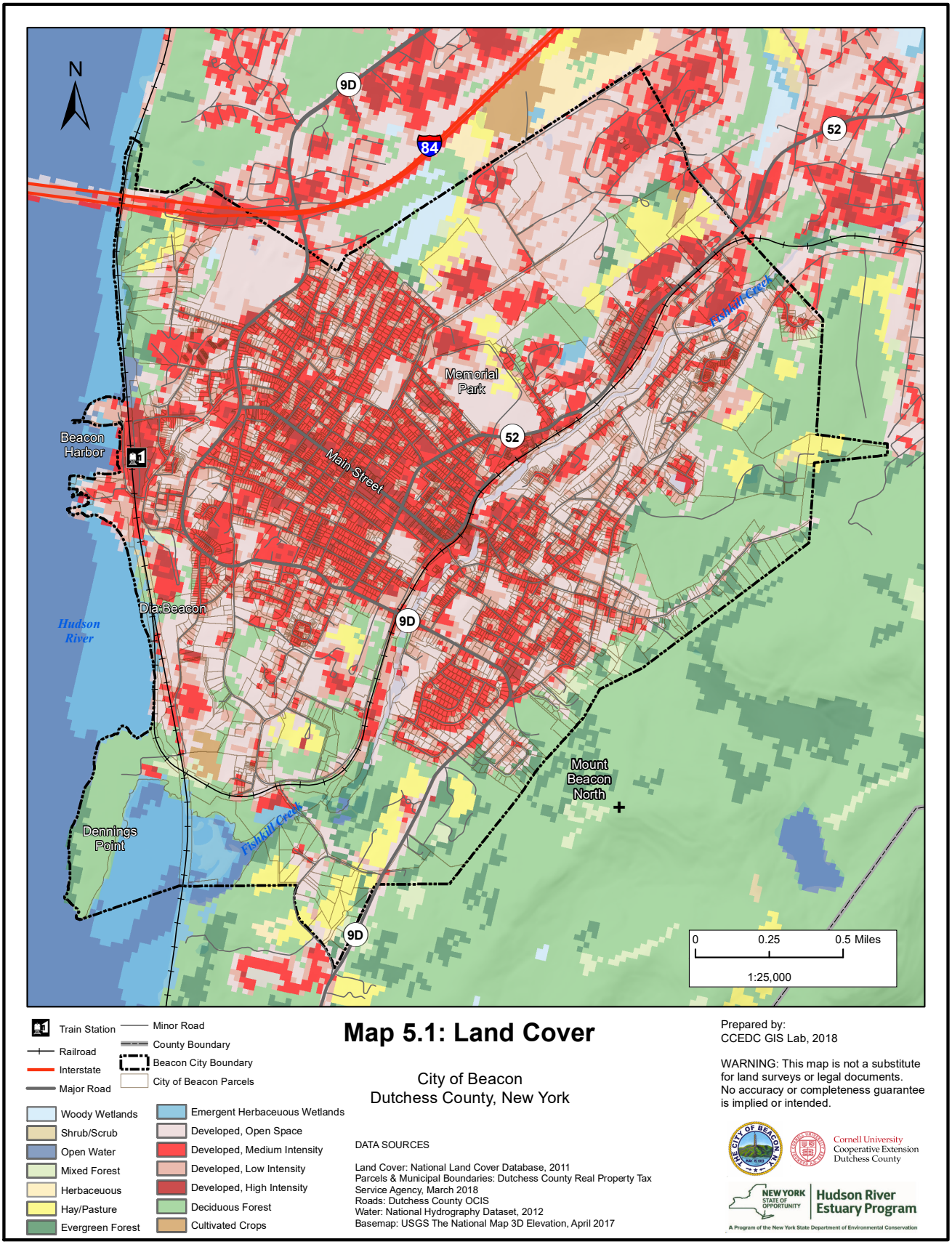
- Promoting development practices and restoration projects that improve pervious conditions and help Beacon to be more resilient to climate change and related intense storms;
- Offsetting the creation of new development with creation of new pervious surfaces elsewhere, which would lower flood risk throughout the city;
- Keeping a large buffer of natural vegetation around waterways, especially wetlands and Fishkill Creek;
- Supporting green infrastructure like pocket parks, rain gardens, and green roofs, which can mitigate effects of impervious surfaces; and
- Introducing the concept of converting mowed lawns to alternative groundcover where appropriate, which is more effective at absorbing stormwater.

This information largely comes from the City of Beacon Comprehensive Plan (2007), Comprehensive Plan Update (2017), the National Fish & Wildlife Service, and Hudson River Estuary Program. For more information on these topics, see the References section.



Natural vegetation helps to absorb stormwater that runs off impervious surfaces, like roads, during precipitation events. Increasing natural areas and pervious surfaces can help to reduce flooding and protect water quality of Fishkill Creek (pictured here).

Map 5.1 Land Cover



Map 5.1: Land Cover

City of Beacon
Dutchess County, New York

DATA SOURCES

Land Cover: National Land Cover Database, 2011
Parcels & Municipal Boundaries: Dutchess County Real Property Tax Service Agency, March 2018
Roads: Dutchess County OCIS
Water: National Hydrography Dataset, 2012
Basemap: USGS The National Map 3D Elevation, April 2017

Prepared by:
CCEDC GIS Lab, 2018

WARNING: This map is not a substitute for land surveys or legal documents. No accuracy or completeness guarantee is implied or intended.

Cornell University Cooperative Extension Dutchess County

NEW YORK STATE OF OPPORTUNITY | Hudson River Estuary Program
A Program of the New York State Department of Environmental Conservation

5.2 Open Space and Protected Areas

Map 5.2 displays Beacon's parks, open spaces, and larger green areas.

Why This Is Relevant to Beacon

Beacon is known for its exceptional "greenspaces," which are large natural areas, parks, and protected lands in an urban environment. They provide scenic views and recreational opportunities, and increase the health and happiness of residents and visitors. They are also significant sources of ecotourism revenue.

Ecologically, these protected areas are biodiversity strongholds. They provide many ecosystem services, including wildlife habitat, water and air purification, and stormwater runoff and floodwater mitigation.

What This Map Shows

Beacon has a mix of open spaces, ranging from small pocket parks to 100+ acre conserved lands. This map shows the mosaic of land ownership across Beacon's open space areas.

As seen on the map, these open areas are primarily owned and protected by:

The City of Beacon, including:

- Memorial Park
- Pete & Toshi Seeger Riverfront Park
- South Avenue Park
- Green Street Park
- Hiddenbrooke

The State of New York, including:

- Dennings Point (Part of Hudson Highlands State Park)
- University Settlement Camp
- Hudson Highlands State Park

Scenic Hudson Land Trust, including:

- Long Dock Park
- Madame Brett Park
- Mount Beacon trailhead area (including a portion located beyond in the Town of Fishkill)

Considerations for Decision-Making

In unprotected areas of high natural resource values, such as large undeveloped parcels, wetlands, stream corridors and land with steep slopes, further land protection may be desirable. Different municipal, county, state and nonprofit partners may have different tools available for further protecting land, including parkland acquisition, development rights purchases (conservation easements) and/or conservation subdivisions.

To support these natural resources, the City may wish to consider:

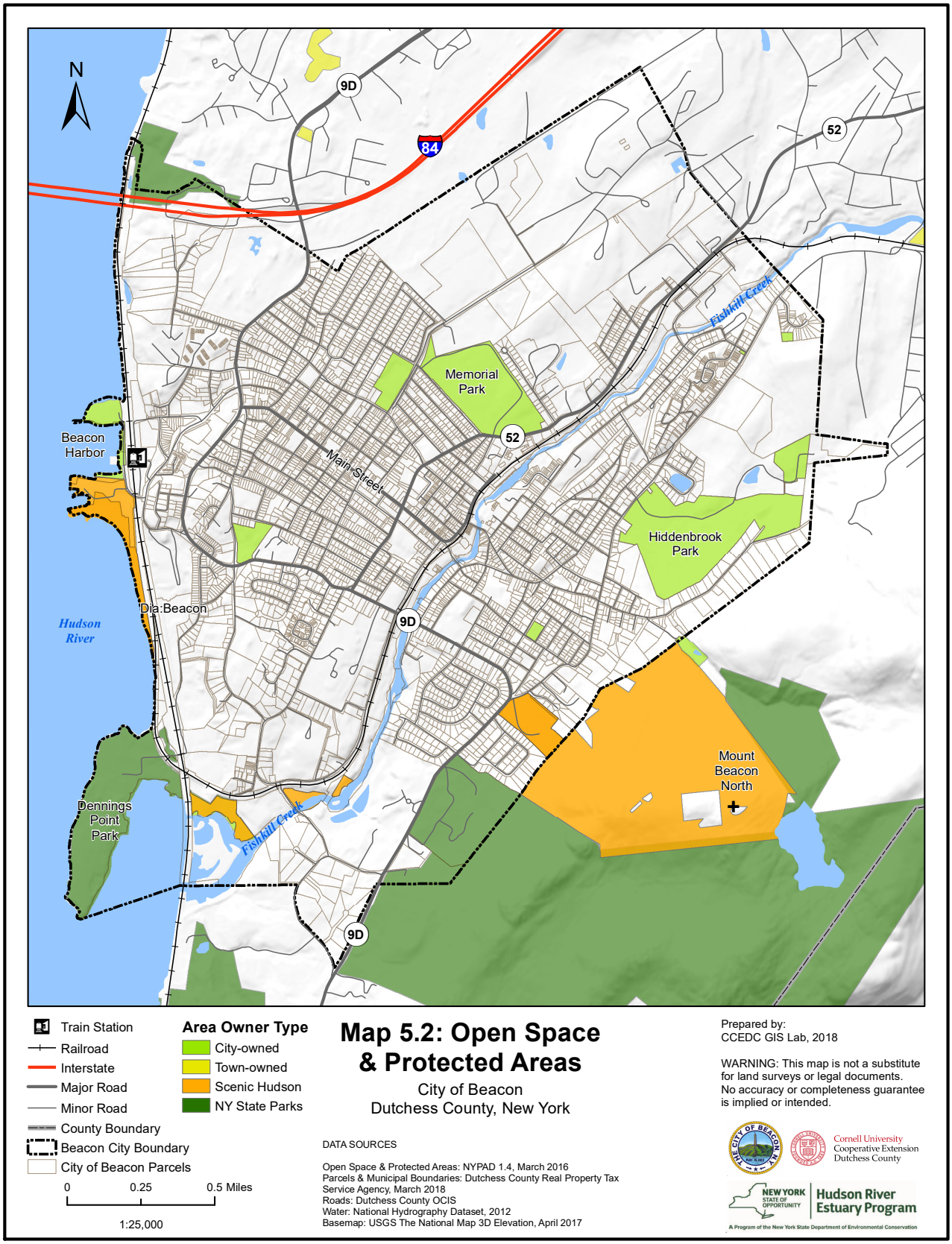
- Creating an Open Space Inventory, which will aid in prioritization of important natural areas in the city;
- Developing subsequently an Open Space Plan, with strategies to conserve priority areas; and
- Encouraging the creation of an Urban Design Plan, with recommendations of interspersed pocket parks on undeveloped lots, which can both increase ecological services and community engagement.

This information largely comes from the City of Beacon Comprehensive Plan (2007), Comprehensive Plan Update (2017), and Hudson River Estuary Program. For more information on these topics, see the References section.



Beacon has multiple public open space areas made possible by various conservation partners, including this view of Memorial Park during an Independence Day celebration.

Map 5.2 Open Space and Protected Areas



6.0 Historical and Cultural Resources

Why These Are Relevant to Beacon:

The identity of Beacon today is inseparable from the cultural history of the city's past. As Beacon builds its way into the future, insight from the city's history illuminates where the city has been, and where it is going.

Beacon's built environment – including storied religious institutions, former factories, and other historic sites – reflects its culture and history. Similarly, Beacon's natural resources, including the Hudson River, Fishkill Ridge, Fishkill Creek and beyond create a sense of place and belonging to the city's identity as one rich in scenic and recreational resources.

The NYS Greenway is a voluntary community planning program, based on incentives and guidelines, for the 13 counties in the Hudson River Valley. Beacon joined the Greenway Compact Program in 2000, along with almost all the other municipalities in Dutchess County. Greenway Connections, the countywide compact plan, includes guideline pages on such NRI-relevant topics as Connected Habitats, Stream Corridor Protection, Wellhead and Aquifer Protection, Street Trees, Green Infrastructure, and Centers and Greenspaces. A City of Beacon Centers and Greenspaces Plan map was included in the 2007 Comprehensive Plan appendix.

This section's three maps outline Beacon's historical, scenic and recreational resources and offers considerations for policy decisions.

A Brief History of Beacon

The land that is now Beacon was first settled by people of the Wappinger and Mahicannituck tribes, who were part of Lenape cultural group. The first known European contact with Beacon was in 1609 when Henry Hudson sailed up the river that was to bear his name, and described Beacon and/or Newburgh as "…a very pleasant place to build a Towne on…." Beacon's first European settlers were Roger and Catheryna Rombout Brett, who in 1709 built what is known today as the Madam Brett Homestead (featured in section 6.2). The two villages of Fishkill Landing and Matteawan, centered around her gristmill and storehouse, eventually merged to create the City of Beacon in 1913.

Beacon remained a small farming hamlet until the War of 1812 jump-started an industrial revolution, with a population and building boom. Throughout the 1800s, large quantities of hats, bricks, fabric, and more were produced here. In winter, ice cut from the frozen Hudson was shipped down to Manhattan. Beacon remained a significant factory town through the 1950s. In addition, Beacon was a well-known tourist destination during the early 1900s, with its most popular feature being the Mount Beacon Incline Railway, which brought visitors to the top of Mount Beacon. Many tourists came from New York City, up the Hudson via steamship ferries. The bridge connecting Beacon to Newburgh didn't open until 1963. Prior to then, only a ferry had connected the two banks for 220 years.

Starting in the post WWII decades, Beacon experienced a significant economic decline. Most factories closed, leading to the vacancy of approximately 80% of commercial spaces. The ski slope which had operated on Mt Beacon since 1967 closed in the late 1970s, along with the Incline Railway. "Urban Renewal" led to the removal of large sections of older housing, the cutting off of Main Street from the Hudson River. The town remained underutilized and economically depressed until the early 2000s. Beacon's current revitalization began in the late 1990s with modern rezoning and closing of the City's riverfront sludge incinerator, which brought the Dia:Beacon museum, the Beacon Institute for Rivers & Estuaries, and Scenic Hudson's Long Dock and Madam Brett Parks. Before and during this resurgence, Pete Seeger (1919-2014) and Toshi Seeger (1922-2013) were prominent Beacon-area residents (they resided in the Town of Fishkill, but are associated with Beacon) who sparked a resurgence in the interest of protecting the environment in Beacon and throughout the Hudson Valley. Thanks to their intervention, Beacon has some of the most green and accessible waterfront along the entire Hudson River.

Beacon is now a thriving commuter, residential and arts community, appears on top global tourism lists as a weekend getaway, and has a very competitive real estate market. Beacon uniquely offers a mix of cultural heritage and outdoor recreational opportunities that few municipalities in the Hudson Valley can match. It is important to identify the full range of Beacon's opportunities in order to weigh the impacts of the city's development and growth against strategies for preserving Beacon's unique culture and environment.

6.1 Historical Resources

Map 6.1 shows the historic and cultural resources in Beacon. In addition, this section contains two reprinted Birdseye view maps from the late 1800s showing the two villages that make up today's Beacon: Fishkill Landing and Matteawan.

Why This Is Relevant to Beacon

Beacon has a rich cultural history, including Native American settlements, well-preserved colonial landmarks, and a plethora of historic buildings that highlight the city's colonial and industrial past. Beacon's built environment – from the buildings that house businesses on Main Street to the historic landmarks – form part of the cultural fabric of Beacon's identity. As former factories are converted into condominiums, hotels and other businesses, and the city's historic brick buildings are renovated to create new shops and restaurants, it is more important than ever to honor Beacon's past as the city builds its future. Beacon's Comprehensive Plan states that residents regularly cite the city's historical and cultural legacy as a point of pride and distinction.

What This Map Shows

Main Street in Beacon, as well as its environs, is dotted with cultural and historical landmarks including a number of religious institutions. Beacon is home to sixteen structures and buildings on the National Register of Historic places.

The one National Register structure owned by the City of Beacon is the Tioronda Bridge located at the end of South Avenue as it crosses near the mouth of the Fishkill Creek. Completed in 1873, it was one of the last remaining bowstring truss bridges in the County. Sadly, the bridge fell into disrepair and the city removed the iron trusses in hopes of restoring them. Recently, the City committed to a restoration of all salvageable parts, and expects to dedicate the bridge as a pedestrian walking bridge with emergency access, using parts of the original Bridge as a living museum. The Bridge will connect with the City's Greenway trail system, the Fjord Trail System and lead into the Hudson Highlands State Park. The City has applied to the New York State Office of Parks, Recreation and Historic Preservation to have the Bridge relisted on the National Register.

In addition, Beacon boasts important historical monuments: the DAR monument on Mt. Beacon and the 1909 Hudson Fulton statue of Hebe. An iconic "dummy" traffic light fixture stands on the east end of Main Street. The Beacon Historical Society preserves, procures, and presents Beacon's heritage and history since 1976. Exhibits and local archives are housed in the former rectory of St. Andrew Church at 17 South Avenue.

Since 1991, the City's historic overlay zone has been the primary way that Beacon designates and protects its historic buildings and sites. Any proposed substantial exterior alterations to a structure visible to the public in this overlay zone must be reviewed by the Planning Board for its consistency with the adopted historic standards. The City Council has recently proposed the addition of 35 buildings in the Main Street area to the historic overlay zone. See City of Beacon Zoning Map for more information.

Considerations for Decision-Making

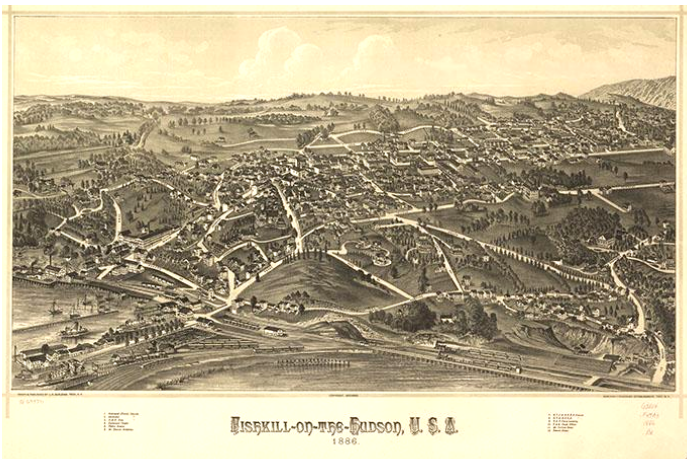
The City may wish to consider:

- Completing a City-wide review of additions to its historic overlay zone;
- Evaluating historic sites, structures and buildings within the city for proposed inclusion on the State or National Registers of Historic Places; and
- Researching, identifying, and honoring pre-colonial historic sites, including those of importance to Beacon's indigenous people.

This information largely comes from the City of Beacon's Comprehensive Plan and the Dutchess County NRI. For more information on these topics, see the References section.

Number on Map	Name	Listed on National Register of Historic Places
1	Annan Street Church	
2	Trinity Methodist / Springfield Baptist Church	YES
3	United Methodist Church	
4	St. Luke's Episcopal Church	YES
5	Reformed Dutch Church of Fishkill Landing	YES
6	Beacon Hebrew Alliance	
7	Carmelite Communion Nunnery	
8	St Lawrence Friary	
9	Masjid Ar-Rashid	
10	Incline Railway wheelhouse ruins	YES
11	Eustatia	YES
12	Bogardus-DeWindt House	YES
13	Chrystie House	
14	U.S. Post Office	YES
15	Beacon Historical Society	
16	Peter C. DuBois House	YES
17	Beacon Engine Company No.1 Firehouse	YES
18	Howland Cultural Center	YES
19	Matteawan Station	
20	Old Tioranda School	
21	Madam Brett Homestead	YES
22	Craig House	
23	Beacon Fires Obelisk	YES
24	Howland Public Library	
25	Tioranda Bridge (former)	YES
26	Beacon Gorge Bridge	
27	Bridge St Bridge	
28	Dia:Beacon	YES
29	Dummy Light	

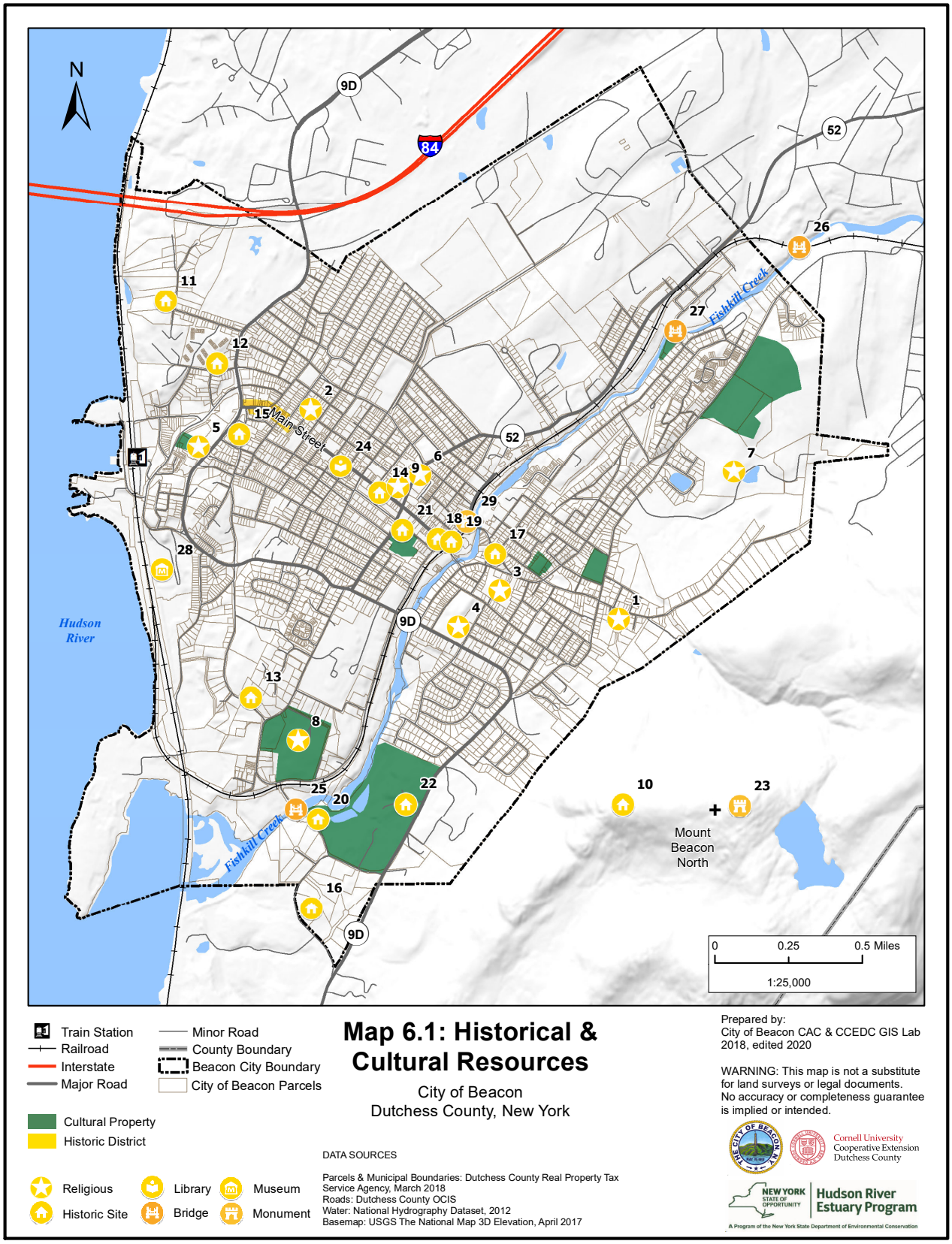
1886 Birdseye view of Fishkill Landing (Beacon's current west end)



1886 Birdseye view of Matteawan (Beacon's current east end)



Map 6.1 Cultural Resources



6.2 Scenic Resources

Map 6.2 displays various scenic resources in Beacon, including parks, scenic viewpoints, waterfalls, etc.

Why This Is Relevant to Beacon

The New York Department of State's Scenic Areas of Statewide Significance report recognizes the Hudson Valley region for its unique, highly scenic landscapes of outstanding quality that are accessible to the public. The wealth of accessible scenic viewpoints in Beacon draws local citizens and tourists alike and helps to define the character of the city. Beacon is beautifully situated between the Hudson River to the west and the mountains of Fishkill Ridge to the east, with Fishkill Creek running through the middle. These natural features lie within the Hudson Highlands, which is a region that the state of New York recognizes for its high scenic quality. Beacon's location affords the city numerous scenic resources that provide cultural and economic value, while contributing to the preservation of open space and habitat. These scenic resources are vital to Beacon's high quality of life and growing tourism industry. The City of Beacon's Comprehensive Plan includes recommendations to protect the city's scenic resources as part of its plan for future development.

What This Map Shows:

Beacon has three primary natural scenic viewsheds: The Hudson River, Fishkill Creek, and Fishkill Ridge, which includes Mount Beacon.

- Long Dock Park, Pete and Toshi Seeger Riverfront Park, and Dennings Point afford direct Hudson River viewpoints with walking trails, playground equipment, picnic areas, fishing areas and boat launching facilities.
- The Greenway Trail and Madam Brett Park offer access to Fishkill Creek for walking, biking, fishing, and bird watching.
- Mount Beacon Park and its interconnected trails offer views of the entire city of Beacon and beyond, including Fishkill Creek, the Hudson River, the mountains of the Hudson Highlands, and the Shawangunk Ridge.

In addition, in its Local Waterfront Revitalization Plan (LWRP) as adopted by City Council and approved by NY State are specific protected viewsheds, Exhibit 1 shows the city's viewsheds from the LWRP. The Mayor and City Council have expressed the goal of adding to protected City view sheds, and expects to do so in the next year or so. Following is a list of the view sheds protected in the LWRP:

1. Main Street and Route 9D

2. Beacon Street and Route 9D

3. Rombout Avenue and Route 9D

4. Route 9D and Wolcott Avenue

5. South Avenue and Route 9D

6. Dennings Avenue at South Avenue

7. Sargent Avenue at St. Lawrence Seminary

8. South Avenue 1/4 Mile West of Dennings Avenue

9. Paye Street

10. River Street and Beekman Street

11. Southwest View from Wolcott Avenue 200 Feet West of Bayview Avenue

12. West View from Wolcott Avenue 200 Feet West of Bayview Avenue

13. Northwest View from Wolcott Avenue 200 Feet West of Bayview Avenue

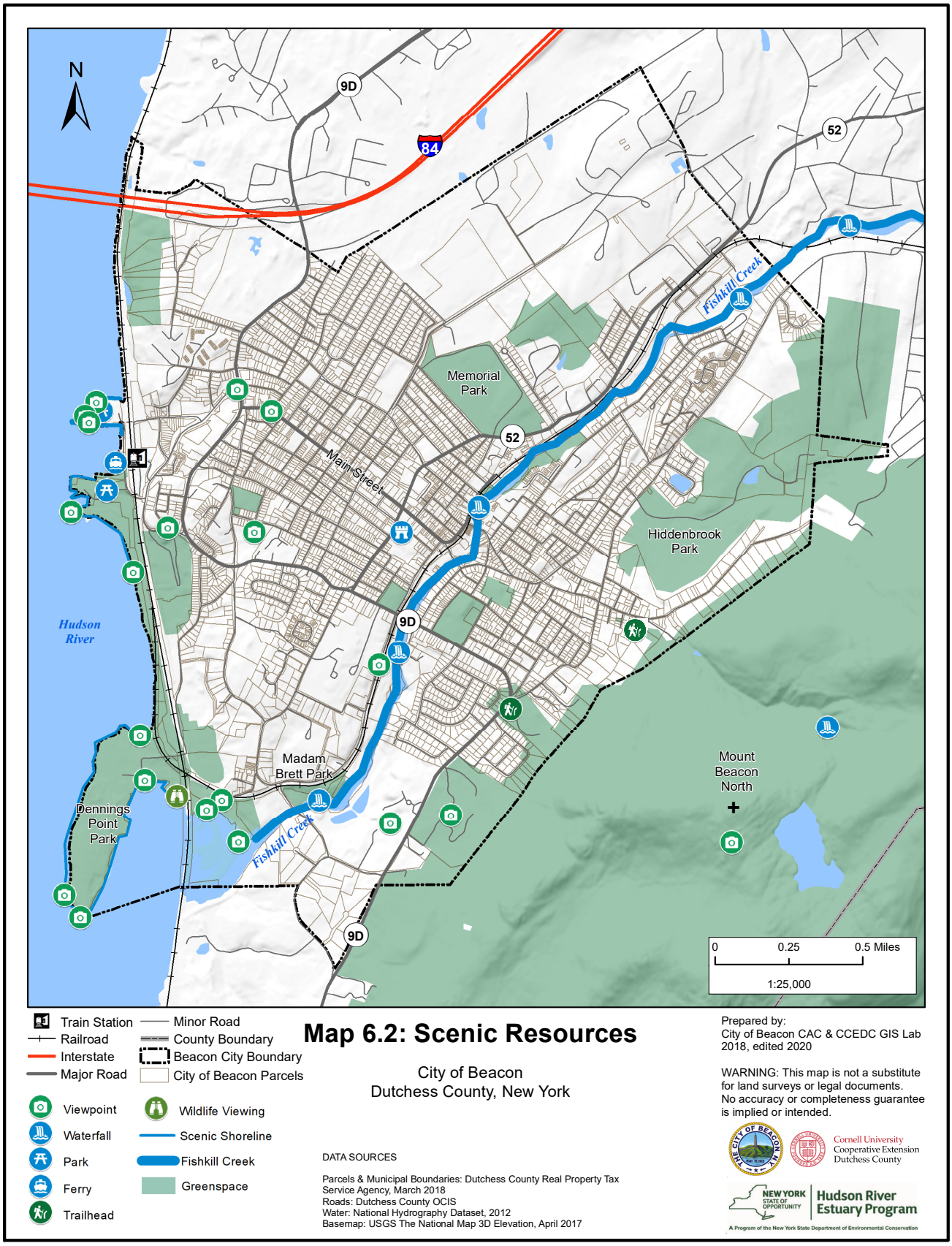
Recommendations for Decision-Making

The City may wish to consider:

- Ensuring that the preservation of Beacon's scenic resources and viewsheds remains a top priority during any development plans that affect the city's three primary scenic viewsheds: the Hudson River, Fishkill Creek, and Fishkill Ridge;
- Expanding direct access to the Hudson River for outdoor recreation; and
- Creating multi-use linkages (e.g., walking and biking paths) that connect Beacon's three main scenic areas, to increase accessibility for residents and tourists.

This information largely comes from New York State Department of State's Scenic Areas of Statewide Significance report, City of Beacon Comprehensive Plan, and the City of Beacon LWRP. For more information on these topics, see the References section.

Map 6.2 Scenic Resources



6.3 Recreational Resources

Map 6.3 displays various recreational sites and resources in the City of Beacon.

Why This Is Relevant to Beacon

Recreational opportunities abound in Beacon. Indeed, the city is known for the diversity of high-quality outdoor activities right at its doorstep. One can hike Mount Beacon, cast a line in Fishkill Creek, and birdwatch along the Hudson River. Hiking, biking, fishing, boating, wildlife viewing, playgrounds, sport fields and courts, and more greet the recreation enthusiast looking for a chance to get outside. The city's public parks, combined with Scenic Hudson-owned parks and The Hudson Highlands State Park, provide the outdoor enthusiast or the casual citizen with ample recreational opportunities within the city's neighborhoods, or among its protected mountains, woods, creeks and trails.

What This Map Shows

Beacon contains a wide variety of recreational resources that belies the city's small size:

- The City of Beacon operates four parks: Pete and Toshi Seeger Riverfront Park, Memorial Park, South Avenue Park, and Greene Street Park, in addition to the University Settlement Camp and Hiddenbrook. Scenic Hudson owns Madam Brett Park and Long Dock Park, and The State owns Hudson Highlands State Park and Dennings Point State Park.
- The City has 373 acres of recreation area, well exceeding the National Parks and Recreation Association's recommendation of 10 acres per 1,000 residents.
- Sport fields and courts for basketball, soccer, tennis, football, baseball and softball, a frisbee golf course, fishing piers, a skatepark, track, and more can all be found within the city's public parks and at the University Settlement Camp. Additionally, Southern Dutchess Country Club offers golf.
- Beacon's parks boast five picnic pavilions, several picnic areas, four playgrounds, an official dog park, a natural play area, and miles of walking paths. In addition, there are recreational opportunities not listed on the map such as sledding hills and sport fields at Sargent Elementary School.
- Beacon offers swimming at the Beacon Pool at University Settlement Camp, Riverpool in the Hudson River (pictured right), lap swim and open swim at the Beacon High School pool, and community pool membership at Southern Dutchess Country Club.
- The Greenway Trail is a success story of Beacon public policy and public-private partnerships that is worth noting. At present there are trails down the Hudson and large portions of Fishkill Creek. The Mayor and City Council are looking to expand the trail system along Fishkill Creek to encompass the unused adjacent rail line connecting to the New York State Trail system. Once complete, the Trail will offer continuous exposure to nature and provide walking and biking opportunities along the Fishkill Creek to the Hudson River.
- Nature is always nearby with miles of hiking trails, mountains, waterfalls, creeks and the Hudson River. The city park of Hiddenbrook, Scenic Hudson parks such as Long Dock Park, Madam Brett Park, and Mount Beacon, Hudson Highlands State Park's Dennings Point, and more all offer opportunities for exploring Beacon's natural environment.

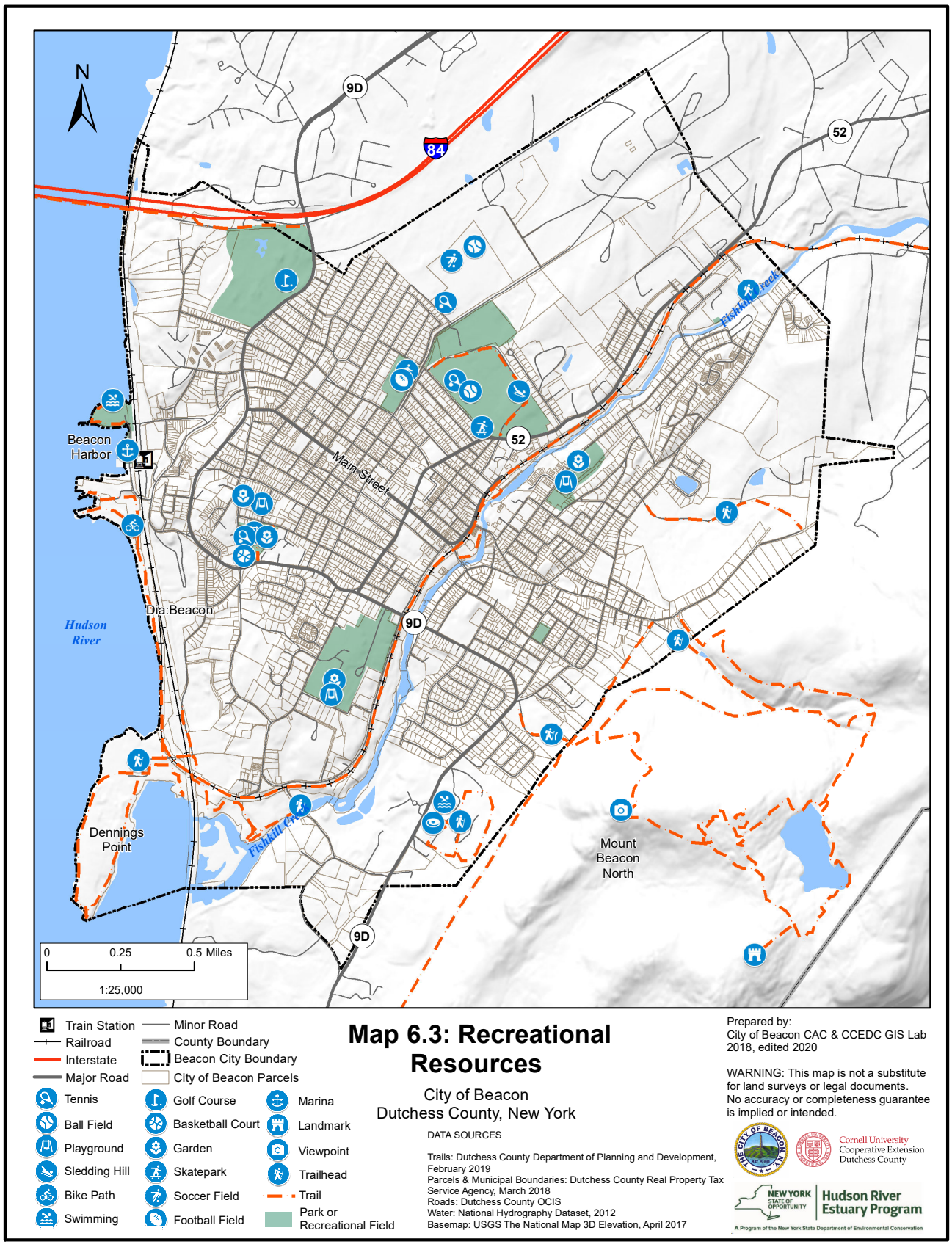
Considerations for Decision-Making

The City may wish to consider:

- Maintaining or potentially increasing access to the Hudson River and Fishkill Creek;
- Preserving open space and protect large tracts of forest, field, and waterfront;
- Ensuring that various recreational opportunities are accessible to all; and
- Continuing to partner with non-profit partners like Scenic Hudson and state entities like NYS Office of Parks, Recreation, and Historic Preservation for the effective management of their properties within the city limits.

This information largely comes from City of Beacon Parks and Recreation, including a 2017 study conducted by BFJ Planning about the City's recreation resources, and Scenic Hudson. For more information on these topics, see the References section.

Map 6.3 Recreational Resources



7.0 Land Use and Zoning

Map 7.0 is the City of Beacon Land Use Map, taken from its Comprehensive Plan Update of 2017, and displays broad zoning categories across the city, including the location and concentration of land use activities.

Why This Is Relevant to Beacon

The City of Beacon has the authority to enact zoning regulations to promote the public health, safety, and general welfare of their communities, among other purposes. Zoning is primarily enacted to control the use of land and the density of those uses, as deemed appropriate for the community. Zoning can encourage a variety of uses that are desirable, appropriate regulate those that may be potentially inharmonious, or prohibit those uses that are unwanted in specific areas or throughout the community. Zoning laws can protect important natural areas and cultural resources such as historic landmarks or districts, wetlands, floodplains, groundwater, wildlife habitats and scenic areas. Various statutes define the use of zoning to encourage the appropriate use of land.

Knowing the general distribution of land use in a municipality can help a community better understand past and present development patterns, as well as plans for future growth. Directing new development to existing areas of development uses land more efficiently, saves money by taking advantage of existing infrastructure, and importantly, allows for greater density in already settled areas. Concentrating greater density in existing centers is quite often the best option to protect water resources, biological communities and farmland, because it takes pressure off development of the community's remaining green spaces.

In the latter half of the 20th century, suburban areas in the U.S. generally and Dutchess County locally experienced rapid population and housing growth. In Dutchess, suburban communities added approximately 100,000 additional residents since 1960. In contrast, cities – both nationally and the City of Beacon, experienced stagnant or even shrinking populations. Beacon saw a relatively flat population count across several decades, and a slight decline in some. Public construction of roads, as well as the increase in household access to private automobiles and coincident parking, accelerated this movement; adding to it was the dispersion and growth of commercial and industrial sites away from cities, epitomized by the ascendancy of the retail mall to the detriment of traditional Main Streets. This national and local suburbanization trend has had a major impact on local natural resources, encroaching on or significantly shrinking natural habitats, farmland and undeveloped land.

One response to the de-urbanization was "urban renewal" – which basically involved razing large sections of older buildings and attempting new patterns of urban development. Beacon experienced this as well with wide swaths of housing torn down and Main Street cut off from the Hudson River – with little success. In the 1990s, the City revised its zoning, eliminating most of the vestiges or urban renewal concepts, and shifting instead to: phasing out storefront apartments on Main Street to make room for retail and commercial; protecting residential neighborhoods including code enforcement; and closing the city's riverfront sludge incinerator to attract non-industrial uses. These zoning and usage changes set the stage for Beacon's economic revival.

In the last two decades, cities and urban areas have made a comeback, regaining popularity among younger professionals and attracting businesses back to city centers. The City of Beacon has enjoyed great success from this trend. This reversal bodes well on natural resources issues, assuming cities plan effectively and take natural resource issues into account in their land use plans.

What This Map Shows

Beacon's basic land use pattern has higher residential and commercial density along and adjacent to Main Street, the areas between Main Street and the Metro-North Train Station, and along Fishkill Creek repurposing old industrial sites. Residential density declines as distance from Main Street increases. Commercial uses are also centered along Route 52 heading toward Fishkill, with a few remaining industrial uses. A substantial portion of Beacon's land is open, used for parks or open space, especially adjacent to the Hudson River, Fishkill Creek and Mount Beacon.

A summary of current land uses, acreages and percentage of the total land area for each category in the City of Beacon can be viewed in the City's Comprehensive Plan Update dated 2017. Highlights are summarized here, with changes from 1960.

1. Developed Land: In 1960, 68% of the land area of the City was developed (991 acres were undeveloped); in 2017 87% of the City was developed (408 acres were undeveloped).
2. Residential Use: Acreage used for residences (only) more than doubled in this time period, rising from 407 acres (13% of City land) to 1,066 acres (34% of City land).
3. Commercial Use: Use of commercial land (includes retail, service, office, and mixed use) has slightly

increased between 1960 and 2017, although the intensity and value of these uses contribute substantially to the city's tax base.
4. Industry Use: Lands used for industrial purposes have decreased from 159 acres in 1960 to 72 in 2017.
5. Recreational Use: Recreation (public and private) and open space lands comprise almost 400 acres, or 12% of the City. This use has significantly increased since 1970, which had 170 acres, or 5% of the city.

Beacon has experienced a dramatic increase in popularity as a small attractive urban environment, resulting in an influx of new residents. Coming with that popularity has been a recent spurt of development, with fallow urban renewal sites being built out. As development as occurred, the City has taken stock and undertaken recent zoning and land use changes to steer toward a stronger, more sustainable and attractive urban community. Some key recent land use changes or proposals are summarized here.

1. Restoration or redevelopment of former industrial sites, notably along Fishkill Creek, as multi−family or mixed−use buildings, with recent increases in required commercial space to encourage local employment.
2. Creation of two form−based zones, the Central Main Street (CMS) zone for the core of Main Street, and the Linkage (L) zone connecting Main Street to the Metro-North station – both with higher residential and commercial density.
3. Adjustments to height and size limits for Main Street developments, including tying fourth floor approval to providing of defined public benefits.
4. Expected adoption of new Zoning Tables, the first full revision since the early 1970s, which will standardize uses and simplify zoning compliance.
5. Expected adoption of a new Transition District around Main Street, which will provide the moderate adjacent residential and commercial density.
6. An initiated review of Linkage and Waterfront Development zones, looking to encourage commercial along with residential development, while preserving almost the entire length of the Hudson River for recreational use and green space.
7. Expected adoption of a local law regulating short-term rentals.
8. Expected revisions to the city's historic overlay zone to simplify compliance, and add additional properties for historic protection.

Considerations for Decision-Making
To ensure that land use and zoning decisions remain compatible with natural resource considerations, the City may wish to consider:

- Maintaining a focus increased residential and commercial density in Main Street and Linkage zones, as well as targeted areas Fishkill Creek, Waterfront Development and Transition zones;
- Planning for and encouraging appropriate residential and commercial development (Transit-Oriented Development) at the Metro-North Train Station;
- Continuing brownfield redevelopment projects that clean up and repurpose former industrial sites;
- Continuing to preserve open space, especially along the Hudson River, Fishkill Creek and Mount Beacon;
- Developing Main Street green spaces and more urban open space; and
- Exploring and expanding policies that promote sustainability.



West End Lofts on Wolcott Ave includes 73 affordable-workforce artist lofts, a new short-cut walking path down to the Train Station, and a restored river view from the Beacon Street intersection.

Map 7.0 Future Land Use Map

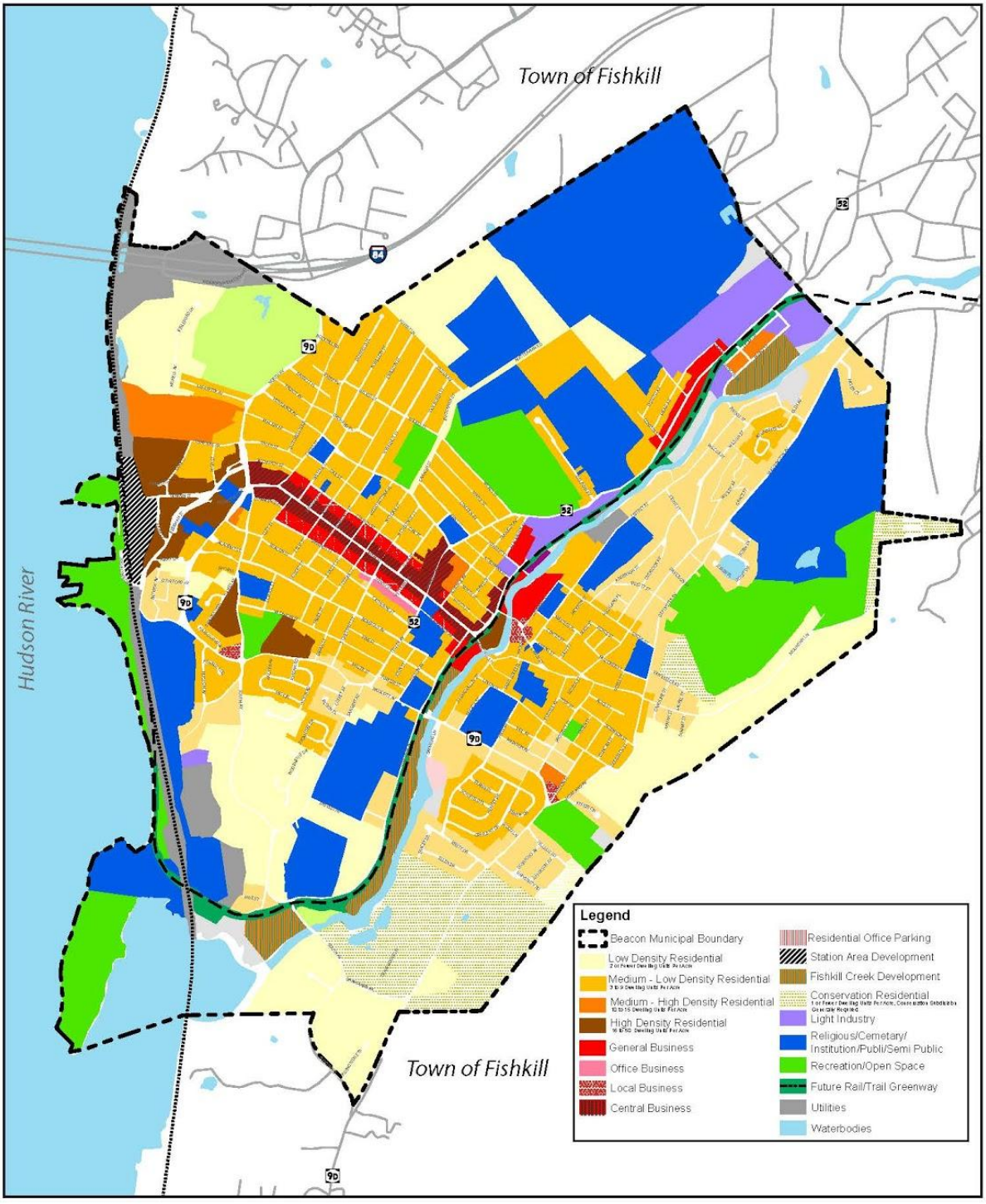


FIGURE 11-1: FUTURE LAND USE MAP

CITY OF BEACON COMPREHENSIVE PLAN UPDATE

BFJ Planning

8.0 Considerations for Local Decision-Making

The City of Beacon's Natural Resources Inventory is a public resource for all stakeholders interested in learning more about Beacon's rich natural environment. As the data was assessed within the NRI, common themes emerged that have considerable implications across all of the city's natural resources. As noted in Section 1.0 Introduction, the NRI resulted in these high-level considerations that the City may wish to consider:

- Incorporating climate change mitigation and adaptation in decision-making across all sectors;
- Engaging Beacon residents in the stewardship of our natural resources; and
- Understanding the impact of future development on Beacon's natural resources.

Each of these areas are outlined in greater detail below.

Incorporating climate change mitigation and adaptation in decision-making across all sectors

Climate change is the biggest threat today, both globally and locally. To help Beacon prepare for and adapt to a changing climate, the City should consider:

- Creating plans to mitigate flooding and sea level rise;
- Creating emergency storm management and community adaptation plans;
- Continuing to inventory our emissions, energy use, and municipal material sourcing; and
- Creating a local Climate Action Plan, which outlines the policies and measures that Beacon can enact to reduce greenhouse gas emissions and increase the community's resilience to climate change.

Engage Beacon residents in the stewardship of our natural resources

Despite the negative impact humans have had on Beacon's natural environment, its residents are the greatest asset in protecting and stewarding Beacon's natural resources. The City should consider:

- Keeping residents of Beacon and its surrounding communities engaged in decision-making around protecting natural resources; and
- Increasing public access to Beacon's natural resources, such as the Hudson River, Fishkill Creek, and the Hudson Highlands, as part of a comprehensive strategy to expand and promote our city's natural environment.

Understanding the impact of development on Beacon's natural resources

As Beacon continues to grow and flourish, the City should consider:

- Pursuing proactive conservation of priority resources, including development of an open space plan and participation in broad efforts like watershed planning for Fishkill Creek, and considering designations such as "critical environmental areas" as a tool to bring conservation attention to the community's priorities; and
- Considering each proposed development, redevelopment, and/or infrastructure adjustment with respect to its potential effect on Beacon's natural, cultural, and scenic resources.

In Summary

It is becoming more apparent that smaller cities like Beacon are the most environmentally conscious places to live. "Thinking has come full circle on cities, from blaming them for environmental destruction to considering that urban environments, when properly designed and managed, can be a kind of biological as well as cultural ark – places where human beings can have the lowest impact on the planet and be educated, creative and healthy." From *Drawdown: The Most Comprehensive Plan Ever Proposed to Reverse Global Warming,* Paul Hawken, ed., 2017

9.0 What Comes Next and Acknowledgements

What Comes Next

We hope this document is useful to City of Beacon officials, committees, and residents as they learn about the city's environment and lead towards Beacon's future with consideration of its natural context.

We hope that this NRI can be the basis for developing an Open Space Plan for Beacon, and can be helpful for City policy-makers as they consider resource-impacted programs, development, and decisions.

If you have related information that you would like to share for potential inclusion in the online resources related to this document, or would like to be part of ongoing conversations related to the content in this NRI, please contact the City's Conservation Advisory Committee (CAC) at beaconcac@cityofbeacon.org. The CAC holds monthly meetings and welcomes the public: see the City of Beacon's website for the time and location of their next meeting.

Thank you!

This NRI was made possible through funding from the NYSDEC Hudson River Estuary Program, which engaged Cornell Cooperative Extension of Dutchess County as a technical assistance partner. We are so grateful for this opportunity.

This NRI would not have been possible without the following individuals' support:

- Cornell Cooperative Extension, Sean Carroll
- NYSDEC Hudson River Estuary Program and Cornell University, Laura Heady
- Mayor Randy Casale, through 2019
- Mayor Lee Kyriacou, 2020 on
- Beacon City Council, Amber Grant
- Beacon Institute of Rivers and Estuaries, Asher Pacht
- Diane Lapis, Beacon Historical Society
- Gretchen Stevens and Hudsonia
- City of Beacon's Conservation Advisory Committee (CAC) including:
    - Brian DiFeo, CAC Chair
    - Air Nonken Rhodes
    - Jennifer Epstein
    - Peggy Ross
    - Antony Tseng
    - Jeff Domanski
    - Nicole Wooten
    - Zoe Markwalter
    - Danielle Levoit
    - Sam Adels
    - Robert Leiblein

On behalf of all the inhabitants of the City and Beacon's environmental future, thank you!

References

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City of Beacon Comprehensive Water Supply Plan (2018) https://www.cityofbeacon.org/wp-content/uploads/2019/09/Comprehensive-Water-Supply-Plan.pdf

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Minnesota Department of Natural Resources, "Natural Resource Guide: A guide to Using Natural Resource Information in Local Planning": http://files.dnr.state.mn.us/assistance/nrplanning/community/nrig/fullguide/overview.html

1000 Friends of Minnesota, "Conservation Design Scorecard": http://www.1000fom.org/sites/default/files/ConservationDesignScorecard1000FOM.pdf

New York, Smart Growth Communities: http://smartgrowthny.org/

Pace University, Land Use Law Center, dedicated to fostering the development of sustainable communities and regions through the promotion of innovative land use strategies and dispute resolution techniques: http://web.pace.edu/page.cfm?doc_id=23239

United States Environmental Protection Agency: Sustainability Program, including information on ecosystem services, and water resources: http://www.epa.gov/sustainability/

New York State Hudson River Valley Greenway
o Community Planning Guide: http://www.hudsongreenway.state.ny.us/commcoun/commplnguide2ndedition.pdf
o Hudson River Valley Greenway Compact Benefits: http://www.hudsongreenway.state.ny.us/commcoun/commbene.htm

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USGS Mineral Resources Program. (2019). Mineral Resources Program. [online] Available at: https://minerals.usgs.gov/ [Accessed 13 Jan. 2019].

City of Beacon Planning Board Agenda
09/13/2022

Title:

Zoning Board of Appeals - September meeting

ATTACHMENTS

Zoning Sept 2022 Agenda.pdf

CITY OF BEACON
ONE MUNICIPAL PLAZA - SUITE 1
BEACON, NEW YORK 12508

Phone (845) 838-5002 Fax (845) 838-5026

The Zoning Board of Appeals will meet on **Tuesday, September 20, 2022** in the Municipal Center courtroom, located at One Municipal Plaza, Beacon, New York. A training work session will take place at 7:00 PM and the regular meeting and public hearings will begin immediately thereafter, but not later than 7:30 PM.

1. Review and hold public hearing on application submitted by Hannah L. Brooks, 99 E Main Street, Tax Grid No. 30- 6054-38-219651-00, in the R1-5 Zoning District, for relief from Section 223-10 C (1) to extend a pre-existing nonconforming two-family dwelling by adding a 442 sq. ft. one-story side addition

2. Review and hold public hearing on application submitted by Jodi Eilers and Dennis Ulatowski, 25 Vail Avenue, Tax Grid No. 30- 6054-46-180558-00, in the R1-10 Zoning District, for relief from Section 223-17 (D) to construct a 2-story rear addition with a proposed 10.4 ft. side yard setback *(15 ft. required)*

City of Beacon Planning Board Agenda
09/13/2022

Title:

City Council request to review Local Law to amend Chapter 223 of the Code of the City of Beacon Regarding Self-Storage Parking Requirements

ATTACHMENTS

Local Law_Self-Storage Amendment.pdf

Resolution 111-2022.pdf

Warehouse Storage and Self-Storage_Schedule of Use Regulations.pdf

Draft July 25, 2022

LOCAL LAW NO. ____ OF 2022

CITY COUNCIL
CITY OF BEACON

LOCAL LAW AMENDING CHAPTER 223
OF THE CODE OF THE CITY OF BEACON

A LOCAL LAW to amend Chapter 223 of the Code of the City of Beacon regarding the Schedule of Regulations, off-street parking standards and definitions for a warehouse storage and a self-storage facility.

BE IT ENACTED by the City Council of the City of Beacon as follows:

Section 1. Chapter 223 Attachment 1 of the Code of the City of Beacon, entitled "Section 223-17, City of Beacon Schedule of Use Regulations" shall be amended for "Wholesale or storage business" as follows:

SEE ATTACHED CHART

Section 2. Chapter 223, Section 26, Subsection F of the Code of the City of Beacon entitled "Schedule of Off-Street Parking Requirements" is hereby amended to modify the standard for "Wholesale, storage, utility or other similar commercial use" and to add a requirement for "Self-storage facility" as follows:

§ 223-26 Off-street parking, loading and vehicular access.

…

F. Schedule of Off-Street Parking Requirements. Off-street parking spaces shall be provided as follows, except that the Board of Appeals may modify these provisions as a condition of the issuance of a special permit according to the provisions of § 223-19.

Wholesale, warehouse storage, utility or other similar commercial use	1 space per employee but not less than 1 space per 1,000 square feet of gross floor space

Self-storage facility	1 space per 10,000 square feet of gross floor space, plus one space per employee

Section 3. Chapter 223, Section 63 of the Code of the City of Beacon, entitled "Definitions" is hereby amended to delete the definition of "Storage Business" and to add definitions for "Self-Storage Facility" and "Warehouse Storage" as follows:

§223-63 Definitions.

~~**STORAGE BUSINESS**~~

~~A fully enclosed structure for the containment of materials, including warehouses and residential storage facilities with individual bays that are leased for the storage of personal property.~~

SELF-STORAGE FACILITY

An establishment that permits customers to store their own materials in private warehouse space with individual lockable units accessible from outdoor driveways or indoor hallways.

WAREHOUSE STORAGE

An establishment for the storage of products, supplies, and equipment offered for wholesale distribution (not for direct sale to the general public). This does not include a Self-Storage Facility.

Section 4. Ratification, Readoption and Confirmation

Except as specifically modified by the amendments contained herein, Chapters 223 and 210 of the City of Beacon is otherwise to remain in full force and effect and is otherwise ratified, readopted and confirmed.

Section 5. Numbering for Codification

It is the intention of the City of Beacon and it is hereby enacted that the provisions of this Local Law shall be included in the Code of the City of Beacon; that the sections and subsections of this Local Law may be re-numbered or re-lettered by the Codifier to accomplish such intention; that the Codifier shall make no substantive changes to this Local Law; that the word "Local Law" shall be changed to "Chapter," "Section" or other appropriate word as required for codification; and that any such rearranging of the numbering and editing shall not affect the validity of this Local Law or the provisions of the Code affected thereby.

Section 6. Severability

The provisions of this Local Law are separable and if any provision, clause, sentence, subsection, word or part thereof is held illegal, invalid or unconstitutional, or inapplicable to any person or circumstance, such illegality, invalidity or unconstitutionality, or inapplicability shall not affect or impair any of the remaining provisions, clauses, sentences, subsections, words or parts of this Local Law or their petition to other persons or circumstances. It is hereby declared to be the legislative intent that this Local law would have been adopted if such illegal, invalid or unconstitutional provision, clause, sentence, subsection, word or part had not been included therein, and if such person or circumstance to which the Local Law or part hereof is held inapplicable had been specifically exempt there from.

Section 7. Effective Date

This local law shall take effect immediately upon filing with the Office of the Secretary of State.

CITY OF BEACON
CITY COUNCIL

RESOLUTION NO. 111 OF 2022

SCHEDULING A PUBLIC HEARING FOR SEPTEMBER 19, 2022 ON A LOCAL LAW TO AMEND CHAPTER 223 OF THE CITY CODE REGARDING OFF-STREET PARKING STANDARDS FOR WAREHOUSE STORAGE AND SELF-STORAGE FACILITY

BE IT RESOLVED THAT the City Council hereby schedules a public hearing for September 19, 2022 on a proposed local law to amend Chapter 223 of the City Code regarding off-street parking standards for warehouse storage and self-storage facility.

BE IT FURTHER RESOLVED THAT, the City Council refers the above proposed local law to the Dutchess County and City of Beacon Planning Boards for a report and recommendation.

Resolution No. 111 of 2022		**Date: August 15, 2022**					
☐ **Amendments**						☐ **2/3 Required**	
☐ **Not on roll call.**			☐ **On roll call**			☐ **3/4 Required**	
Motion	Second	Council Member	Yes	No	Abstain	Reason	Absent
		Paloma Wake	**x**				
x		**Justice McCray**	**x**				
		George Mansfield	**x**				
	x	**Wren Longno**	**x**				
		Molly Rhodes					**x**
		Dan Aymar-Blair	**x**				
		Mayor Lee Kyriacou	**x**				
		Motion Carried	**x**				

223 Attachment 2

City of Beacon

§ 223-17. City of Beacon Schedule of Use Regulations
[Added 6-15-2020 by L.L. No. 7-2020[1]; amended 2-16-2021 by L.L. No. 02-2021]

Permitted Uses by District	Reference Notes	All R1	All RD	T	GB	CMS	L	WD	WP	FCD	LI	HI
Residential												
One-family detached dwelling		P	P	P	X	X	X	X	X	X	X	X
One-family attached/semidetached	Including townhouses	X	P	P	X	X	P	X	X	P	X	X
Two-family dwelling		X	P	P	X	X	X	X	X	X	X	X
Multifamily dwelling		X	SP*	P	P	P	P	P	X	P	X	X
Artist live/work space	Subject to § 223-14.2	X	X	P	P	P	P	P	X	P	P	X
Retail/Office/Service												
Retail, personal service, or bank		X	X	X	P	P	P	P	X	X	P	X
Office		X	X	P	P	P	P	P	X	P	P	X
Artist studio, art gallery/exhibit space		X	X	P	P	P	P	X	X	P	P	X
Funeral home		X	X	X	P	X	X	X	X	X	P	X
Commercial recreation, indoor		X	X	X	P	P	X	X	X	X	P	P
Auction gallery		X	X	X	P	X	X	X	X	X	P	P
Adult use	Subject to § 223-20.1	X	X	X	X	X	X	X	X	X	SP	X
Food/Lodging												
Restaurant or coffee house		X	X	X	P	P	P	P	SP*	P	X	X
Bar/brew pub/microbrewery/microdistillery		X	X	X	P	P	P	P	X	P	P	P
Food preparation business		X	X	X	P	SP	SP	X	X	X	P	P
Short-term rental	Subject to § 223-26.5	P	P	P	P	P	P	P	P	P	P	P
Bed-and-breakfast	Subject to § 223-24.4	SP	SP	SP	P	X	P	X	SP*	P	P	X
Inn		X	X	X	P	P	P	P	SP*	P	P	X
Hotel	Subject to § 223-14.1	X	X	X	P	P	P	P	X	X	P	X
Social/Community												
Spa/fitness center/exercise studio		X	X	SP	P	P	P	P	X	P	P	X
Day-care center		X	X	P	P	X	P	P	X	P	SP	X
Park, preserve, community garden		P	P	P	P	P	P	P	P	P	P	X
Theater, concert or conference space		X	X	X	P	P	P	P	X	P	P	X
Museum		SP*	SP*	SP*	P	P	P	P	X	P	P	SP
Place of worship/religious facility		P	P	P	P	X	X	X	X	X	P	X
Social club	Subject to § 223-24.2	SP	SP	SP	SP	P	X	X	X	X	SP	X
X = Use Not Permitted P = Permitted Use SP = Special Permit Use by Planning Board SP* = Special Permit Use by City Council	For specific standards see -->					Article IVD	Article IVE	Article IVA	Article IVA	Article IVC		

[1] Editor's Note: This local law also repealed former 223 Attachment 2, § 223-17D, Schedule of Regulations for Nonresidential Districts, as amended.

Permitted Uses by District	Reference Notes	All R1	All RD	T	GB	CMS	L	WD	WP	FCD	LI	HI
Government facility		P	P	P	P	P	P	P	P	P	P	P
Golf course		SP*	SP*	X	X	X	X	X	X	X	X	X
Health Care												
Hospital or nursing home	Subject to 223-21.1/22	SP*	SP*	X	X	X	X	X	X	P	P	P
Animal care facility		SP	SP	X	SP	X	X	X	X	X	SP	X
Educational												
College or university		SP*	SP*	X	P	P	P	X	X	P	P	P
Trade school or training program		X	X	X	P	P	P	X	X	P	P	P
Private school or nursery school		SP	SP	SP	P	X	P	X	X	P	SP	X
Parking/Auto-Oriented												
Off-street parking or parking structure	Subject to § 223-26	X	X	SP	SP	SP	X	X	X	X	X	X
Vehicle sales or rental lot		X	X	X	SP	X	X	X	X	X	SP	X
Gas filling station and/or car wash	Subject to Ch. 210/§ 223-21	X	X	X	SP	X	X	X	X	X	SP	X
Auto body or repair shop	Subject to Chapter 210	X	X	X	SP	X	X	X	X	X	SP	X
Ambulance service		SP	SP	SP	P	X	X	X	X	X	P	X
Industrial or Assembly												
Wholesale, warehouse storage or self-storage business		X	X	X	P	X	X	X	X	X	P	P
Workshop		X	X	SP	P	P	P	X	X	P	P	P
Industrial or manufacturing use		X	X	X	X	X	SP	X	X	P	P	P
Other												
Wireless communication facility	Subject to § 223-26.4	P	P	P	P	P	P	P	P	P	P	P
Small cell wireless facility	Subject to § 223-26.4	P	P	P	P	P	P	P	P	P	P	P
Farm		P	X	X	X	X	X	X	X	X	X	X
Horticultural nursery		P	P	X	P	X	X	X	X	X	P	X
Historic District Overlay Use	Subject to § 223-24.7	SP*	SP*	SP*	SP*	SP*	SP*	SP*	SP*	SP*	SP*	SP*
Permitted Accessory Uses (includes uses/structures customarily incidental to a permitted principal use, but not an activity for commercial gain in a residential district)												
Accessory apartment	Subject to § 223-24.1	SP	SP	SP	X	X	X	X	X	X	X	X
Private tennis court or pool	Subject to § 223-13	P	P	P	X	X	X	X	X	X	X	X
Home occupation or artist studio	Subject to § 223-17.1	P	P	P	X	X	X	X	X	X	X	X
Parking structure		X	X	SP	X	P	P	P	X	P	X	X
Garden, roof garden, or greenhouse		P	P	P	P	P	P	P	P	P	P	P
Solar collectors	Subject to Article X	P	P	P	P	P	P	P	P	P	P	P
X = Use Not Permitted P = Permitted Use SP = Special Permit Use by Planning Board SP* = Special Permit Use by City Council	For specific standards see -->					Article IVD	Article IVE	Article IVA	Article IVA	Article IVC		

City of Beacon Planning Board Agenda
09/13/2022

Title:

City Council request to review Local Law to amend Chapter 223 of the Code of the City of Beacon Regarding Off-Street Parking Adjacent to Non-Residential Districts

ATTACHMENTS

Draft Local Law.pdf

Memo to City Council re Zoning Amendment.pdf

Resolution 112-2022.pdf

Draft August 15, 2022

LOCAL LAW NO. ____ OF 2022

CITY COUNCIL
CITY OF BEACON

LOCAL LAW AMENDING CHAPTER 223
OF THE CODE OF THE CITY OF BEACON

A LOCAL LAW to amend Chapter 223 of the Code of the City of Beacon regarding off-street parking.

BE IT ENACTED by the City Council of the City of Beacon as follows:

Section 1. Chapter 223, Section 26, Subsection C, Item 8 of the Code of the City of Beacon, entitled "Location, use, design, construction and maintenance" shall be added as follows:

…

(8) Off-street parking for private passenger vehicles may be allowed by a special permit from the Planning Board on a lot in a residential district which has a shared parcel line for at least 20 feet with a commercial or industrial district, provided that the off-street parking shall be on a portion of the lot within 200 feet of the commercial or industrial district and that the use shall not include fee-based parking for railroad commuters.

Section 2. Ratification, Readoption and Confirmation

Except as specifically modified by the amendments contained herein, Chapters 223 and 210 of the City of Beacon is otherwise to remain in full force and effect and is otherwise ratified, readopted and confirmed.

Section 3. Numbering for Codification

It is the intention of the City of Beacon and it is hereby enacted that the provisions of this Local Law shall be included in the Code of the City of Beacon; that the sections and subsections of this Local Law may be re-numbered or re-lettered by the Codifier to accomplish

such intention; that the Codifier shall make no substantive changes to this Local Law; that the word "Local Law" shall be changed to "Chapter," "Section" or other appropriate word as required for codification; and that any such rearranging of the numbering and editing shall not affect the validity of this Local Law or the provisions of the Code affected thereby.

Section 4. Severability

The provisions of this Local Law are separable and if any provision, clause, sentence, subsection, word or part thereof is held illegal, invalid or unconstitutional, or inapplicable to any person or circumstance, such illegality, invalidity or unconstitutionality, or inapplicability shall not affect or impair any of the remaining provisions, clauses, sentences, subsections, words or parts of this Local Law or their petition to other persons or circumstances. It is hereby declared to be the legislative intent that this Local law would have been adopted if such illegal, invalid or unconstitutional provision, clause, sentence, subsection, word or part had not been included therein, and if such person or circumstance to which the Local Law or part hereof is held inapplicable had been specifically exempt there from.

Section 5. Effective Date

This local law shall take effect immediately upon filing with the Office of the Secretary of State.

KEANE & BEANE P.C.
ATTORNEYS AT LAW

- **Main Office**
  445 Hamilton Avenue
  White Plains, NY 10601
  Phone 914.946.4777
  Fax 914.946.6868
- **Mid-Hudson Office**
  200 Westage Business Center
  Fishkill, NY 12524
  Phone 845.896.0120
- **New York City Office**
  99 Madison Avenue
  New York, NY 10016
  Phone 646.794.5747

MEMORANDUM

TO: **Mayor Kyriacou and Members of the Beacon City Council**

FROM: **Keane & Beane, P.C.**

RE: **Proposed Local Law – Zoning**

DATE: **August 12, 2022**

It has come to our attention that when the City Zoning Code was amended in June 2020, the ability to allow off-street parking on residential lots as a special permit use was inadvertently omitted. This omission was discovered during review of an application currently pending before the Planning Board for a multifamily residential project at 16 West Main Street. The application includes a small, landlocked parcel located in the R1-7.5 District to the rear of 16 West Main Street. The remainder of the project is in the Linkage District. When the application was submitted in 2019 it was noted that the applicant's use of the landlocked parcel for off-street parking would be subject to approval of a special permit. Review of the site plan and lot merger applications have proceeded before the Planning Board with that understanding until recently when the Planning Board adopted a SEQRA Negative Declaration and referred the application to the City Council for review of the special permit. During preparation of materials for the City Council's review, it was discovered that the Zoning Code provision that allowed off-street parking on this landlocked residential parcel had been inadvertently omitted from the Zoning Code.

It is proposed that the City Council consider reinstating the omitted use. In this regard, a draft local law was prepared to amend the City Zoning Code to reinstate off-street parking as a use permitted in the R1-7.5 and other residential districts by special permit subject to the limitations in the attached draft local law.

In the absence of action by the City Council, the applicant has the option to seek an area variance from the Zoning Board of Appeals to allow less parking than would otherwise be permitted for the project or file a petition to rezone the rear parcel. If the Council would like to consider the local law, the Council should refer the local law to the City and County Planning Board and schedule a public hearing in for the Council's second voting meeting in September.

CITY OF BEACON
CITY COUNCIL

RESOLUTION NO. 112 OF 2022

SCHEDULING A PUBLIC HEARING FOR SEPTEMBER 19, 2022 ON A LOCAL LAW TO AMEND CHAPTER 223 OF THE CITY CODE REGARDING OFF-STREET PARKING

BE IT RESOLVED THAT the City Council hereby schedules a public hearing for September 19, 2022 on a proposed local law to amend Chapter 223 of the City Code regarding off-street parking.

BE IT FURTHER RESOLVED THAT, the City Council refers the above proposed local law to the Dutchess County and City of Beacon Planning Boards for a report and recommendation.

Resolution No. 111 of 2022		**Date: August 15, 2022**					
☐ Amendments						**☐ 2/3 Required**	
☐ Not on roll call.			**☐ On roll call**			**☐ 3/4 Required**	
Motion	Second	Council Member	Yes	No	Abstain	Reason	Absent
x		**Paloma Wake**	**x**				
		Justice McCray	**x**				
		George Mansfield	**x**				
		Wren Longno	**x**				
		Molly Rhodes					**x**
	x	**Dan Aymar-Blair**	**x**				
		Mayor Lee Kyriacou	**x**				
		Motion Carried	**x**				

City of Beacon Planning Board Agenda
09/13/2022

Title:

Certificate of Appropriateness - 493 Main Street; Signage

ATTACHMENTS

493 Main Sign Application.pdf

493 Main Updated Images.pdf

BUILDING DEPARTMENT
City of Beacon

Approved: _____ 20 ___
Disapproved: _____ 20 ___

_____
Building Inspector

Application for Sign Permit

Date 8 - 15 - 22

Address of Sign 493 Main Street

PROPERTY OWNER

Name FRED SUNAL Phone 845-891.3344
Address 25 SHIPYARD RD # F202 Poughkeepsie 12601

BUSINESS OWNER

Name of Owner Chad Wagner & Steven Gray Phone 319-621-4840
Name of Business: WITCH PLEASE by Les Loups de la Lune
Type of Business: Candles, Books, Gifts - Retail
Address 7 Creek Dr. Apt. 301 Beacon, NY 12508

SIGN COMPANY

Name SIGNS OF ALL KINDS Phone 860-649-A89
Address 45 Industrial Park Rd W, Tolland, CT 06084

ELECTRICIAN – (For Illuminated Signs)

Name _____ Phone _____
Address _____

TYPE OF SIGN:

_____ Ground ($25) ___✓___ Wall ($15) _____ Temporary Sign ($10)

Sign Content: WITCH PLEASE by Les Loups de la Lune
Height of sign (if applicable) ~~36"~~ 30" Sign Dimensions 24"W x 30"H
Type of materials to be used: Carved Wood or Sign Foam
Means of anchoring: Will Have the Company anchor the sign for us onto the given plaque space allocated by the building design

APPLICATION IS HEREBY MADE to the Building Department for the issuance of a Sign permit pursuant to the City of Beacon Code of Ordinances. The applicant agrees to comply with all applicable laws, ordinances and regulations.

_____
(Signature of Owner)

APPLICATION PROCESSING RESTRICTION LAW

Affidavit of Property Owner

Property Owner: VERDI BOY REALTY GROUP LLC
(Applicant)
If owned by a corporation, partnership or organization please list names of persons holding over 5% interest in business. FRED SUNAL

List all properties in the City of Beacon that you hold a 5% interest in. 493 MAIN BEACON NY 12508

Applicant Address: 25 SHAWANGUNK RD F202 PUGHKEEPSIE 12601
Project Address: 493 MAIN ST BEACON
Project Tax Grid #:
Type of Application: Plan to create the same aesthetic as Campbell + Campbell next door.

*** Please note that the property owner is the applicant. "Applicant" is defined as any individual who owns at least five percent interest in a corporation or partnership or other business.**

I, _____, the undersigned owner of the above referenced property, hereby affirm that I have reviewed my records and verify that the following information is true. (Check statements that are **true**)

1. No violations are pending for ANY parcel owned by me situated within the City of Beacon. ✓
2. Violations are pending on a parcel or parcels owned by me situated within the City of Beacon. _____
3. ALL tax payments due to the City of Beacon are current. ✓
4. Tax delinquencies exist on a parcel or parcels owned by me in the City of Beacon. _____
5. Special Assessments are outstanding on a parcel or parcels owned by me in the City of Beacon _____
6. ALL Special Assessments due to the City of Beacon on any parcel owned by me are current. _____

_____
Signature of Owner

SINGLE MEMBER
Title if owner is corporation

ARCHITECTURAL REVIEW BOARD APPLICATION

Date: 8-15-22

Project Address: 493 Main Street

Project Architect/Engineer: Signs of All Kinds

Owner/Builder: FRED SUMA - owner

Contact Phone No.: 845-891-3344

Approval Requested: _____Certificate of Appropriateness _____New Single Family House

Color/Materials:

Siding: CEDAR - GREY

Roofing: ASPHALT - BLACK

Windows: Color: BLACK Type: HUNG SASH

Trim: N/A

Garage Door: N/A

Stone/Brick: N/A

Signature of Owner

FOR OFFICE USE ONLY

The Architectural Review Board has reviewed the plans submitted for approval for the project listed above and has determined:

Plan Denied _____
(Date)

Plan Approved _____
(Date)

Subject to the following:

FEE: $100.00


WITCH
PLEASE
LES LOUPS DE LA LUNE


493
CAMPBELL
&
CAMPBELL
SALON

Carved sign

493 Main Street



Carved sign

493 Main Street

23kt gold leaf

2" letter v carved 23kt gold leaf

7.5" tall 1/2" thick raised logo with 23kt gold leaf

v carved pin stripe 23kt gold leaf

1" letter 23 kt gold leaf

V Carved 23kt Boarder

1" thick PVC Painted Black

493 Main Street

Carved sign

Installation

Signs Ink

City of Beacon Planning Board Agenda
09/13/2022

Title:

Certificate of Appropriateness - 396 Main Street; Signage and Facade

ATTACHMENTS

396 Main Street -The Vinyl Room Facade.pdf

396 Main Street Dutchess Doors Quote.pdf



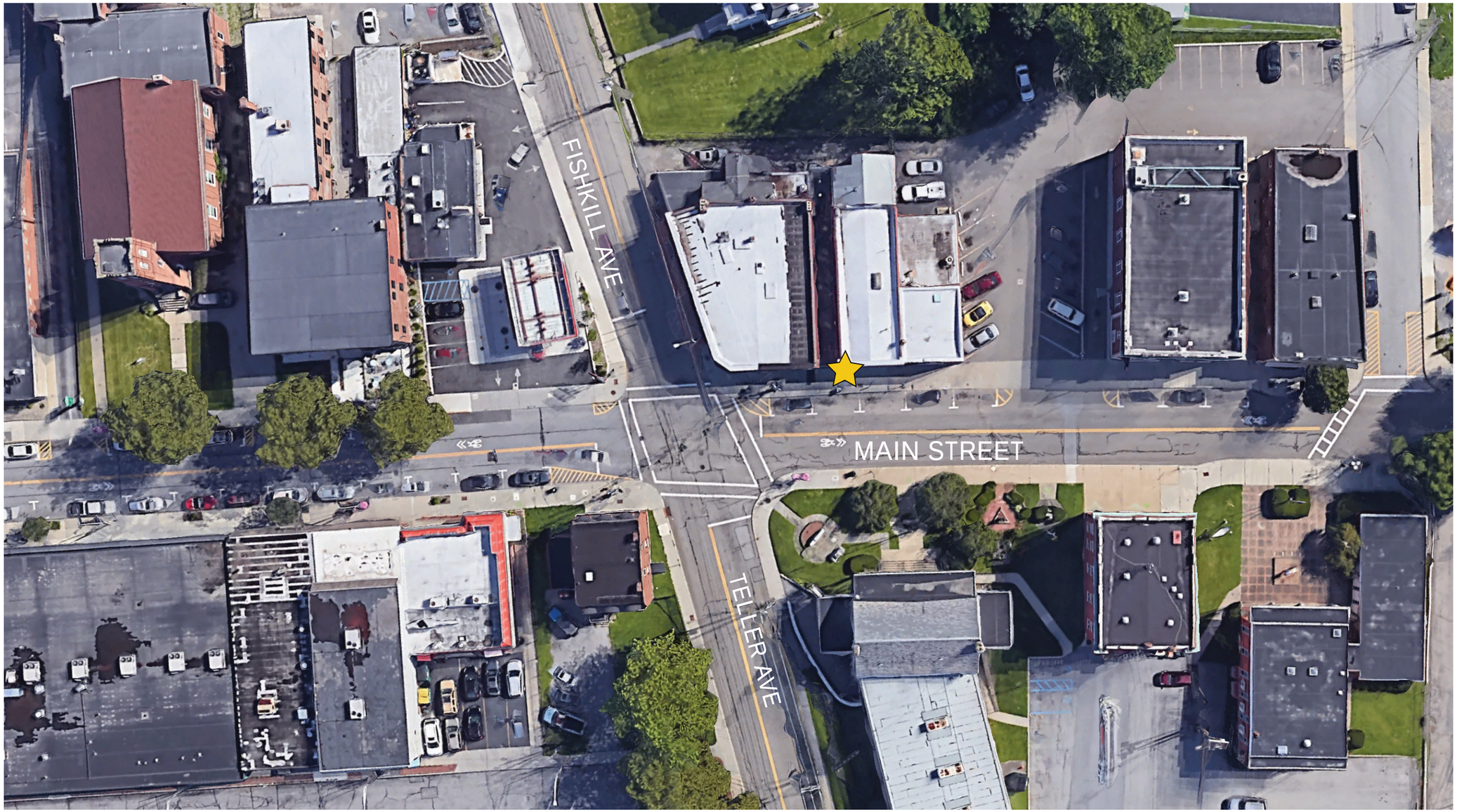
ENGINEERING - IAN ROTHMAN
GARAGE DOOR INSTALL: DUTCHESS OVERHEAD DOORS
SIGNAGE FABRICATION & INSTALLATION: SIGN LANGUAGE
DRAWINGS: PJ MULLER / HINTZE VIRTUAL REALTY

Proprietors: John Kihlmire, Kane Licari
thevinylroomny@gmail.com
845.264.0800

THE VINYL ROOM - FACADE PERMIT DRAWINGS

REVISIONS

	MM/DD/YY	FILE NAME / REMARKS
1	08/22/22	TheVinylRoom_FacadePermitDrawings_01
2	__/__/__	...
3	__/__/__	...
4	__/__/__	...
5	__/__/__	...



NEW VENUE LOCATION
396 MAIN ST.

ENGINEERING - IAN ROTHMAN
GARAGE DOOR INSTALL: DUTCHESS OVERHEAD DOORS
SIGNAGE FABRICATION & INSTALLATION: SIGN LANGUAGE
DRAWINGS: PJ MULLER / HINTZE VIRTUAL REALTY

Proprietors: John Kihlmire, Kane Licari
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THE VINYL ROOM - FACADE PERMIT DRAWINGS

REVISIONS		
	MM/DD/YY	FILE NAME / REMARKS
1	08/22/22	TheVinylRoom_FacadePermitDrawings_01
2	__/__/__	...
3	__/__/__	...
4	__/__/__	...
5	__/__/__	...



CURRENT STORE FRONT
396 MAIN ST.

ENGINEERING - IAN ROTHMAN
GARAGE DOOR INSTALL: DUTCHESS OVERHEAD DOORS
SIGNAGE FABRICATION & INSTALLATION: SIGN LANGUAGE
DRAWINGS: PJ MULLER / HINTZE VIRTUAL REALTY

Proprietors: John Kihlmire, Kane Licari
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2	__/__/__	...
3	__/__/__	...
4	__/__/__	...
5	__/__/__	...



CURRENT TVR LOCATION

Signage from this location will be removed and installed at new location.
The letters are 3 1/2 inches thick from raceway out
The raceway is 5 1/2 inches depth from building wall by 6 inches height.

740

ENGINEERING - IAN ROTHMAN
GARAGE DOOR INSTALL: DUTCHESS OVERHEAD DOORS
SIGNAGE FABRICATION & INSTALLATION: SIGN LANGUAGE
DRAWINGS: PJ MULLER / HINTZE VIRTUAL REALTY

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THE VINYL ROOM - FACADE PERMIT DRAWINGS

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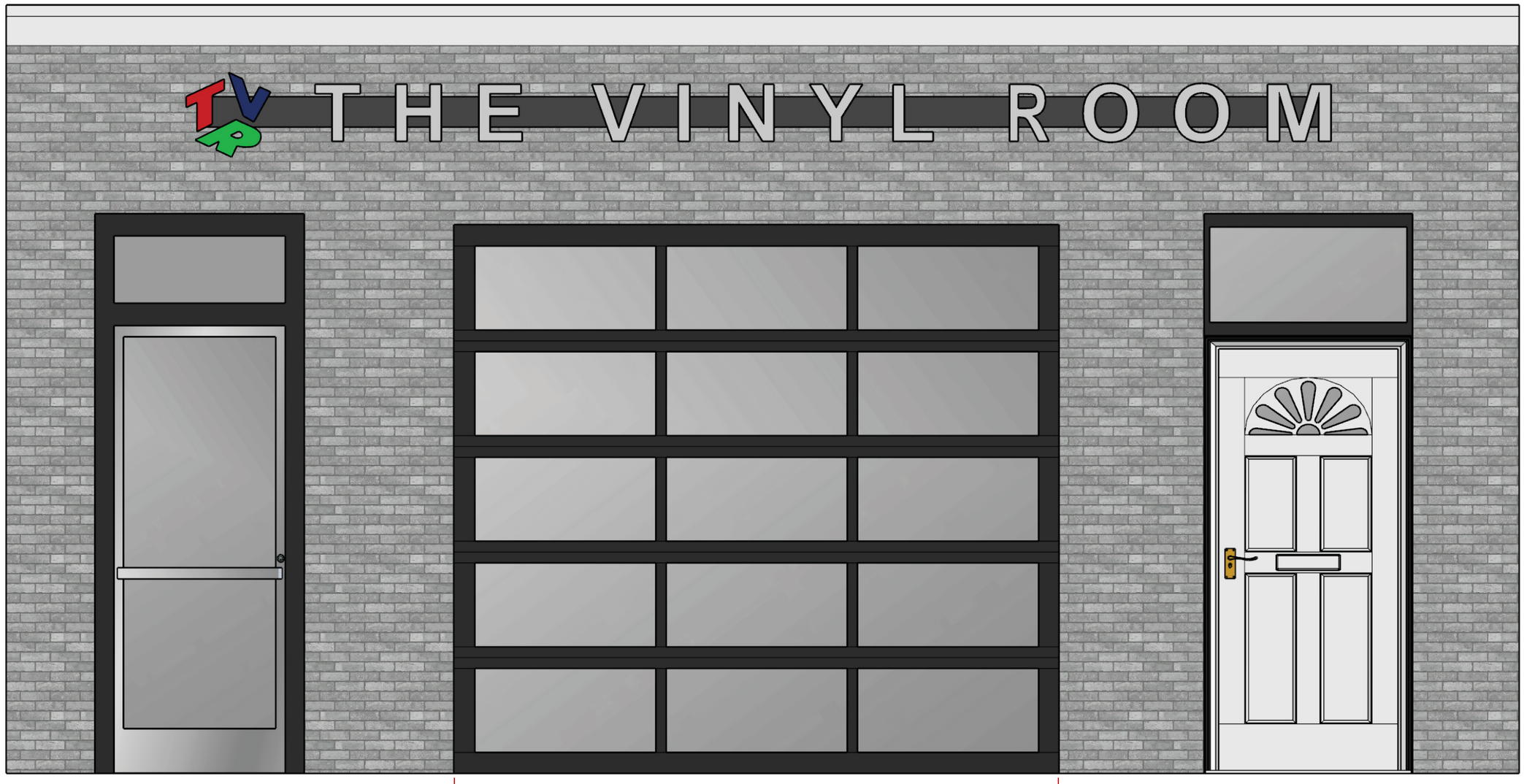
2	_ _/_ _/_ _	...
3	_ _/_ _/_ _	...
4	_ _/_ _/_ _	...
5	_ _/_ _/_ _	...

LED CHANNEL ILLUMINATED SIGN
(TO BE RELOCATED FROM CURRENT TVR LOCATION)



MAIN ENTRANCE

NEW GARAGE DOOR INSTALLATION

APARTMENT ENTRANCE

SCOPE OF WORK

ENGINEERING - IAN ROTHMAN
GARAGE DOOR INSTALL: DUTCHESS OVERHEAD DOORS
SIGNAGE FABRICATION & INSTALLATION: SIGN LANGUAGE
DRAWINGS: PJ MULLER / HINTZE VIRTUAL REALTY

Proprietors: John Kihlmire, Kane Licari
thevinylroomny@gmail.com
845.264.0800

THE VINYL ROOM - FACADE PERMIT DRAWINGS

REVISIONS

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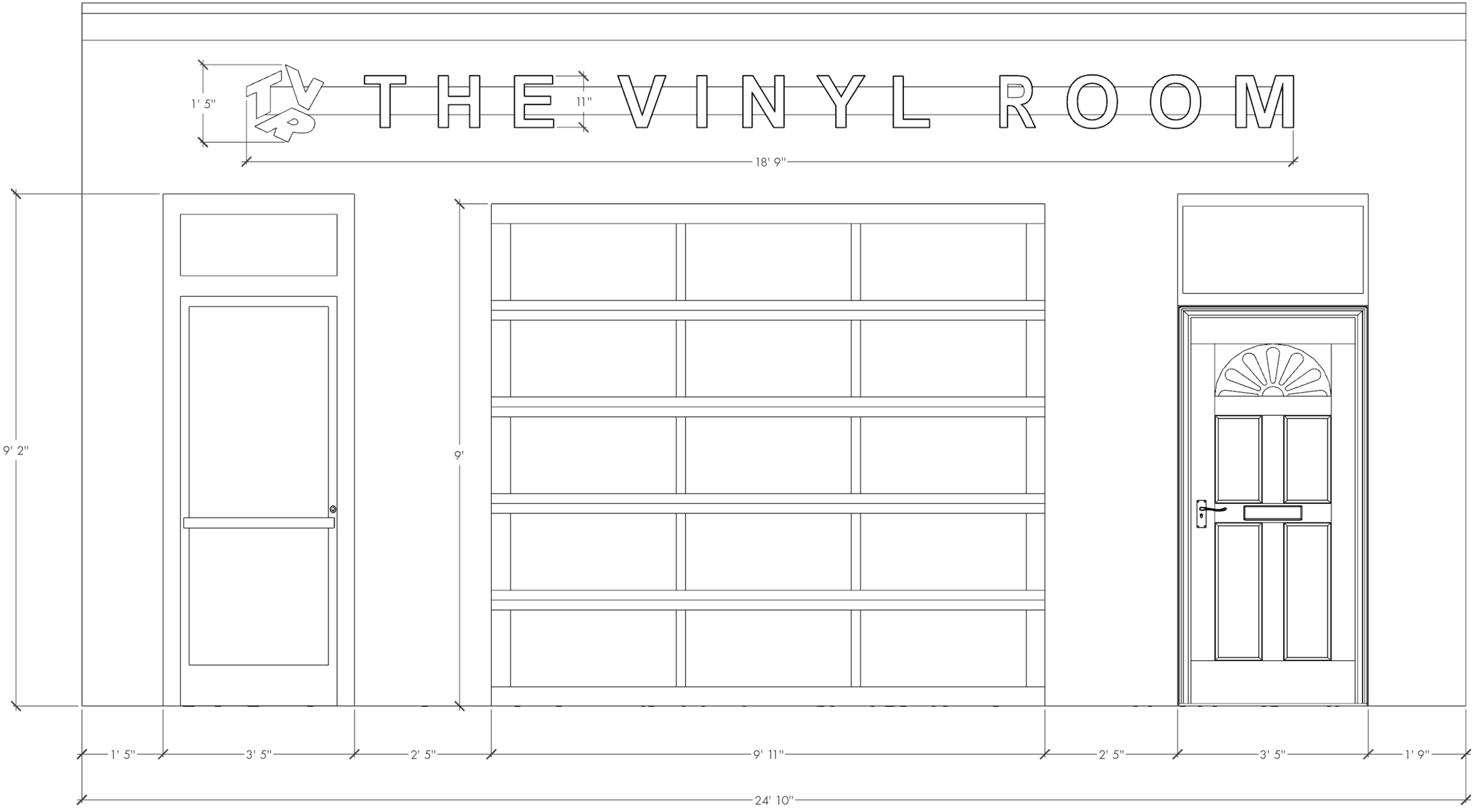
3	__/__/__	...
4	__/__/__	...
5	__/__/__	...



OVERALL DIMENSIONS

ENGINEERING - IAN ROTHMAN
GARAGE DOOR INSTALL: DUTCHESS OVERHEAD DOORS
SIGNAGE FABRICATION & INSTALLATION: SIGN LANGUAGE
DRAWINGS: PJ MULLER / HINTZE VIRTUAL REALTY

Proprietors: John Kihlmire, Kane Licari
thevinylroomny@gmail.com
845.264.0800

THE VINYL ROOM - FACADE PERMIT DRAWINGS

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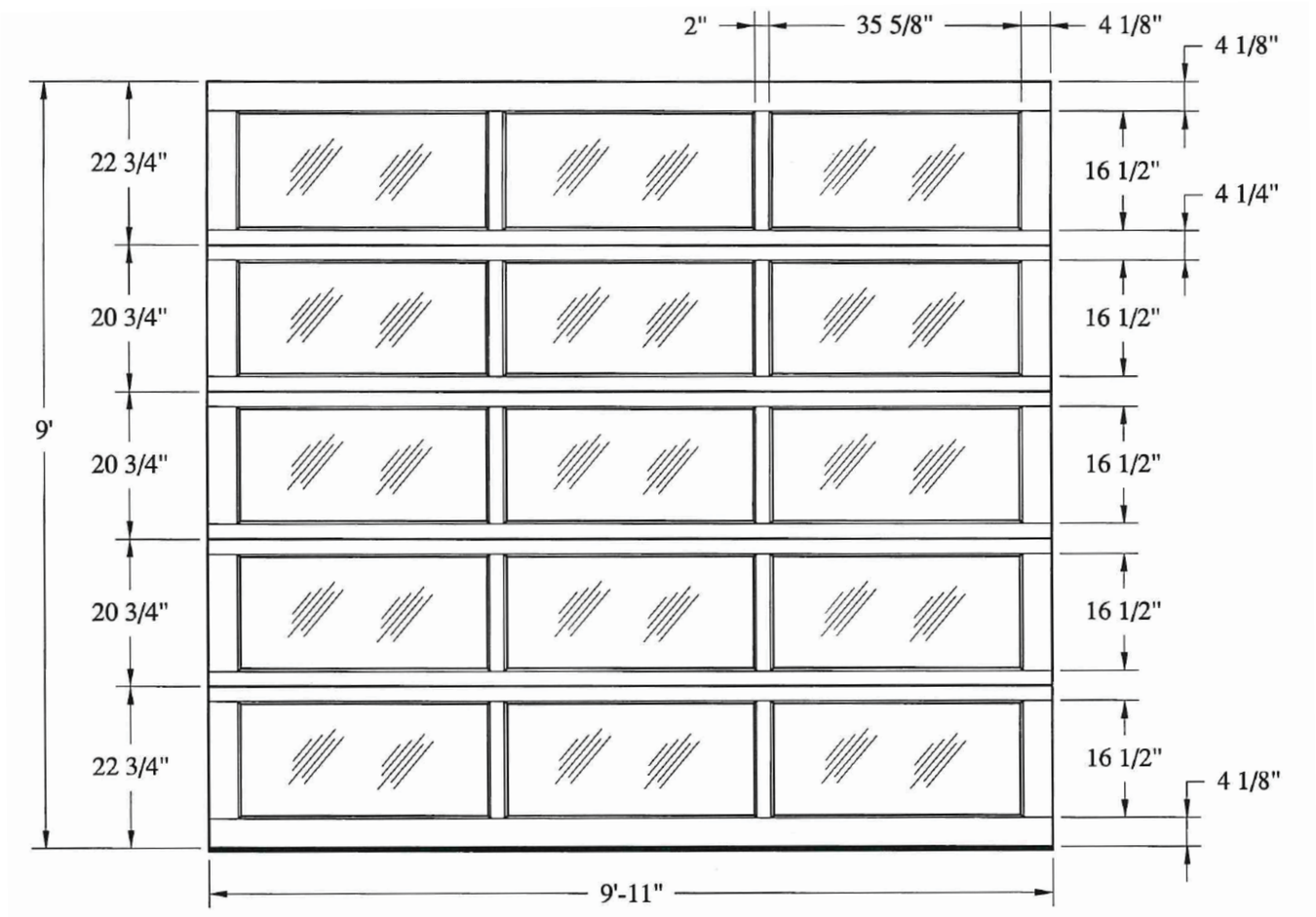
2	__/__/__	...
3	__/__/__	...
4	__/__/__	...
5	__/__/__	...

GARAGE DOOR DETAILS

- 9'-11" X 9'-0" CHI MODEL 3295R FULL VIEW ALUMINUM DOOR
- STANDARD BLACK POWDERCOATED RAILS & STILES
- 1/2" LOW-E TEMPERED INSULATED GLASS
- STANDARD BLACK POWDERCOATED TRACK & HARDWARE SYSTEM
- 20" RADIUS TRACKING / TORSION SPRINGS
- INTERIOR LOCKING / NYLON ROLLERS
- BLACK WEATHERSEAL



C.H.I. OVERHEAD DOORS

ENGINEERING - IAN ROTHMAN
GARAGE DOOR INSTALL: DUTCHESS OVERHEAD DOORS
SIGNAGE FABRICATION & INSTALLATION: SIGN LANGUAGE
DRAWINGS: PJ MULLER / HINTZE VIRTUAL REALTY

Proprietors: John Kihlmire, Kane Licari
thevinylroomny@gmail.com
845.264.0800

THE VINYL ROOM - FACADE PERMIT DRAWINGS

REVISIONS		
	MM/DD/YY	FILE NAME / REMARKS
1	08/22/22	TheVinylRoom_FacadePermitDrawings_01
2	__/__/__	...
3	__/__/__	...
4	__/__/__	...
5	__/__/__	...

744

Quote

DUTCHESS OVERHEAD DOORS, INC.
40 ARLINGTON AVENUE
POUGHKEEPSIE, NY 12603
(845) 471-1130
(845) 471-2034(Fax)
www.dutchessoverheaddoors.com

Quote Number: 0074731
Date: 8/24/2022
Salesperson: DEM
Customer Number: 396HOLD
Terms 1/2 Deposit/Balance COD
PO# _____

Serial# _____

Sold To:
396 HOLDING GROUP
396 MAIN ST
BEACON, NY 12508
CONTACT: KANE
EMAIL: KNOTTCHU@GMAIL.COM
PHONE: (843) 742-1611

Ship To:
396 HOLDING GROUP
396 MAIN ST
BEACON, NY 12508
CONTACT: JOHN
EMAIL: THEVINYLROOMNY@GMAIL.COM

Item Code		Unit	Ordered	Price	Amount
	PROPOSAL # 74731 FURNISH & INSTALL				
/DOOR		EA	1.000	11,970.000	11,970.00
	9'11"X9'0" CHI MODEL 3295R FULLVIEW ALUMINUM DOOR STANDARD BLACK POWDERCOATED RAILS & STILES 1/2" LOW-E TEMPERED INSULATED GLASS STANDARD BLACK POWDERCOATED TRACK & HARDWARE SYSTEM 20" RADIUS TRACKING / TORSION SPRINGS INTERIOR LOCKING / NYLON ROLLERS BLACK WEATHERSEAL				
/OPER		EA	1.000	900.000	900.00
	8500W LIFTMASTER RESIDENTIAL JACKSHAFT OPERATOR W. BATTERY BACK-UP (1) INTERIOR WIRED WALL STATION, (1) INTERIOR WIRELESS WALL STATION, NO OPENING PREP OR 110 VOLT WIRING OF ANY KIND BY DUTCHESS OVERHEAD DOORS				

Net Order:	12,870.00
Less Discount:	0.00
Sales Tax:	0.00
Total:	12,870.00
Less Deposit:	
Order Balance:	

Note:Openings are to be prepared by others, jambs must be plumb and openings square. We assume no obligations for the physical condition of your masonry and disclaim all responsibility for failure of our materials or installation through soft brick, crumbling masonry, etc. Doors will not be painted by us unless definitely mentioned in this quotation. It is agreed that they are to be painted by you, or others immediately after erection, and on both sides, otherwise we cannot be held responsible for the resistant condition of the wood. All material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from above specifications involving extra costs, will become an extra charge over and above the estimate, wiring for electric operator is not included in our quotation. All prices are subject to change without notice. All agreements contingent upon strikes, accidents or delays beyond our control owner to carry fire, tornado and other necessary insurance. Our workers are fully covered by workers compensation insurance. In the event that Dutchess Overhead Doors is forced to institute collection proceedings due to a default in payment, the Purchaser and the undersigned principal owner, officer, director, or member of the Purchaser agrees to be personally liable, jointly and severally, for the prompt payment of the account and any and all expenses incurred in the collection of the account, including actual legal fees, because of the failure to pay the account when due.

Acceptance of Proposal

- The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be as outlined above.
SIGN ONE COPY AND RETURN WITH DEPOSIT

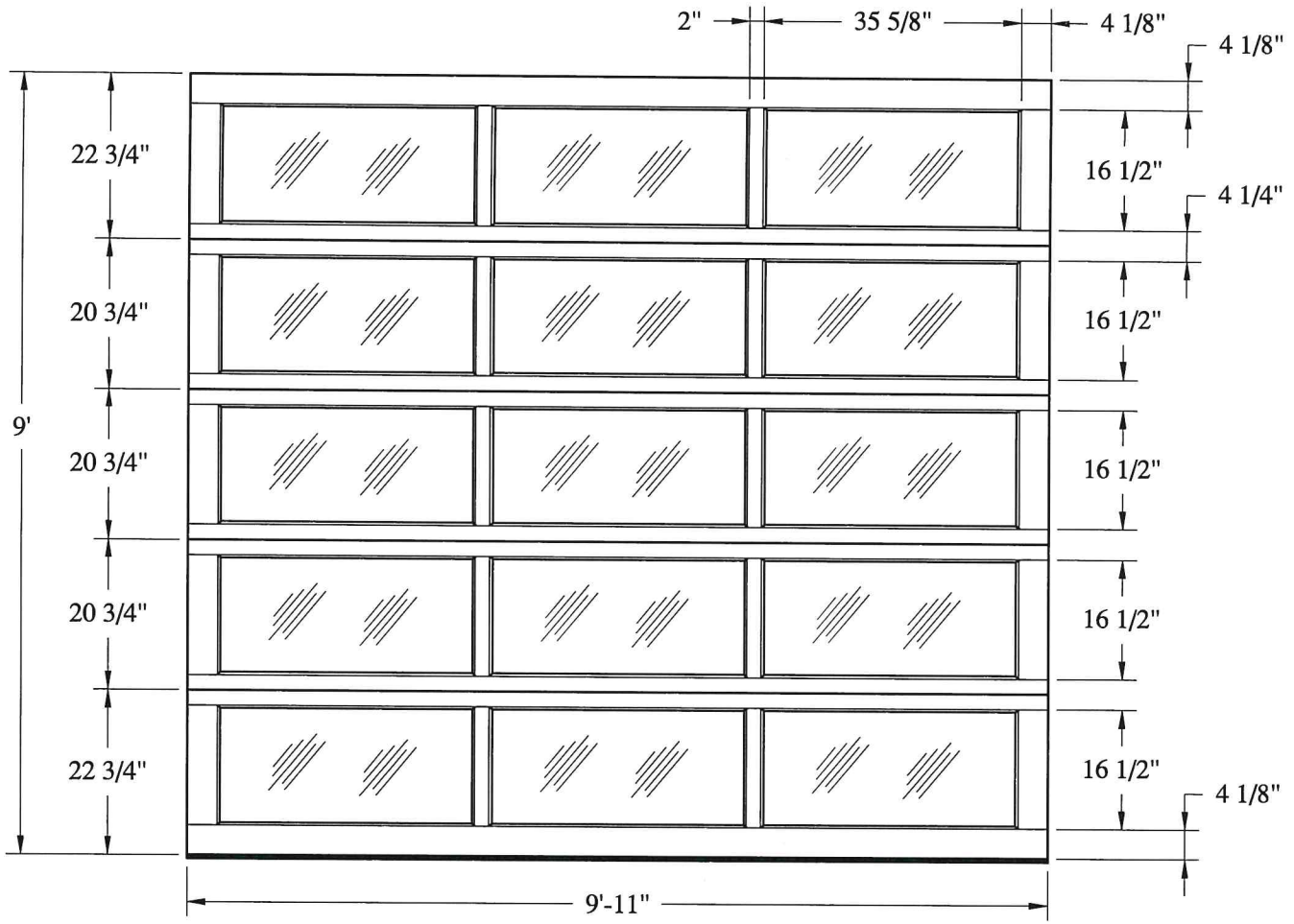
By_____

Date_____

DUTCHESS OVERHEAD DOORS, INC.

By_____

Date 8/26/22



Dimensions shown are not for glazing purposes.

equal glass heights

C.H.I. OVERHEAD DOORS

SCALE 1/2" = 1'

DATE 7-22-22

Aluminum Full-View Garage Door

City of Beacon Planning Board Agenda
09/13/2022

Title:

Single Family House - Townsend Street Lot 13

ATTACHMENTS

Townsend St. Beacon Planning Board Submittal. Material sam. Modern Farmhouse.pdf

Townsend St. Beacon Planning Board Submittal. Material samples. Craftsman.pdf

Townsend St. Beacon Planning Board Submittal. Material samples. Tradtional.pdf

Townsend St. Beacon Planning Board Submittal. Material. Roof Shingles.pdf

Townsend St. Beacon Planning Board Submittal. Material. Siding 1.pdf

Townsend St. Beacon Planning Board Submittal. Material. Siding 2.pdf

Townsend St. Beacon Planning Board Submittal. Material. Siding 3.pdf

1. A. Townsend St. Beacon Planning Board Submittal. T-1.pdf

1. C. Townsend St. Beacon Planning Board Submittal. C-1.pdf

1. C. Townsend St. Beacon Planning Board Submittal. C-2.pdf

1. C. Townsend St. Beacon Planning Board Submittal. C-3.pdf

1. C. Townsend St. Beacon Planning Board Submittal. C-4.pdf

1. C. Townsend St. Beacon Planning Board Submittal. C-5.pdf

1. S. Townsend St. Beacon Planning Board Submittal. S-1. Traditional style.pdf

1. S. Townsend St. Beacon Planning Board Submittal. S-2. Craftsman.pdf

1. S. Townsend St. Beacon Planning Board Submittal. S-3. Modern farmhouse.pdf

1. Townsend St. Beacon Planning Board Submittal. G-1.pdf

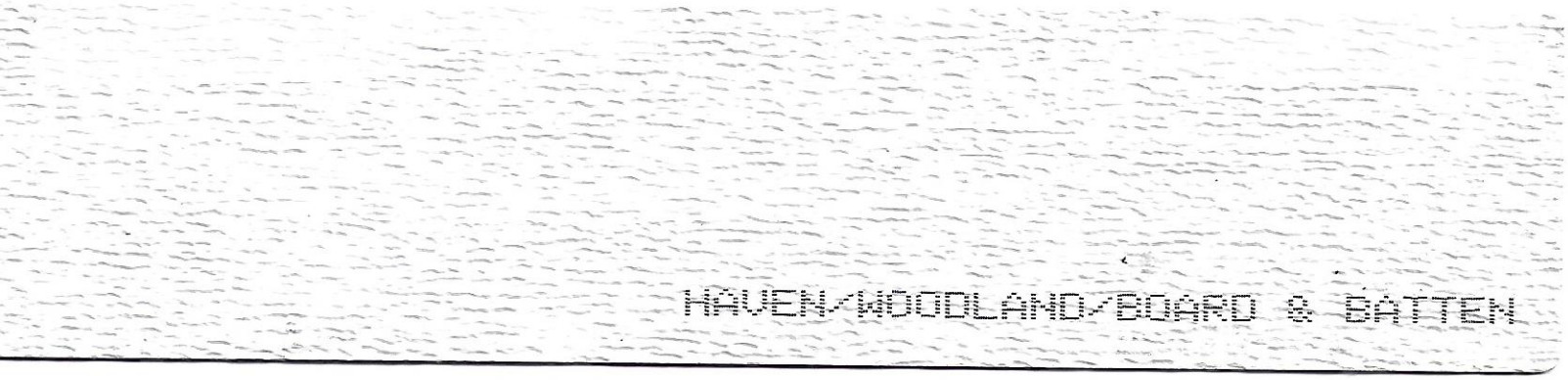
1. Townsend St. Beacon Planning Board Submittal. G-2.pdf

Planning Board Submission Comments.pdf

Modern Farmhouse (Lot #13)

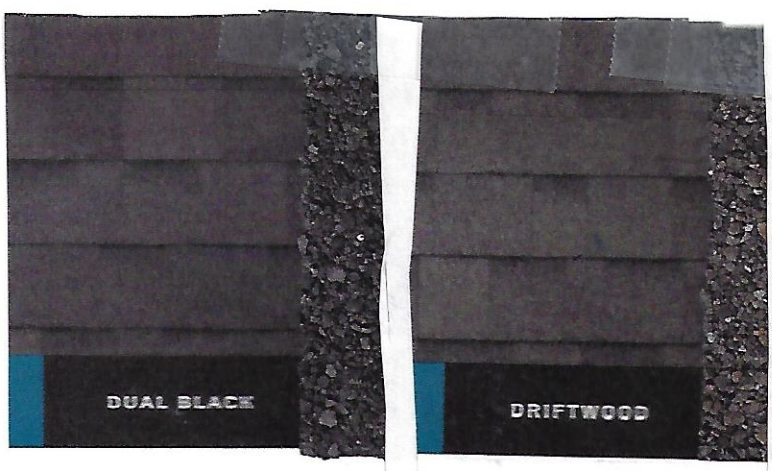
Exterior materials partial sample list as follows:

Location, general	Location, specific & style	Color
Front elevation:	Front top/ Board &batten siding	color/ Haven Woodland (white)
	Front bottom/ Clapboard	color/ Rockside
Sides & rear elevation:	Clapboard:	color/ Rockside





Main roof:	Asphalt shingles	color/ Dual Black, Charcoal Grey Driftwood or Harvard Slate





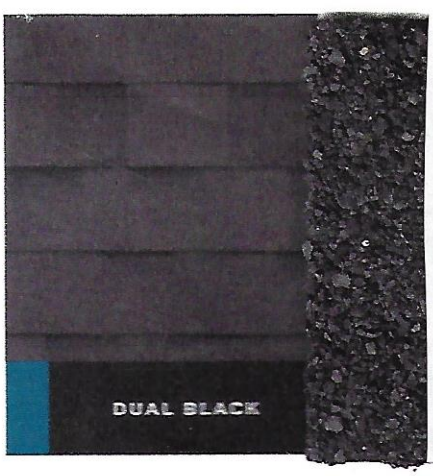
Craftsman style (lot #3)

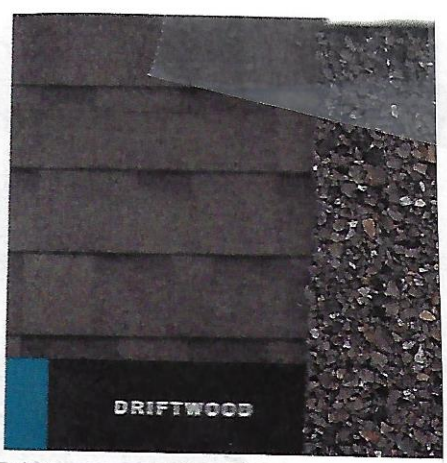
Exterior materials are as follows:

Location, general	Location, specific & style	Color
Front elevations:	Front base: Board & Batten	color/ Harvard Slate
	Front top: Shingles	color/ Harvard slate
Side & rear elevation:	Clapboard	color/ Harvard Slate



Main roof:	Asphalt shingles	color/ Dual Black, Charcoal Grey Driftwood





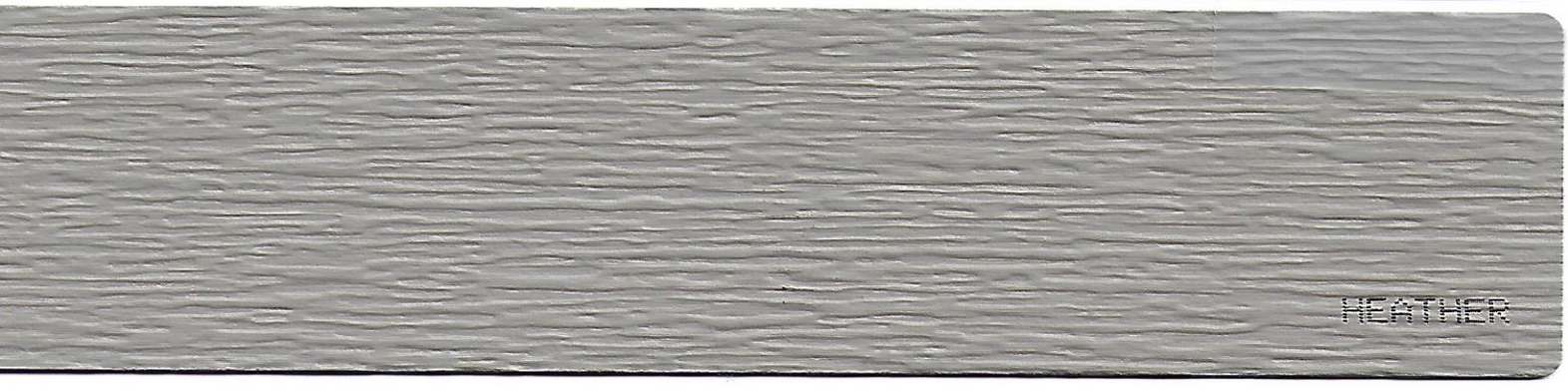


Traditional style (Lot #4)

Exterior materials are as follows:

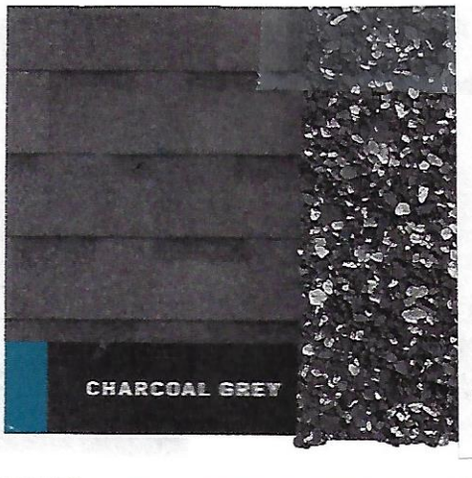
Location, general	Location, specific & style		Color
Front elevation:	Front base:	Clapboard	color/ Storm
	Front middle:	Board & Batten	color/ Heather
	front top:	Shingles	color/ Heather
Side & rear elevation:	Clapboard:		color/ Storm





Main roof:	Asphalt shingles	color/ Dual Black, Charcoal Grey Driftwood







Cambridge™

Manufactured in a larger size to offer more exposure, these shingles offer classic, long-term style to suit any home's architectural style. These popular shingles are versatile and easy to maintain and will truly elevate your home's curb appeal.

Product availability may vary by region, please refer to chart on back.
[5] Limited Availability in USA and Canada

ALGAE RESISTANT
IKO PERFORMANCE

Color Blends









Color
speaks volumes.



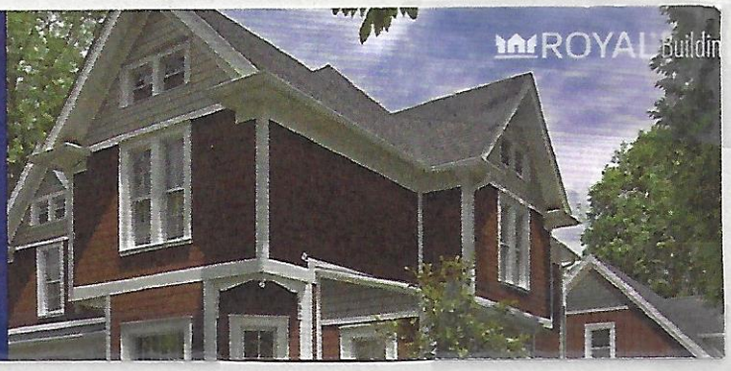
HAVEN/WOODLAND/BOARD & BATTEN

HARVARD SLATE

ROCKSLIDE

STORM

Color
speaks volumes.

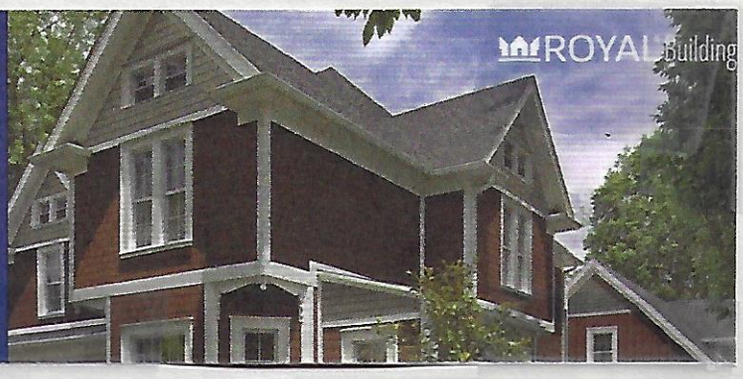


LINEN

WALNUT

753

Color
speaks volumes.

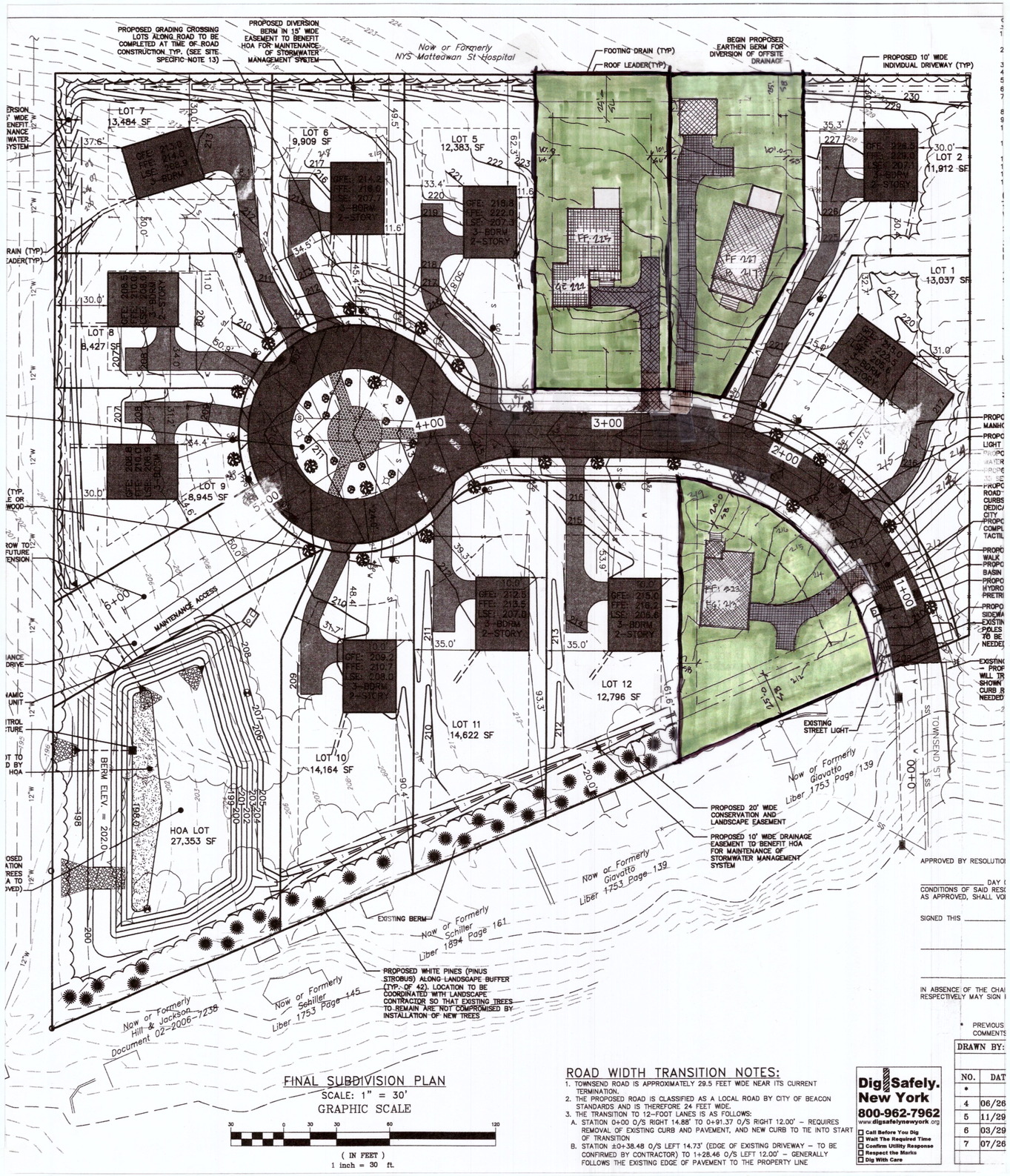


WHITE

HEATHER

TREE MOSS

GRANITE



FINAL SUBDIVISION PLAN
SCALE: 1" = 30'
GRAPHIC SCALE

30 0 30 60 120
(IN FEET)
1 inch = 30 ft.

ROAD WIDTH TRANSITION NOTES:

1. TOWNSEND ROAD IS APPROXIMATELY 29.5 FEET WIDE NEAR ITS CURRENT TERMINATION.
2. THE PROPOSED ROAD IS CLASSIFIED AS A LOCAL ROAD BY CITY OF BEACON STANDARDS AND IS THEREFORE 24 FEET WIDE.
3. THE TRANSITION TO 12-FOOT LANES IS AS FOLLOWS:
   A. STATION 0+00 O/S RIGHT 14.88' TO 0+91.37 O/S RIGHT 12.00' – REQUIRES REMOVAL OF EXISTING CURB AND PAVEMENT, AND NEW CURB TO TIE INTO START OF TRANSITION
   B. STATION ±0+38.48 O/S LEFT 14.73' (EDGE OF EXISTING DRIVEWAY – TO BE CONFIRMED BY CONTRACTOR) TO 1+28.46 O/S LEFT 12.00' – GENERALLY FOLLOWS THE EXISTING EDGE OF PAVEMENT TO THE PROPERTY LINE

Dig Safely. New York
800-962-7962
www.digsafelynewyork.org
Call Before You Dig
Wait The Required Time
Confirm Utility Response
Respect the Marks
Dig With Care

DATE	ISSUED FOR
8/18/22	BEACON PLAN BOARD REVIEW
8/24/22	SUBMITTAL FOR BEACON PLANNING BOARD REVIEW

Townsend Street Development, Beacon NY

SHEET INDEX

1. **Site plan with 3 model units site plans shown**
2. **Modern Farmhouse style unit (lot #13)**
   a. C-3 Building plan & elevation
   b. S-1 Building elevation, site plan and material submittal
3. **Traditional style unit (Lot #4)**
   a. C-5 Building plan & elevation
   b. S-3 Building elevation, site plan and material submittal
4. **Craftsman style unit (lot #3)**
   a. C-1 Building plan & elevation
   b. S-2 Building elevation, site plan and material submittal
   c. G-1 Garage. Detached, plan & elevations
5. **Alternate Residential elevations & options**
   a. C-2 Alternate elevations (#1)
   b. C-4 Alternate elevations (#2)
6. **Alternate detached Garage option**
   a. G-2 Alternate detached garage plan & elevations

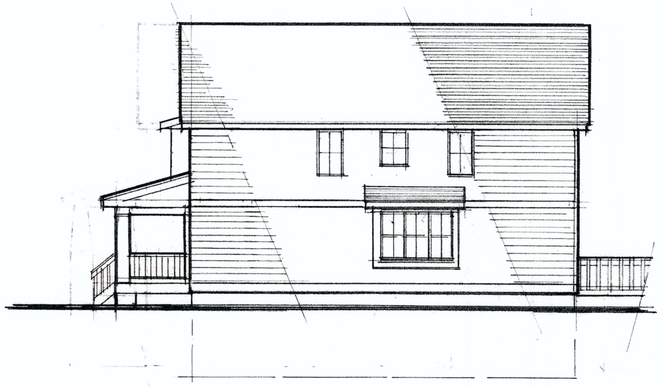
DREW KARTIGANER
ARCHITECT
ARCHITECTURE INTERIOR PLANNING
PHONE (914) 805 0085
357 BLOOMING GROVE T
NEW WINDSOR NY 12553

CLIENT
RIEGER HOMES
8 OLD NORTH PLANK RD
NEWBURGH NY 12550

PROJECT
25 TOWNSEND ST
BEACON, NY

TITLE
SITE PLAN
SHEET INDEX

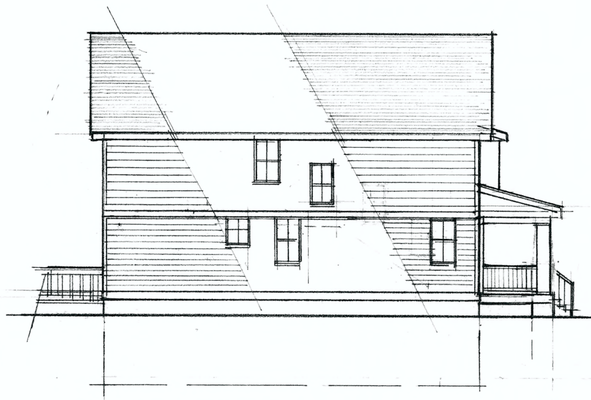
DRAWN BY
PAK
DATE
8/17/22



SIDE ELEVATION
1/8" = 1'-0"



REAR ELEVATION
1/8" = 1'-0"



SIDE ELEVATION
1/8" = 1'-0"



FRONT ELEVATION
1/8" = 1'-0"

MODEL TYPE
CRAFTSMAN STYLE

LOT NUMBER
3

DATE	ISSUED FOR
4/24/22	CLIENT REVIEW
5/20/22	CLIENT REVIEW REVISIONS
6/24/22	CLIENT REVIEW REVISIONS BAY WINDOW 2ND FLR PORCH
7/25/22	OWNER REVIEW PLANNING BD
8/14/22	SUBMITTAL FOR PEACON PLANNING BOARD

DREW KARTIGANER
ARCHITECT
ARCHITECTURE, INTERIORS PLANNING
PHONE (914) 803-0085
397 BLOOMING GROVE TPK NEW WINDSOR NY

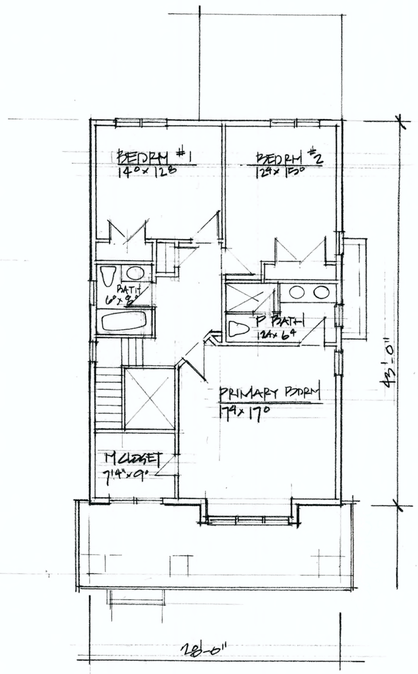
CLIENT
RIEGER HOMES
8 OLD NORTH PLANK RD NEWBURGH NY

PROJECT
125 TOWNSEND ST BEACON, NY

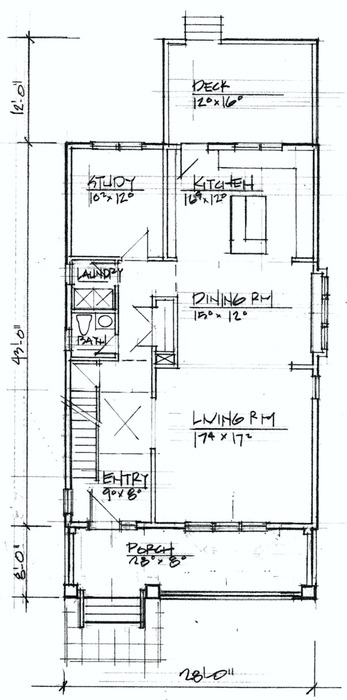
TITLE
UNIT #1 (NAME?) CONCEPT PLANS + ELEVATIONS

DRAWN BY
DAK

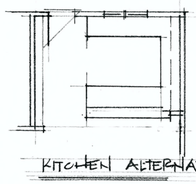
DATE
7/25/22



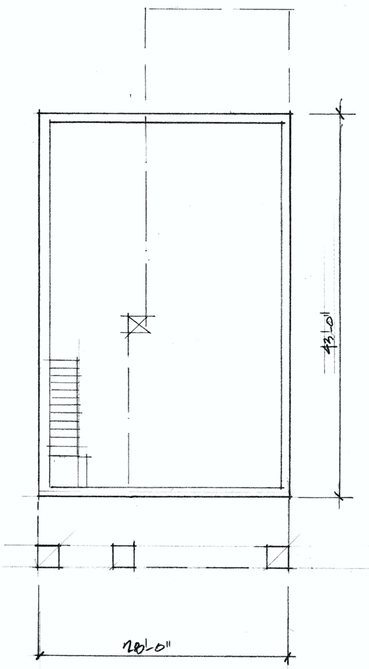
SECOND FLOOR
1/8" = 1'-0"
1204 SF



FIRST FLOOR
1/8" = 1'-0"
1204 SF. FLR
2408 SF TOTAL

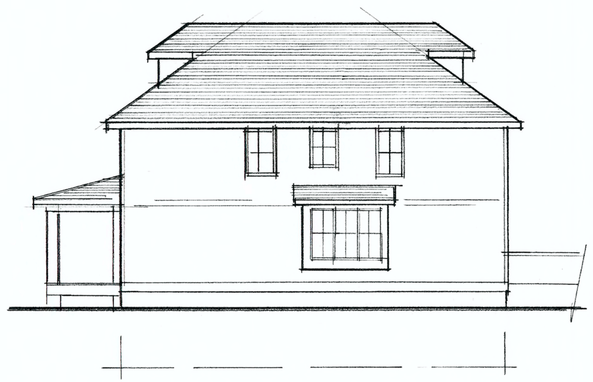


KITCHEN ALTERNATE



BASEMENT
1/8" = 1'-0"

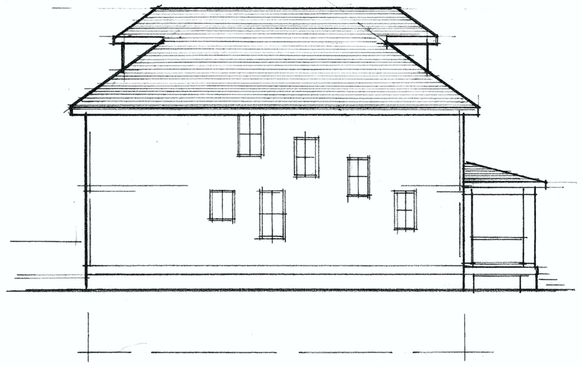
CHANGE
STAIR WINDOW OUT
BAY 1/2 OR FULL



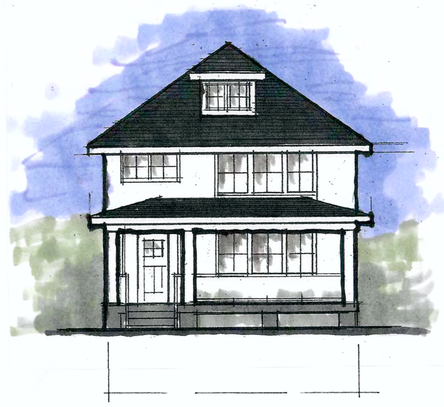
SIDE ELEVATION
1/8" = 1'-0"



REAR ELEVATION
1/8" = 1'-0"



SIDE ELEVATION
1/8" = 1'-0"



FRONT ELEVATION
1/8" = 1'-0"

DATE	ISSUED FOR
4/24/22	CLIENT REVIEW
6/24/22	SUBMITTAL FOR BEACON PLANNING BOARD REVIEW

DREW KARTIGANER
ARCHITECT
ARCHITECTURE INTERIORS PLANNING
PHONE (914) 805 0085
867 BLOOMING GROVE TPK
NEW WINDSOR NY

CLIENT
RIEGER HOMES
8 OLD NORTH PLANK RD
NEWBURGH NY

PROJECT
25 TOWNSEND ST
BEACON NY

TITLE
UNIT #1 ALTERNATE ELEVATIONS

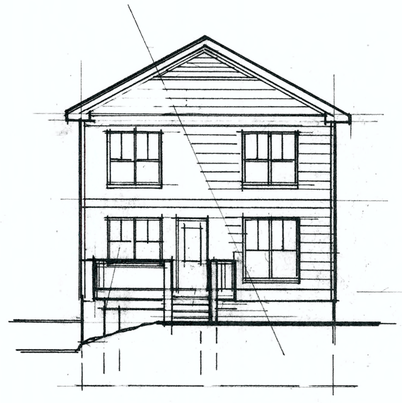
DRAWN BY
DAK

DATE
4/24/22

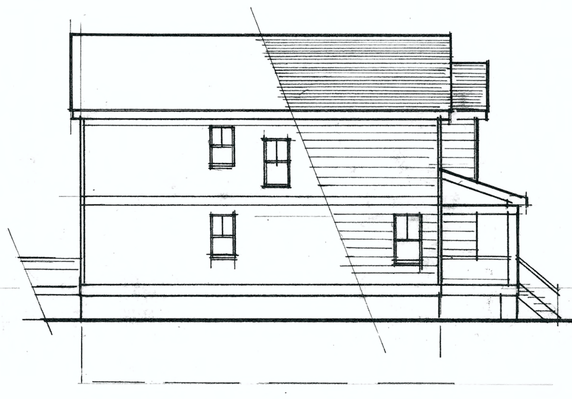
C2



SIDE ELEVATION
SCALE: 1/8" = 1'-0"



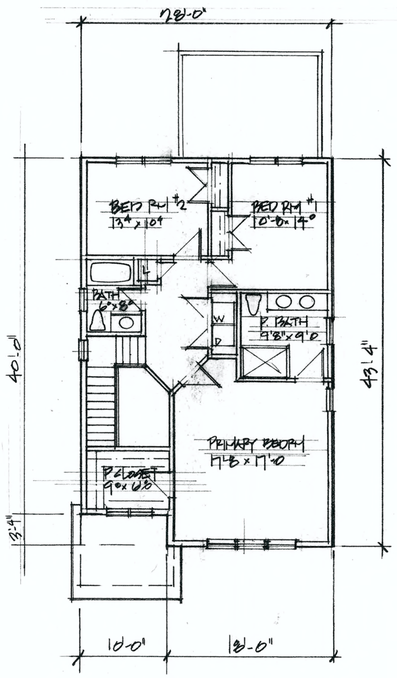
REAR ELEVATION
SCALE: 1/8" = 1'-0"



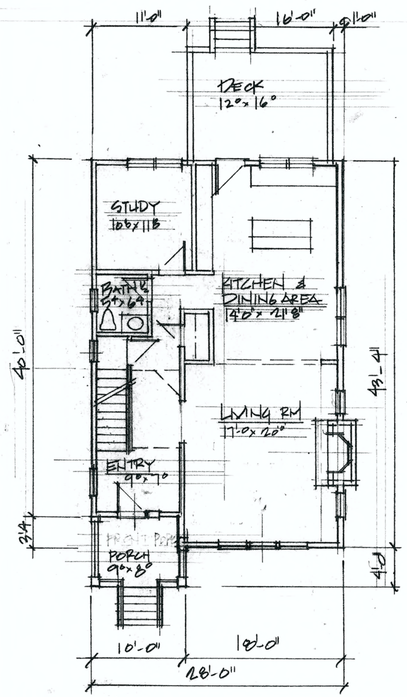
SIDE ELEVATION
SCALE: 1/8" = 1'-0"



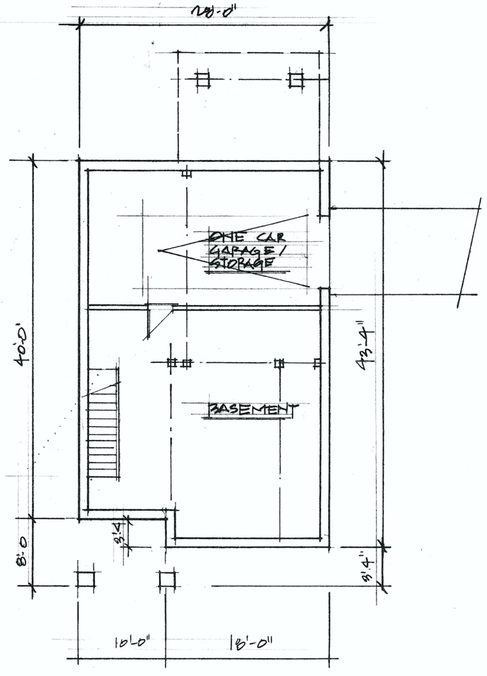
FRONT ELEVATION
SCALE 1/8" = 1'-0"



SECOND FLOOR
SCALE: 1/8" = 1'-0" 1180 SF



FIRST FLOOR
SCALE: 1/8" = 1'-0 1180 SF



BASEMENT
SCALE: 1/8" = 1'-0" 1180 SF

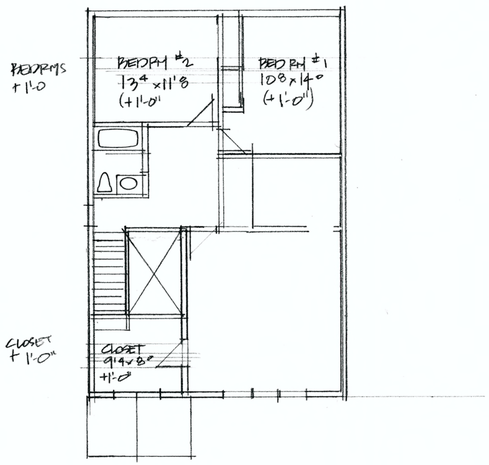
MODEL TYPE
MODERN FARMHOUSE
LOT NUMBER
13

DATE	ISSUED FOR
7/25/22	OWNER REVIEW PLANNING BOARD
8/24/22	SUBMITTAL FOR BEACON PLANNING BOARD REVIEW

DREW KARTIGANER
ARCHITECT
ARCHITECTURE, INTERIORS PLANNING
PHON (914) 805 0085
557 BLOOMING GROVE TPK
NEW WINDSOR, NY 12553

CLIENT / BUILDER
RIEGER HOMES
8 OLD NORTH PLANK RD
NEWBURGH NY
PROJECT
25 TOWNSEND ST
BEACON, NY

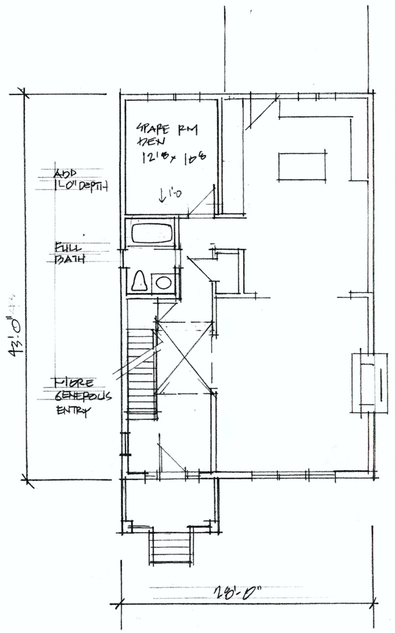
TITLE
CONCEPT PLANS & ELEVATIONS
SHEET #
DRAWN BY
DAK
DATE
7/25/22
C3



SECOND FLOOR

1/8" = 1'-0"

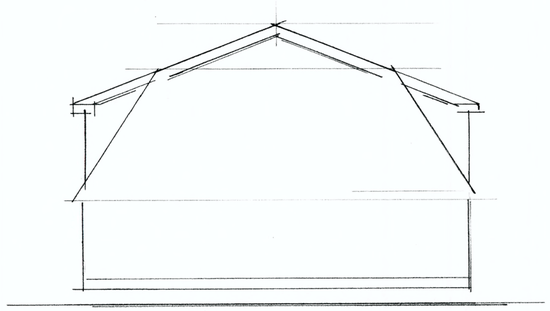
1204 SF



FIRST FLOOR (PARTIAL)

1/8" = 1'-0"

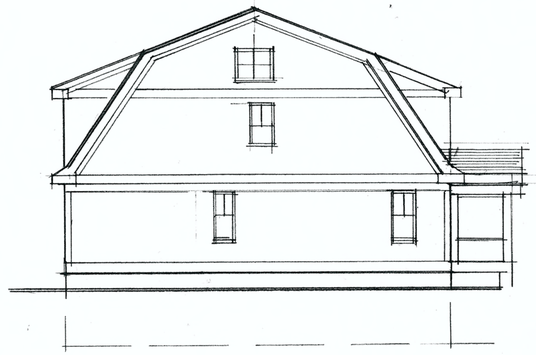
1204 SF/ FLR





REAR ELEVATION

1/8" = 1'-0"



SIDE ELEVATION

1/8" = 1'-0"



FRONT ELEVATION

1/8" = 1'-0"

DATE	ISSUED FOR
4/24/22	OWNER REVIEW
8/24/22	SUBMITTAL FOR BEACON PLANNING BOARD REVIEW

DREW KAPTIGANER

ARCHITECT

ARCHITECTURE INTERIORS PLANNING

PHONE (914) 805 0065

357 BLOOMING GROVE TPK NEW WINDSOR NY 12553

OWNER

RIEGER HOMES

6 OLD NORTH PLANK RD NEWBURGH NY

PROJECT

25 TOWNSEND ST BEACON, NY

TITLE

CONCEPT PLANS & ELEVATION (ALT)

SHEET

DRAWN BY

DAK

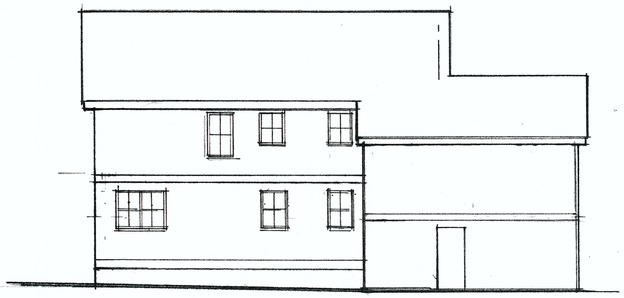
DATE

4/24/22

C-1



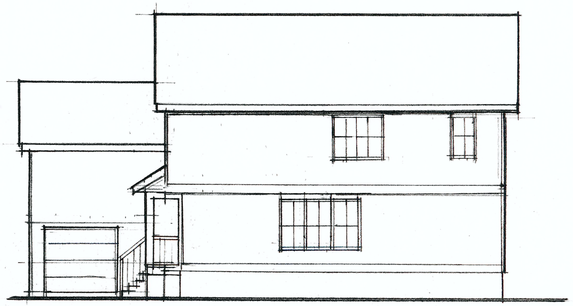
REAR ELEVATION
1/8" = 1'-0"



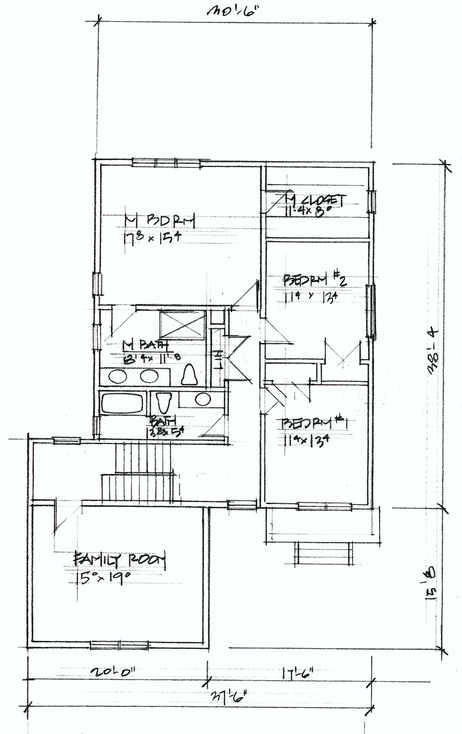
SIDE ELEVATION
1/8" = 1'-0"



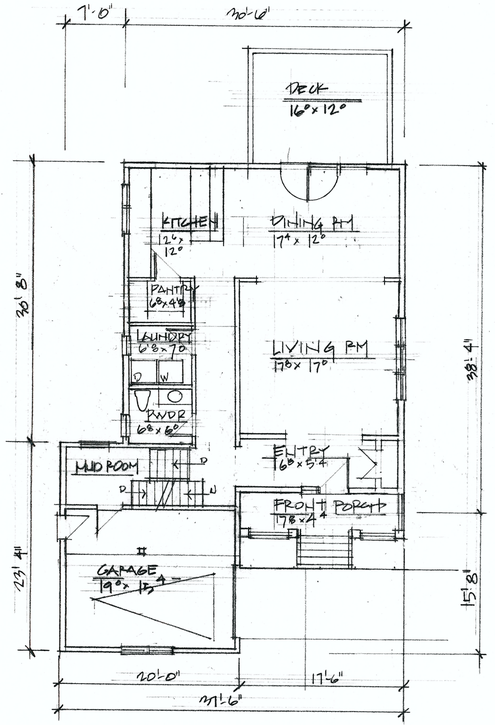
FRONT ELEVATION
1/8" = 1'-0"



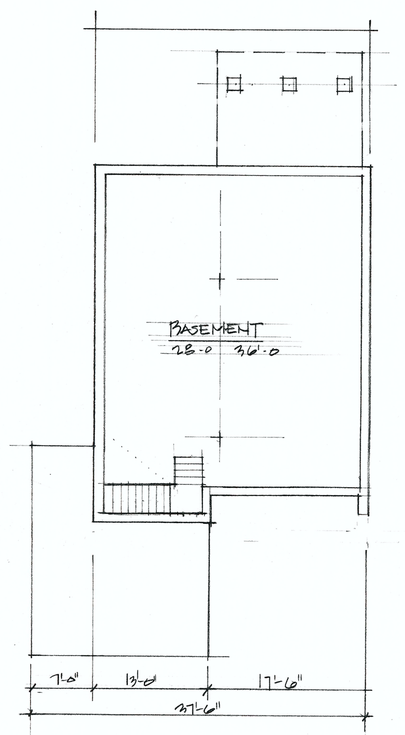
SIDE ELEVATION
1/8" = 1'-0"



SECOND FLOOR
1/8" = 1'-0"



FIRST FLOOR
1/8" = 1'-0"



BASEMENT
1/8" = 1'-0"

MODEL TYPE

TRADITIONAL STYLE

LOT NUMBER

4

DATE	ISSUED FOR
4/29/22	OWNER REVIEW
6/14/22	REVISIONS OWNER REVIEW PANTRY & FRONT PORCH
7/26/22	OWNER REVIEW BEACON PLANNING BD
8/24/22	SUBMITTAL FOR BEACON PLANNING BOARD REVIEW

DREW KARTIGANER
ARCHITECT

ARCHITECTURE, INTERIOR PLANNING

PHONE (914) 805 6065

3551 BLOOMING GROVE TPK
NEW WINDSOR, NY

CLIENT
BIEGER HOMES

8 OLD N PLANK RD
NEWBURGHT, NY

PROJECT
23
TOWNSEND RD
BEACON NY

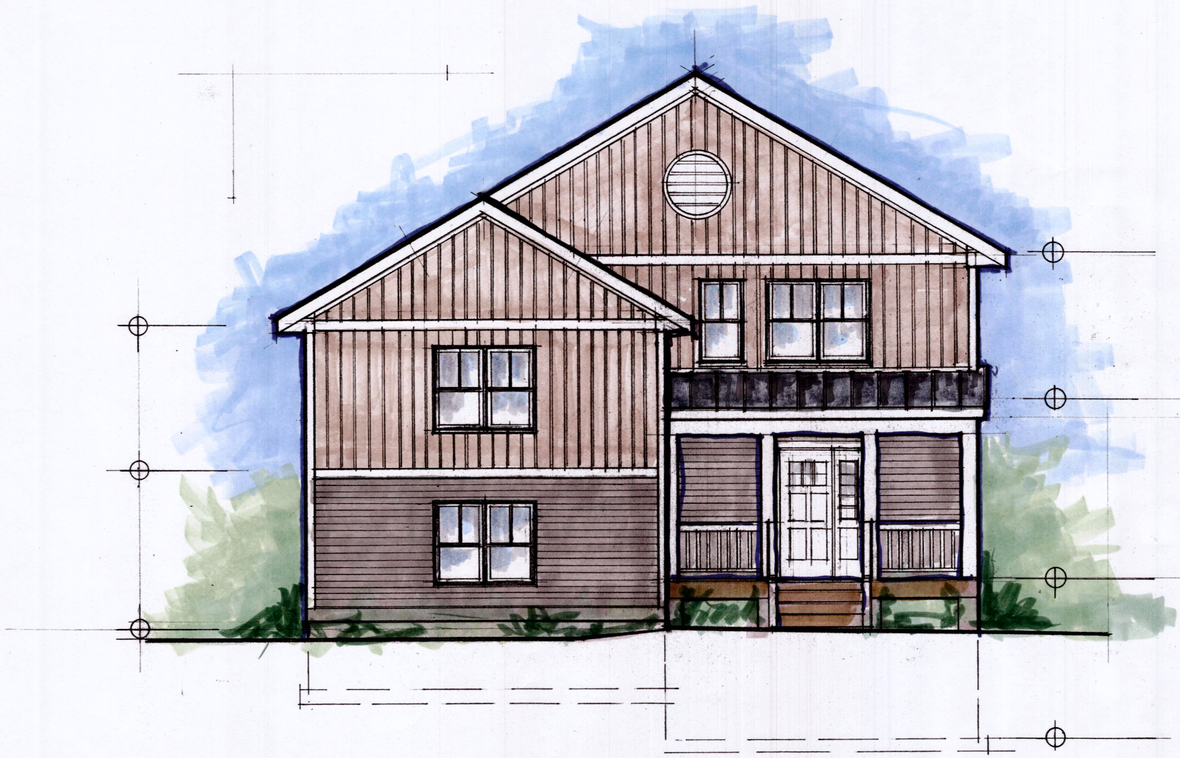
TITLE
CONCEPT PLANS & ELEVATIONS

SHEET

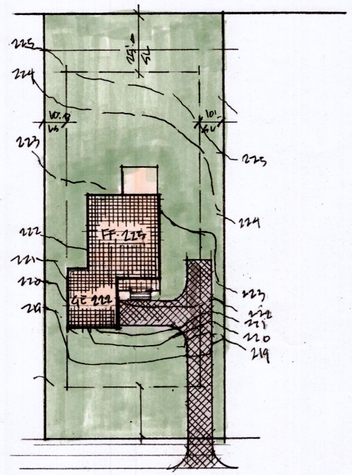
DRAWN BY
DAK

DATE
7/25/22

C5



FRONT ELEVATION
SCALE 1/4" = 1'-0"

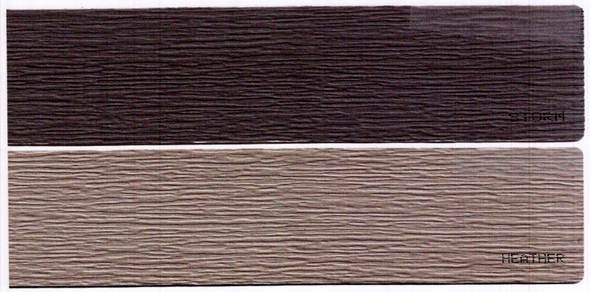


SITE PLAN LOT #4
SCALE 1" = 30'-0"

Traditional style (Lot #4)

Exterior materials are as follows:

Location, general	Location, specific & style		Color
Front elevation:	Front base:	Clapboard	color/ Storm
	Front middle:	Board & Batten	color/ Heather
	front top:	Shingles	color/ Heather
Side & rear elevation:	Clapboard:		color/ Storm



Main roof:	Asphalt shingles	color/ Dual Black, Charcoal Grey Driftwood



MODEL TYPE
TRADITIONAL STYLE

LOT NUMBER
4

DATE	ISSUED FOR
6/24/22	OWNER REVIEW SITE PLAN & UNIT ELEVATION STUDY
7/25/22	OWNER REVIEW BEACON PLANNING BOARD
8/24/22	SUBMITTAL FOR BEACON PLANNING BOARD REVIEW

DREW KARTIGANER ARCHITECT
ARCHITECTURE | INTERIOR PLANNING
PHONE (914) 855-0085
257 BLOOMING GROVE TPK NEW WINDSOR, NY 12553

CLIENT
RIEGER HOMES
86 OLD N PLANK RD
NEWBURGH NY 12550

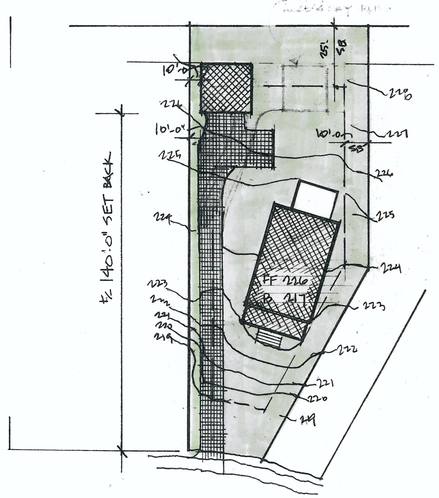
PROJECT:
125
TOWNSEND RD
BEACON NY

TITLE
SITE PLAN CONCEPT
TRADITIONAL ELEVATION

DRAWN BY
DAK

DATE
7/25/22

S5



SITE PLAN LOT #3
SCALE 1"=30'-0



FRONT ELEVATION
SCALE 1/4"=1'-0

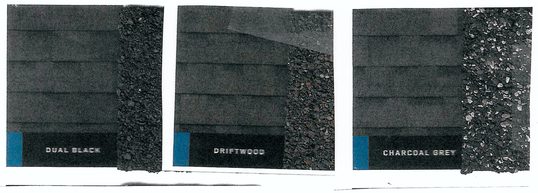
Craftsman style (lot #3)

Exterior materials are as follows:

Location, general	Location, specific & style	Color
Front elevations:	Front base: Board & Batten	color/ Harvard Slate
	Front top: Shingles	color/ Harvard slate
Side & rear elevation:	Clapboard	color/ Harvard Slate



Main roof:	Asphalt shingles	color/ Dual Black, Charcoal Grey Driftwood



MODEL TYPE
CRAFTSMAN STYLE

LOT NUMBER
3

DATE	ISSUED FOR
6/14/22	CLIENT REVIEW SITE PLAN & FRONT ELEV.
7/25/22	OWNER REVIEW PLANNING BD
8/1/22	SUBMITTAL FOR BEACON PLANNING BOARD REVIEW

DREW KARTIGANER
ARCHITECT
ARCHITECTURE, INTERIOR PLANNING
PHONE (914) 806 0085
557 BLOOMING GROVE TPK
NEW WINDSOR, NY 12553

CLIENT
RIEGER HOMES
8 OLD NORTH PLANK RD
NEWBURGH, NY 12550

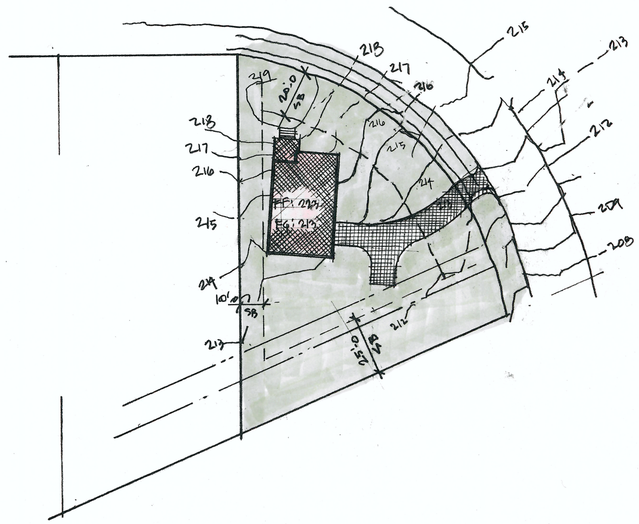
PROJECT
255
TOWNSEND ST
BEACON, NY

TITLE
SITE PLAN CONCEPT CRAFTSMAN MODEL ELEVATION

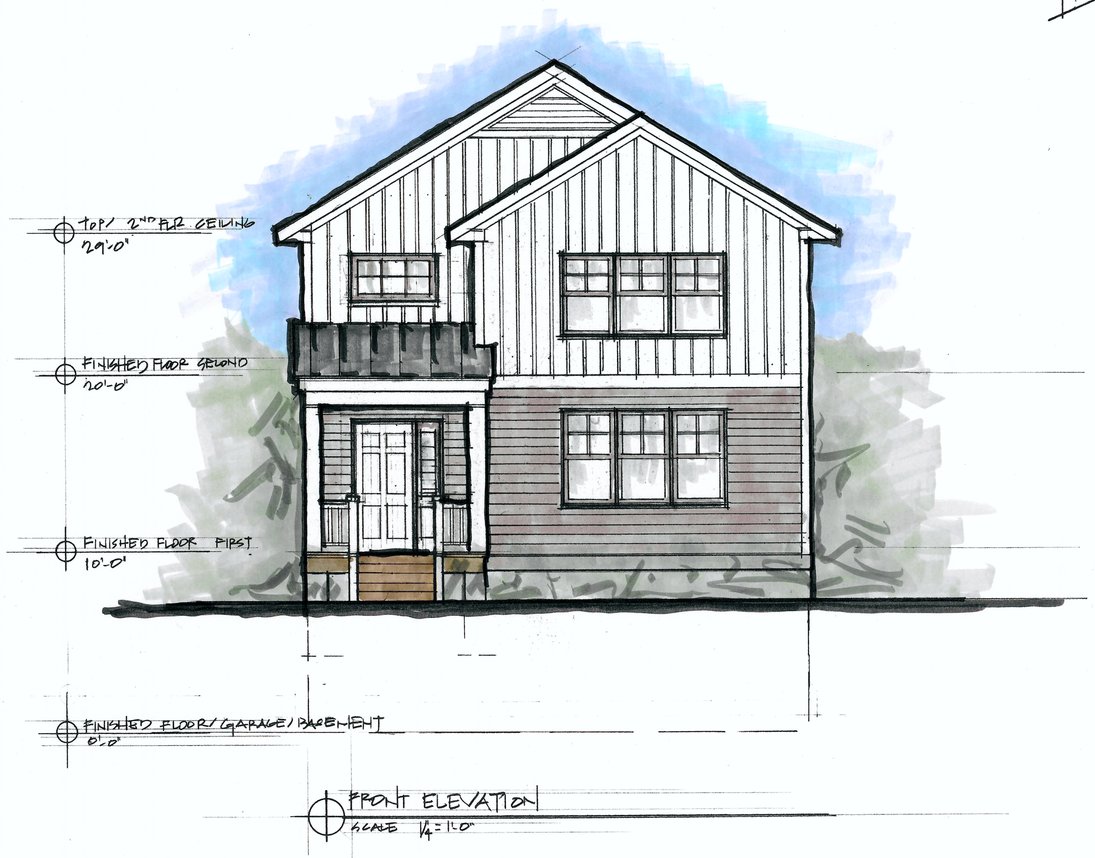
DRAWN BY
DK

DATE
7/28/22

S2



SITE PLAN LOT 13
SCALE 1" = 30'-0"



FRONT ELEVATION
SCALE 1/4" = 1'-0"

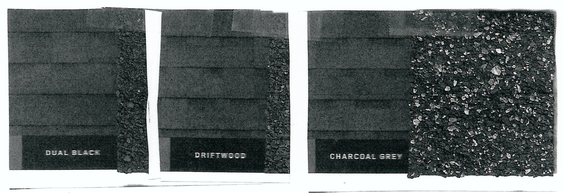
Modern Farmhouse (Lot #13)

Exterior materials partial sample list as follows:

Location, general	Location, specific & style	Color
Front elevation:	Front top/ Board &batten siding	color/ Haven Woodland (white)
	Front bottom/ Clapboard	color/ Rockside
Sides & rear elevation:	Clapboard:	color/ Rockside



Main roof: Asphalt shingles — color/ Dual Black, Charcoal Grey Driftwood or Harvard Slate



MODEL TYPE
MODERN FARMHOUSE

LOT NUMBER
13

DATE	ISSUED FOR
6/24/22	OWNER REVIEW SITE PLAN & FRONT ELEVATION
7/25/22	OWNER REVIEW BEACON PLANNING BOARD
8/24/22	SUBMITTAL FOR BEACON PLANNING BOARD REVIEW

DREW KAPTIGANIAN, ARCHITECT
ARCHITECTURE, INTERIOR PLANNING
PHONE: (914) 805 0885
1951 BLOOMING GROVE TPK
NEW WINDSOR, NY 12553

CLIENT
RIEGER HOMES
38 OLD NORTH PLANK RD
NEWBURGH, NY

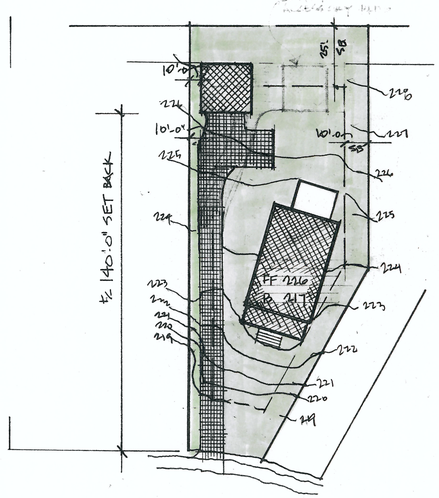
PROJECT
113 TOWNSEND ST
BEACON, NY

TITLE
SITE PLAN CONCEPT FRONT ELEVATION

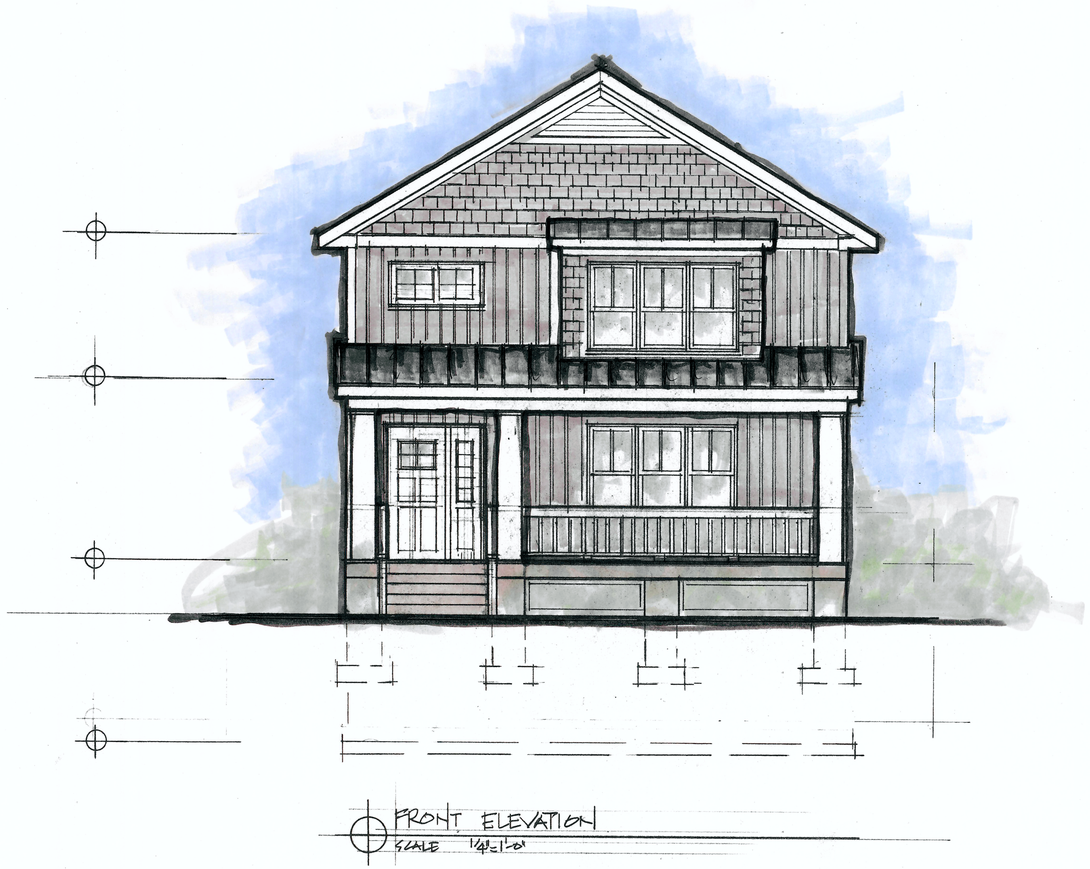
SHEET #
S1

DRAWN BY
DAK

DATE
7/25/22



SITE PLAN LOT #3
SCALE 1"=30'-0



FRONT ELEVATION
SCALE 1/4"=1'-0

Craftsman style (lot #3)

Exterior materials are as follows:

Location, general	Location, specific & style	Color
Front elevations:	Front base: Board & Batten Front top: Shingles	color/ Harvard Slate color/ Harvard slate
Side & rear elevation:	Clapboard	color/ Harvard Slate



Main roof:	Asphalt shingles	color/ Dual Black, Charcoal Grey Driftwood



MODEL TYPE
CRAFTSMAN STYLE

LOT NUMBER
3

DATE	ISSUED FOR
6/14/22	CLIENT REVIEW SITE PLAN & FRONT ELEV.
7/25/22	OWNER REVIEW PLANNING BD
8/1/22	SUBMITTAL FOR BEACON PLANNING BOARD REVIEW

DREW KARTIGANER
ARCHITECT
ARCHITECTURE, INTERIOR PLANNING
PHONE (914) 806 0085
557 BLOOMING GROVE TPK
NEW WINDSOR, NY 12553

CLIENT
RIEGER HOMES
8 OLD NORTH PLANK RD
NEWBURGH, NY 12550

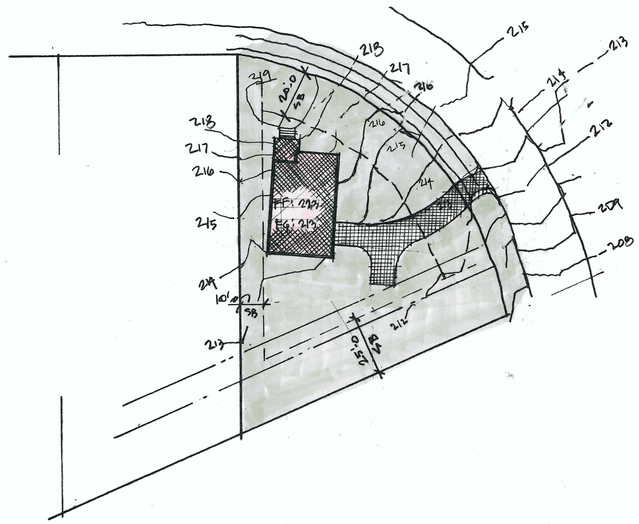
PROJECT
255
TOWNSEND ST
BEACON, NY

TITLE
SITE PLAN CONCEPT CRAFTSMAN MODEL ELEVATION

DRAWN BY
DK

DATE
7/28/22

S2



SITE PLAN LOT 13
SCALE 1"=30'-0"



FRONT ELEVATION
SCALE 1/4"=1'-0"

Modern Farmhouse (Lot #13)

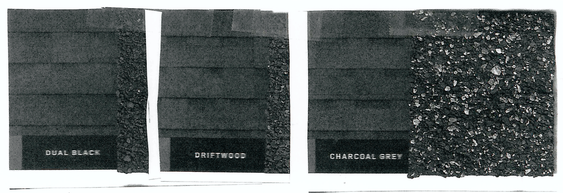
Exterior materials partial sample list as follows:

Location, general	Location, specific & style	Color
Front elevation:	Front top/ Board &batten siding	color/ Haven Woodland (white)
	Front bottom/ Clapboard	color/ Rockside
Sides & rear elevation:	Clapboard:	color/ Rockside

HAVEN/WOODLAND/BOARD & BATTEN



Main roof:	Asphalt shingles	color/ Dual Black, Charcoal Grey Driftwood or Harvard Slate



MODEL TYPE
MODERN FARMHOUSE

LOT NUMBER
13

DATE	ISSUED FOR
6/24/22	OWNER REVIEW SITE PLAN & FRONT ELEVATION
7/25/22	OWNER REVIEW BEACON PLANNING BOARD
8/24/22	SUBMITTAL FOR BEACON PLANNING BOARD REVIEW

DREW KAPTIGANIAN, ARCHITECT
ARCHITECTURE, INTERIOR PLANNING
PHONE: (914) 805 0885
1051 BLOOMING GROVE TPK
NEW WINDSOR, NY 12553

CLIENT
RIEGER HOMES
8 OLD NORTH PLANK RD
NEWBURGH, NY

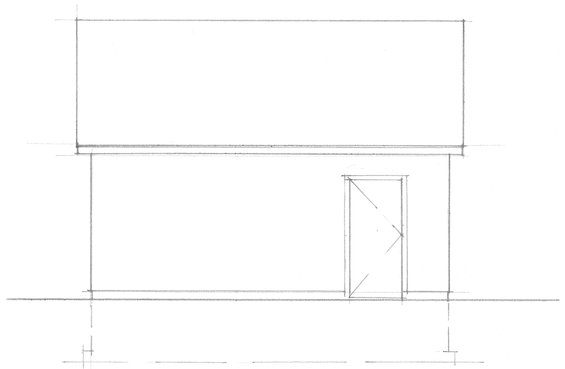
PROJECT
113 TOWNSEND ST
BEACON, NY

TITLE
SITE PLAN CONCEPT
FRONT ELEVATION

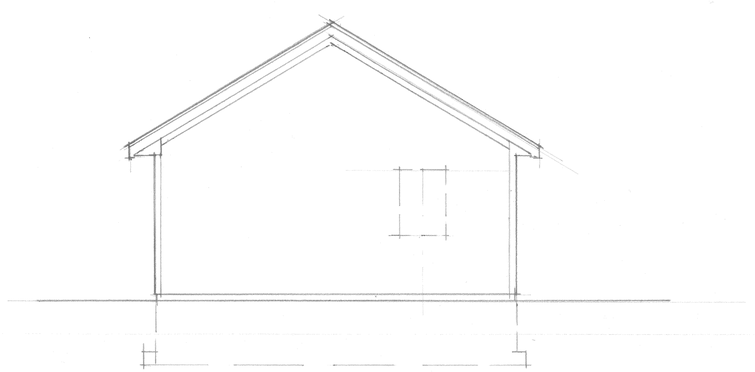
SHEET #
S1

DRAWN BY
DAK

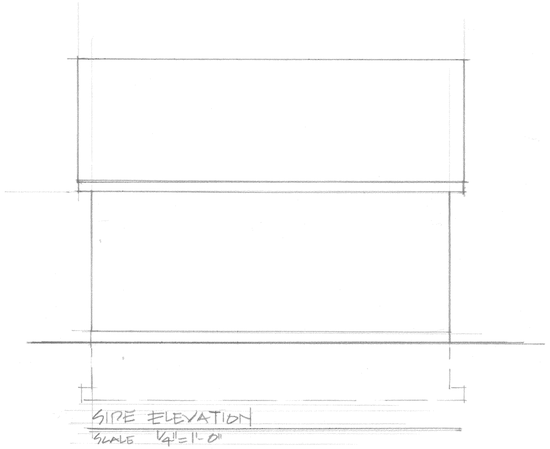
DATE
7/25/22



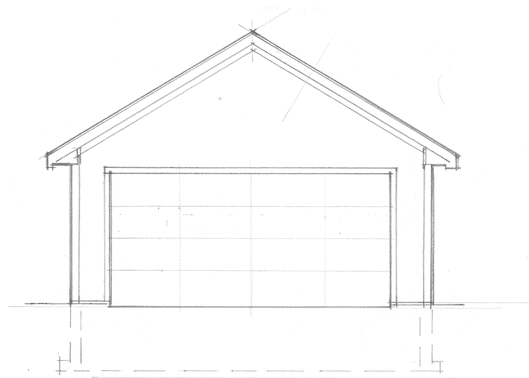
SIDE ELEVATION
SCALE 1/4"=1'-0"



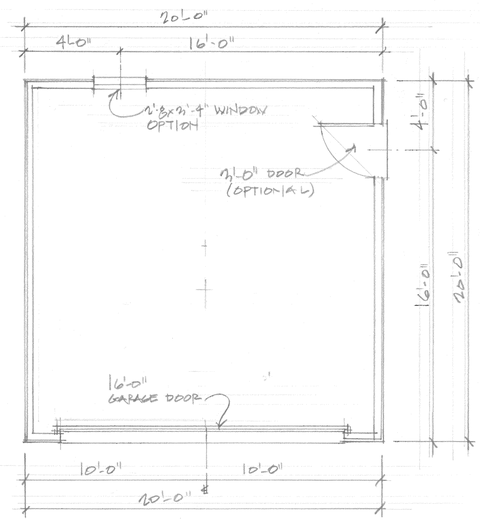
REAR ELEVATION
SCALE 1/4"=1'-0"



SIDE ELEVATION
SCALE 1/4"=1'-0"



FRONT ELEVATION
SCALE 1/4"=1'-0"



FLOOR PLAN - GARAGE
SCALE = 1/4"-1'-0"

DATE	ISSUED FOR
5/20/22	CLIENT REVIEW
6/24/22	BEACON PLANNING BOARD SUBMITTAL

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657 BLOOMING GROVE TPK NEW WINDSOR, NY 12553

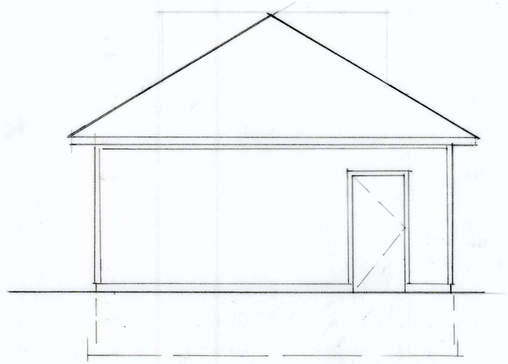
CLIENT
BIEGER HOMES
8 OLD NORTH PLANK RD NEWBURGH NY 12550

PROJECT
25 TOWNSEND ST BEACON, NY

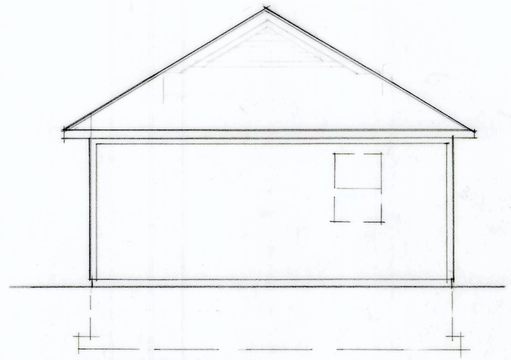
TITLE
GARAGE MODEL 'A' ELEVATIONS & PLANS

DRAWN BY
DAK

DATE
5/20/22

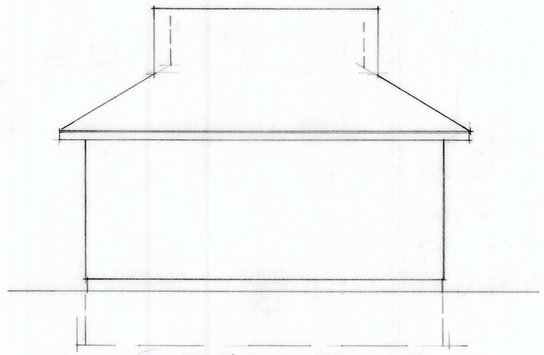


SIDE ELEVATION
1/4" = 1'-0"

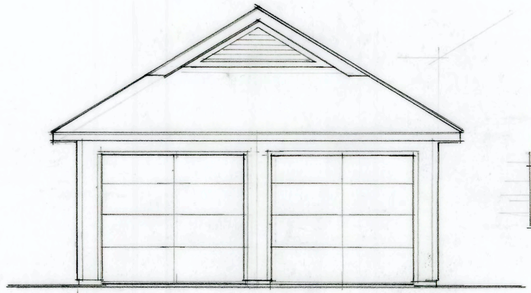


REAR ELEVATION
SCALE 1/4" = 1'-0"

ROOF ALTERNATE
HIP (PYRAMID)

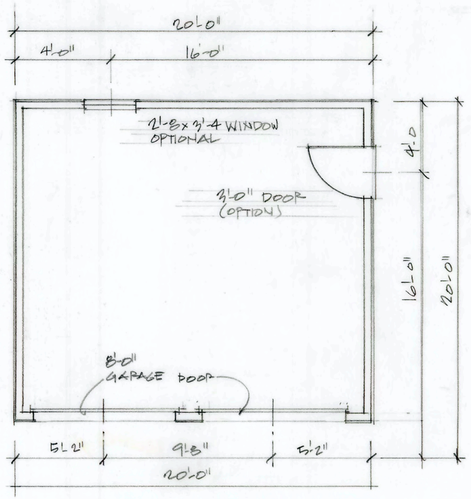


SIDE ELEVATION
SCALE 1/4" = 1'-0"



FRONT ELEVATION
SCALE 1/4" = 1'-0"

ROOF ALTERNATE
MENT



FLOOR PLAN - GARAGE
SCALE 1/4" = 1'-0"

DATE	ISSUED FOR
5/16/22	CLIENT REVIEW
8/24/22	BEACON PLANNING BOARD SUBMITTAL

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PROJECT
125
TOWNSEND ST
BEACON, NY

TITLE
GARAGE MODEL 'B'
PLAN & ALTERNATE
ELEVATIONS

DRAWN BY
DAK

DATE
5/20/22

Date: August 24, 2022

Subject: Meeting of 8/23/22 notes

Memo by: Drew Kartiganer, Architect

Present: Ian, Steve & Danny Rieger, Tom Schneeberger

The purpose of this memo is to detail items reviewed in the meetings of 8/23/22 as follow:

In general, this meeting was to review and tweak the presentation drawings and materials to be submitted for the Beacon Planning Board review of the project.

Items reviewed and comments were as followed:

1. Presentation format was generally acceptable with a few minor changes as follows:

    a. Order of lot/ house presentation was changed as follows:

    Lot #13, with the garage in the basement
    Lot #4 with the garage at turned 90 degrees from the street &
    lot #3 with the garage as an accessory building to the rear.

    b. Site plan listing of drawings needs to be revised with the new presentation order

    c. Include the lot number for each residential unit shown.

2. Material & color selection comments and decisions were made. The attached material selection pages reflect those choices as I understand them. Please review for conformance with everyone's understanding.

3. Specific drawing comments included the following:
    a. Make sure there are square footage calculations shown for each unit
    b. Model C-1/ front elevation to have front door with side panel to floor on front door

4. Beacon Planning Board meets on second Tuesday of the month. Based on this schedule the Planning Board presentation would be on September 13, 2022. Meeting starts at 7:00. Meeting at the municipal building in the court room in Beacon.

Saved as: Rieger Homes. Townsend St. Beacon Planning Board Submission.
Comments for Presentation.. 2022. 08 24 22
Saved in: my docs/ DAK architect/ Rieger Homes

Modern Farmhouse (Lot #13)

Exterior materials are as follows:

Location, general	Location, specific & style	Color
Front elevation:	Front bottom/ Clapboard	color/ Rockslide
	Front top/ Board &batten siding	color/ Haven Woodland (white)
Sides & rear elevation:	Clapboard:	color/ Rockslide
Details:	Trim, railings details will be this will include corners, horizontal band boards, porch and fascia details,	color/ White...
Main roof:	Asphalt shingles	color/ Dual Black, Charcoal Grey Driftwood or Harvard Slate
Minor roofs:	Black Metal standing seam/ includes porch roof & any bays or similar build outs	color/ Matte Black (106)

Manufacturer of materials proposed above are as follow:

Vinyl Siding Materials including clapboard, board & batten, shingle styles by:		**ROYAL BUILDING PRODUCTS**
Main roof/ asphalt shingles/ by:	or equal	**IKO Cambridge**
Low roofs/ metal standing seam/ by:	or equal	**MS Metal Sales Manufacturing Corp**
Details, trim and miscel details/	standard white vinyl	

Traditional style (Lot #4)

Exterior materials are as follows:

Location, general	Location, specific & style		Color	
Front elevation:	Front base:	Clapboard	color/	Storm
	Front middle:	Board & Batten	color/	Heather
	front top:	Shingles	color/	Heather
Side & rear elevation:	Clapboard:		color/	Storm
Details:	Trim, railings details will be this will include corners, horizontal band boards, porch and fascia details,		color/	white
Main roof:	Asphalt shingles		color/	Dual Black, Charcoal Grey Driftwood or Harvard Slate
Minor roofs:	Black Metal standing seam/ includes porch roof and any bays or similar build outs		color/	Matte Black (106)

Manufacturer of materials proposed above are as follow:

Vinyl Siding Materials including clapboard, board & batten, shingle styles by:		**ROYAL BUILDING PRODUCTS**
Main roof/ asphalt shingles/ by:	or equal	**IKO Cambridge**
Low roofs/ metal standing seam/ by:	or equal	**MS Metal Sales Manufacturing Corp**
Details, trim and miscel details/	standard white vinyl	

Craftsman style (lot #3)

Exterior materials are as follows:

Location, general	Location, specific & style	Color
Front elevations:	Front base: Board & Batten Front top: Shingles	color/ Harvard Slate color/ Harvard slate
Side & rear elevation:	Clapboard	color/ Harvard Slate
Details,	Trim, railings details will be this will include corners, horizontal band boards, porch and fascia details,	color/ white
Main roof:	Asphalt shingles	color/ Dual Black, Charcoal Grey Driftwood or Harvard Slate
Minor roofs:	Black Metal standing seam/ includes porch roof and any bays or similar build outs	color/ Matte Black (106)

Manufacturer of materials proposed above are as follow:

Vinyl Siding Materials including clapboard, board & batten, shingle styles by:		**ROYAL BUILDING PRODUCTS**
Main roof/ asphalt shingles/ by:	or equal	**IKO Cambridge**
Low roofs/ metal standing seam/ by:	or equal	**MS Metal Sales Manufacturing Corp**
Details, trim and miscel details/	standard white vinyl	

Presentation:

Materials & Colors:

Show base info on colors/
one submittal with all the colors expected in the Subdivision

One sheet with the roofing colors/

City of Beacon Planning Board Agenda
09/13/2022

Title:

Single Family House - Townsend Street Lot 4

ATTACHMENTS

1. A. Townsend St. Beacon Planning Board Submittal. T-1.pdf

1. C. Townsend St. Beacon Planning Board Submittal. C-1.pdf

1. C. Townsend St. Beacon Planning Board Submittal. C-2.pdf

1. C. Townsend St. Beacon Planning Board Submittal. C-3.pdf

1. C. Townsend St. Beacon Planning Board Submittal. C-4.pdf

1. C. Townsend St. Beacon Planning Board Submittal. C-5.pdf

1. S. Townsend St. Beacon Planning Board Submittal. S-1. Traditional style.pdf

1. S. Townsend St. Beacon Planning Board Submittal. S-2. Craftsman.pdf

1. S. Townsend St. Beacon Planning Board Submittal. S-3. Modern farmhouse.pdf

1. Townsend St. Beacon Planning Board Submittal. G-1.pdf

1. Townsend St. Beacon Planning Board Submittal. G-2.pdf

Planning Board Submission Comments.pdf

Townsend St. Beacon Planning Board Submittal. Material sam. Modern Farmhouse.pdf

Townsend St. Beacon Planning Board Submittal. Material samples. Craftsman.pdf

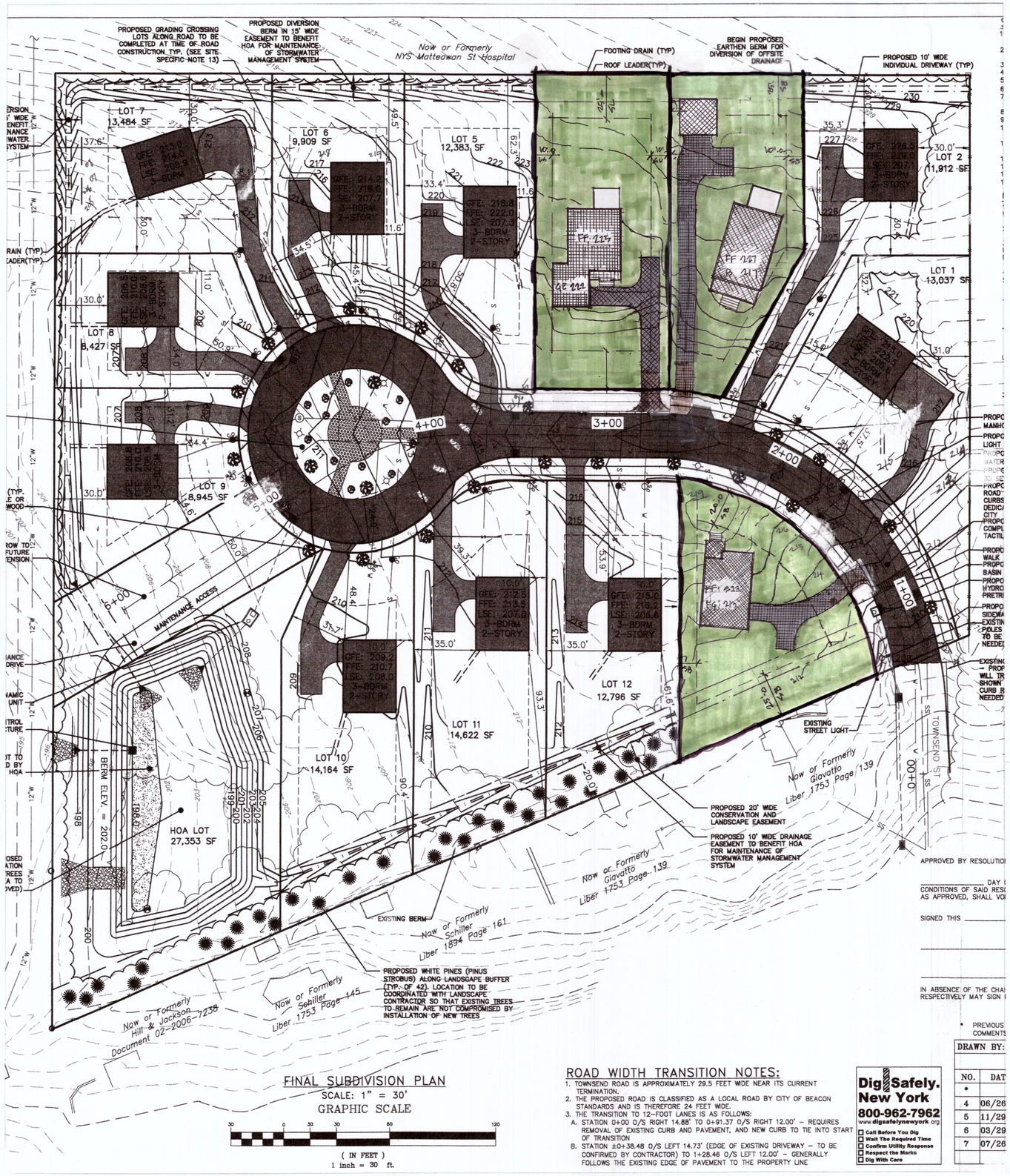
Townsend St. Beacon Planning Board Submittal. Material samples. Tradtional.pdf

Townsend St. Beacon Planning Board Submittal. Material. Roof Shingles.pdf

Townsend St. Beacon Planning Board Submittal. Material. Siding 1.pdf

Townsend St. Beacon Planning Board Submittal. Material. Siding 2.pdf

Townsend St. Beacon Planning Board Submittal. Material. Siding 3.pdf



FINAL SUBDIVISION PLAN
SCALE: 1" = 30'
GRAPHIC SCALE

30 0 30 60 120
(IN FEET)
1 inch = 30 ft.

ROAD WIDTH TRANSITION NOTES:

1. TOWNSEND ROAD IS APPROXIMATELY 29.5 FEET WIDE NEAR ITS CURRENT TERMINATION.
2. THE PROPOSED ROAD IS CLASSIFIED AS A LOCAL ROAD BY CITY OF BEACON STANDARDS AND IS THEREFORE 24 FEET WIDE.
3. THE TRANSITION TO 12-FOOT LANES IS AS FOLLOWS:
   A. STATION 0+00 O/S RIGHT 14.88' TO 0+91.37 O/S RIGHT 12.00' – REQUIRES REMOVAL OF EXISTING CURB AND PAVEMENT, AND NEW CURB TO TIE INTO START OF TRANSITION
   B. STATION ±0+38.48 O/S LEFT 14.73' (EDGE OF EXISTING DRIVEWAY – TO BE CONFIRMED BY CONTRACTOR) TO 1+28.46 O/S LEFT 12.00' – GENERALLY FOLLOWS THE EXISTING EDGE OF PAVEMENT TO THE PROPERTY LINE

Dig Safely. New York
800-962-7962
www.digsafelynewyork.org
Call Before You Dig
Wait The Required Time
Confirm Utility Response
Respect the Marks
Dig With Care

DATE	ISSUED FOR
8/18/22	BEACON PLAN BOARD REVIEW
8/24/22	SUBMITTAL FOR BEACON PLANNING BOARD REVIEW

Townsend Street Development, Beacon NY

SHEET INDEX

1. **Site plan with 3 model units site plans shown**
2. **Modern Farmhouse style unit (lot #13)**
   a. C-3 Building plan & elevation
   b. S-1 Building elevation, site plan and material submittal
3. **Traditional style unit (Lot #4)**
   a. C-5 Building plan & elevation
   b. S-3 Building elevation, site plan and material submittal
4. **Craftsman style unit (lot #3)**
   a. C-1 Building plan & elevation
   b. S-2 Building elevation, site plan and material submittal
   c. G-1 Garage. Detached, plan & elevations
5. **Alternate Residential elevations & options**
   a. C-2 Alternate elevations (#1)
   b. C-4 Alternate elevations (#2)
6. **Alternate detached Garage option**
   a. G-2 Alternate detached garage plan & elevations

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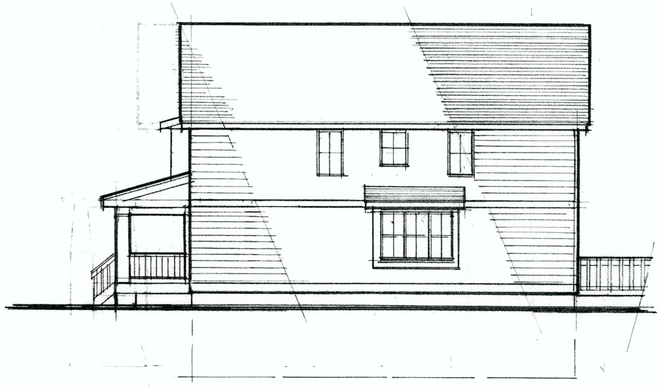
PROJECT
25 TOWNSEND ST
BEACON, NY

TITLE
SITE PLAN
SHEET INDEX

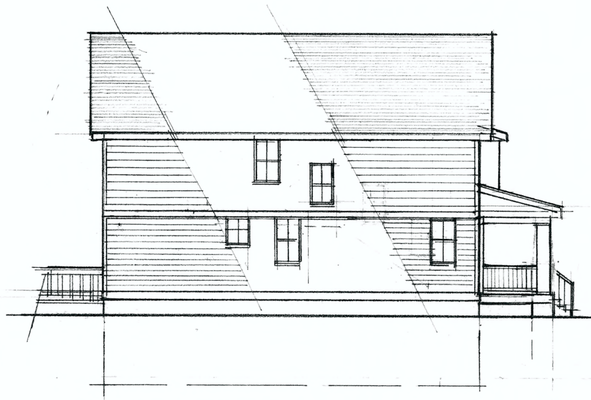
DRAWN BY
PAK
DATE
8/17/22



SIDE ELEVATION
1/8" = 1'-0"



REAR ELEVATION
1/8" = 1'-0"



SIDE ELEVATION
1/8" = 1'-0"



FRONT ELEVATION
1/8" = 1'-0"

MODEL TYPE
CRAFTSMAN STYLE

LOT NUMBER
3

DATE	ISSUED FOR
4/24/22	CLIENT REVIEW
5/20/22	CLIENT REVIEW REVISIONS
6/24/22	CLIENT REVIEW REVISIONS BAY WINDOW 2ND FLR PORCH
7/25/22	OWNER REVIEW PLANNING BD
8/14/22	SUBMITTAL FOR BEACON PLANNING BOARD

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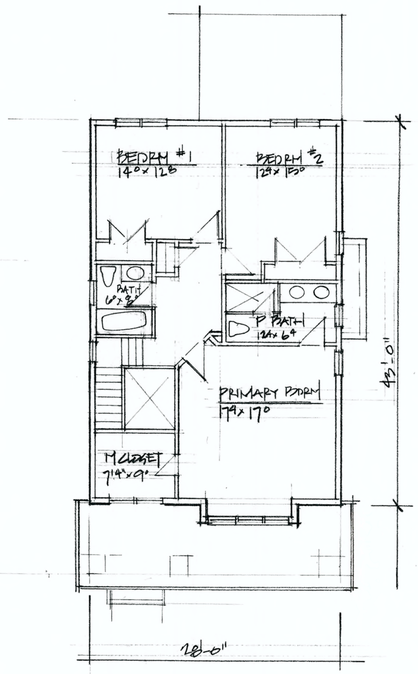
PROJECT
125 TOWNSEND ST BEACON, NY

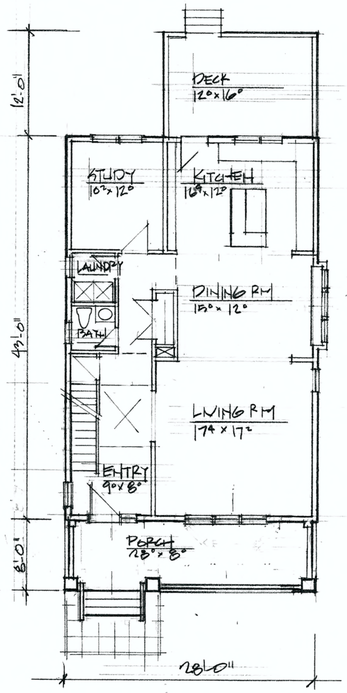
TITLE
UNIT #1 (NAME?) CONCEPT PLANS + ELEVATIONS

DRAWN BY
DAK

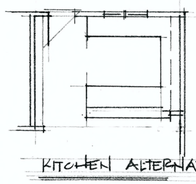
DATE
7/25/22



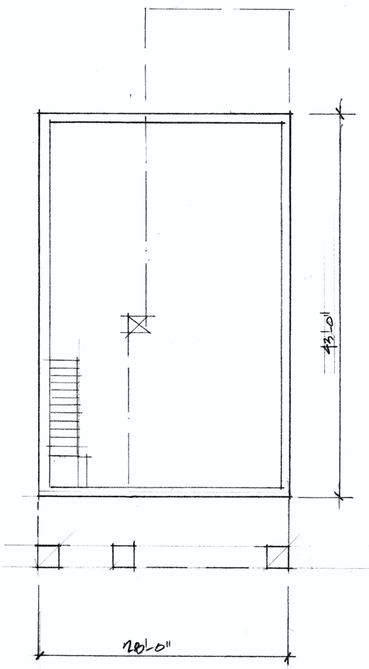
SECOND FLOOR
1/8" = 1'-0"
1204 SF



FIRST FLOOR
1/8" = 1'-0"
1204 SF. FLR
2408 SF TOTAL

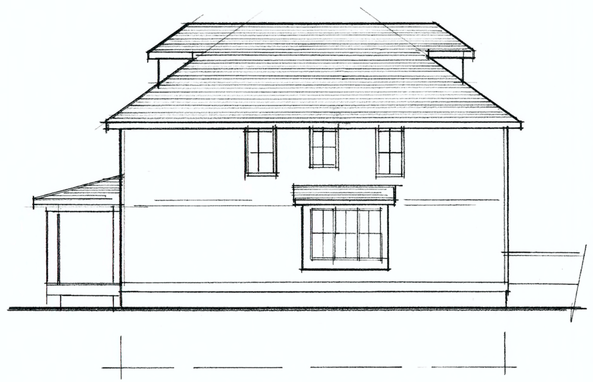


KITCHEN ALTERNATE



BASEMENT
1/8" = 1'-0"

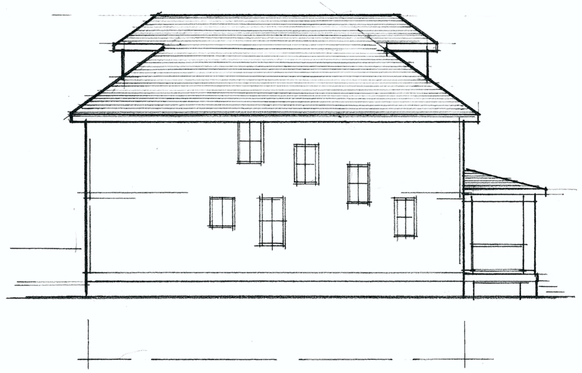
CHANGE
STAIR WINDOW OUT
BAY 1/2 OR FULL



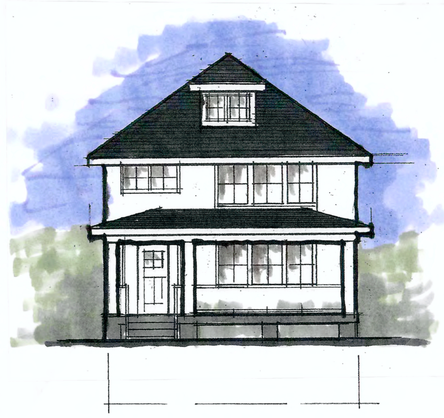
SIDE ELEVATION
1/8" = 1'-0"



REAR ELEVATION
1/8" = 1'-0"



SIDE ELEVATION
1/8" = 1'-0"



FRONT ELEVATION
1/8" = 1'-0"

DATE	ISSUED FOR
4/24/22	CLIENT REVIEW
8/24/22	SUBMITTAL FOR BEACON PLANNING BOARD REVIEW

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CLIENT
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NEWBURGH NY

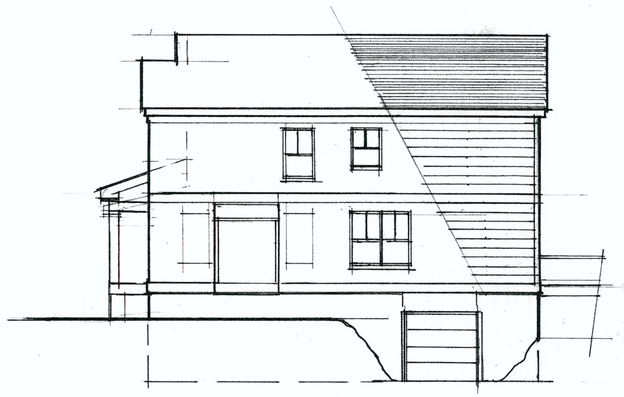
PROJECT
25 TOWNSEND ST
BEACON NY

TITLE
UNIT #1
ALTERNATE ELEVATIONS

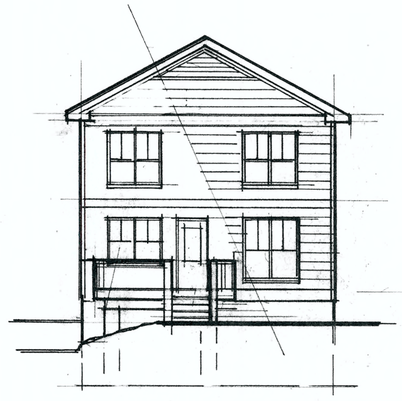
DRAWN BY
DAK

DATE
4/24/22

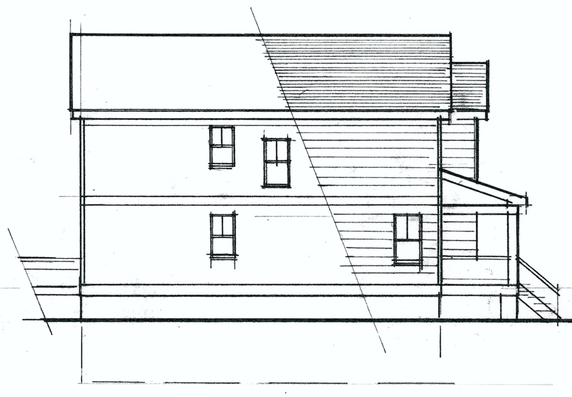
C2



SIDE ELEVATION
SCALE: 1/8" = 1'-0"



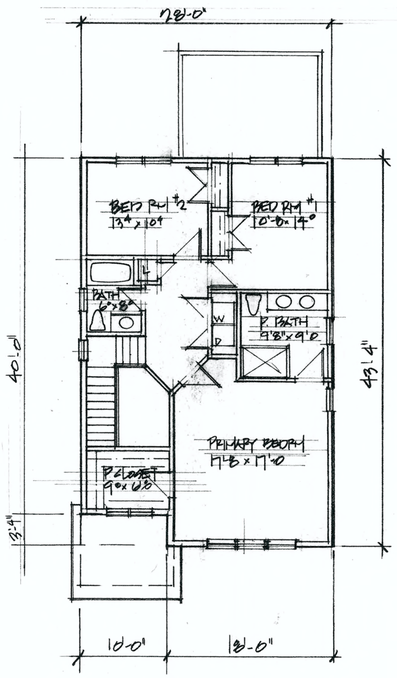
REAR ELEVATION
SCALE: 1/8" = 1'-0"



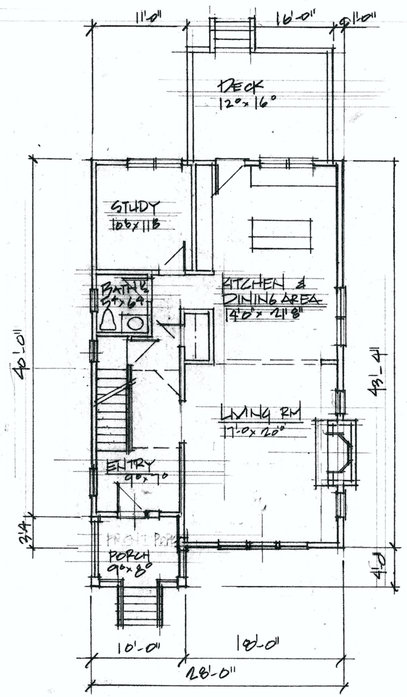
SIDE ELEVATION
SCALE: 1/8" = 1'-0"



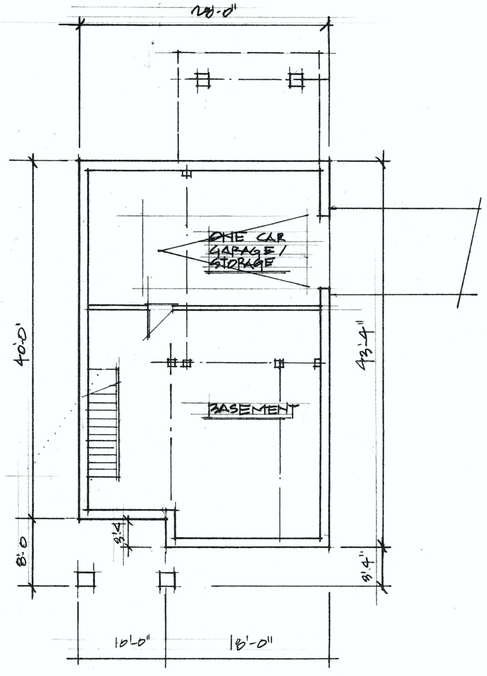
FRONT ELEVATION
SCALE 1/8" = 1'-0"



SECOND FLOOR
SCALE: 1/8" = 1'-0" 1180 SF



FIRST FLOOR
SCALE: 1/8" = 1'-0 1180 SF



BASEMENT
SCALE: 1/8" = 1'-0" 1180 SF

MODEL TYPE
MODERN FARMHOUSE
LOT NUMBER
13

DATE	ISSUED FOR
7/25/22	OWNER REVIEW PLANNING BOARD
8/24/22	SUBMITTAL FOR BEACON PLANNING BOARD REVIEW

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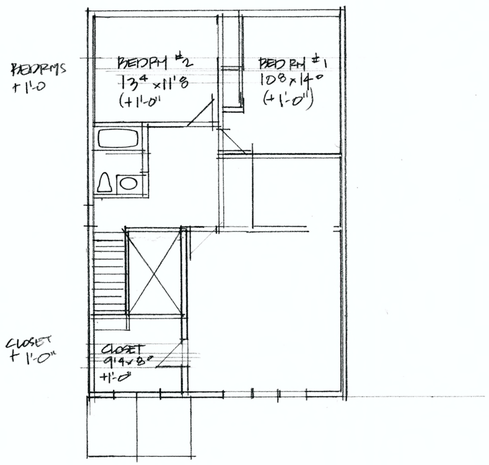
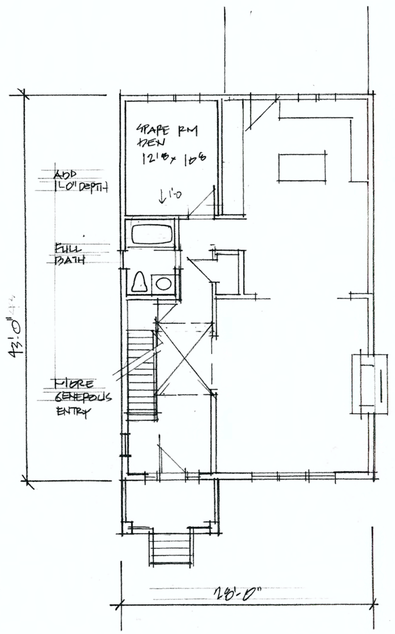
NEWBURGH NY
PROJECT
25 TOWNSEND ST
BEACON, NY

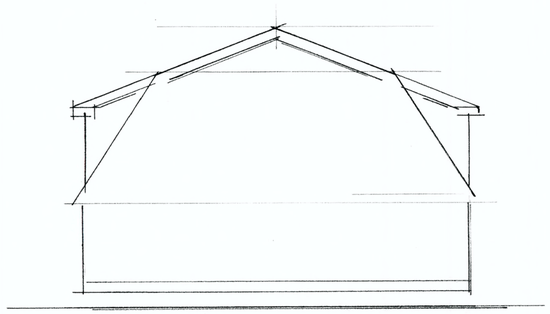
TITLE
CONCEPT PLANS & ELEVATIONS
SHEET #
DRAWN BY
DAK
DATE
7/25/22
C3



SECOND FLOOR
1/8" = 1'-0"
1204 SF

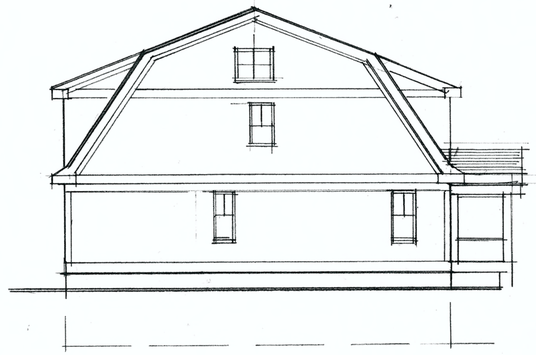


FIRST FLOOR (PARTIAL)
1/8" = 1'-0"
1204 SF/ FLR





REAR ELEVATION
1/8" = 1'-0"



SIDE ELEVATION
1/8" = 1'-0"



FRONT ELEVATION
1/8" = 1'-0"

DATE	ISSUED FOR
4/24/22	OWNER REVIEW
8/24/22	SUBMITTAL FOR BEACON PLANNING BOARD REVIEW

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OWNER
RIEGER HOMES
6 OLD NORTH PLANK RD NEWBURGH NY

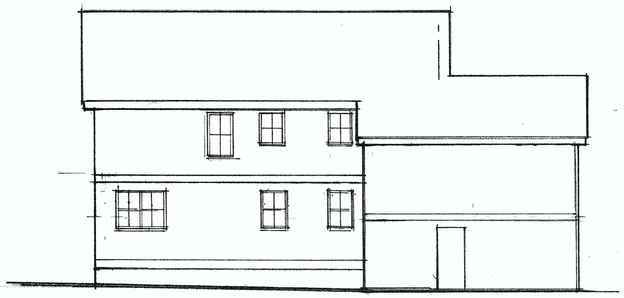
PROJECT
25 TOWNSEND ST
BEACON, NY

TITLE
CONCEPT PLANS & ELEVATION (ALT)
SHEET
DRAWN BY
DAK
DATE
4/24/22

C-1



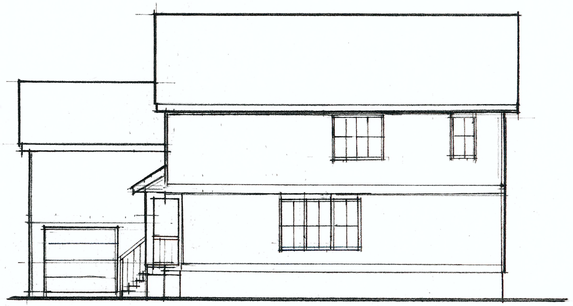
REAR ELEVATION
1/8" = 1'-0"



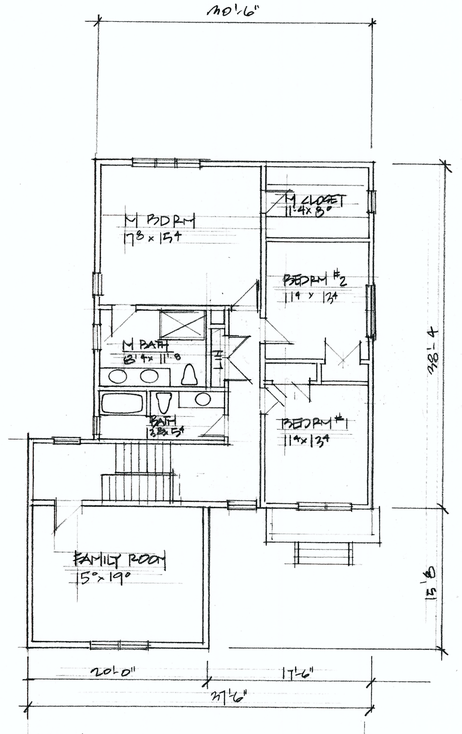
SIDE ELEVATION
1/8" = 1'-0"



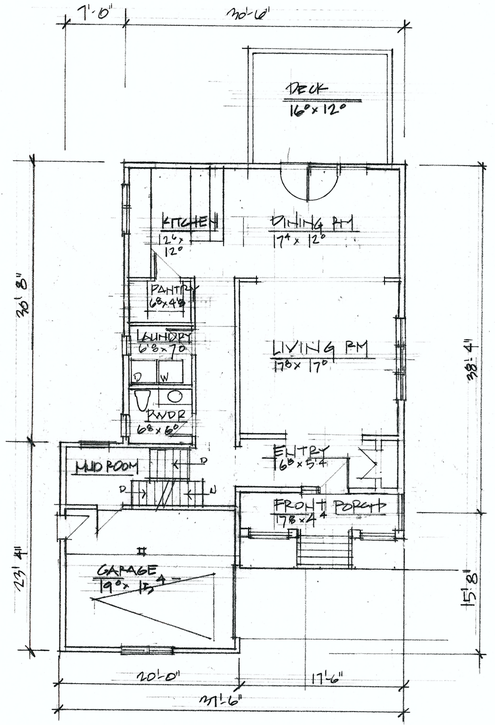
FRONT ELEVATION
1/8" = 1'-0"



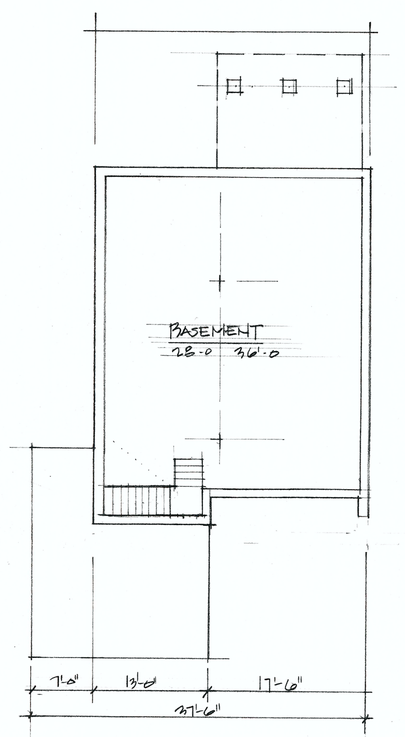
SIDE ELEVATION
1/8" = 1'-0"



SECOND FLOOR
1/8" = 1'-0"



FIRST FLOOR
1/8" = 1'-0"



BASEMENT
1/8" = 1'-0"

MODEL TYPE
TRADITIONAL STYLE

LOT NUMBER
4

DATE	ISSUED FOR
4/29/22	OWNER REVIEW
6/14/22	REVISIONS OWNER REVIEW PANTRY & FRONT PORCH
7/26/22	OWNER REVIEW BEACON PLANNING BD
8/24/22	SUBMITTAL FOR BEACON PLANNING BOARD REVIEW

DREW KARTIGANER
ARCHITECT
ARCHITECTURE, INTERIOR PLANNING
PHONE (914) 805 6065
3551 BLOOMING GROVE TPK NEW WINDSOR, NY

CLIENT
BIEGER HOMES
8 OLD N PLANK RD NEWBURGH, NY

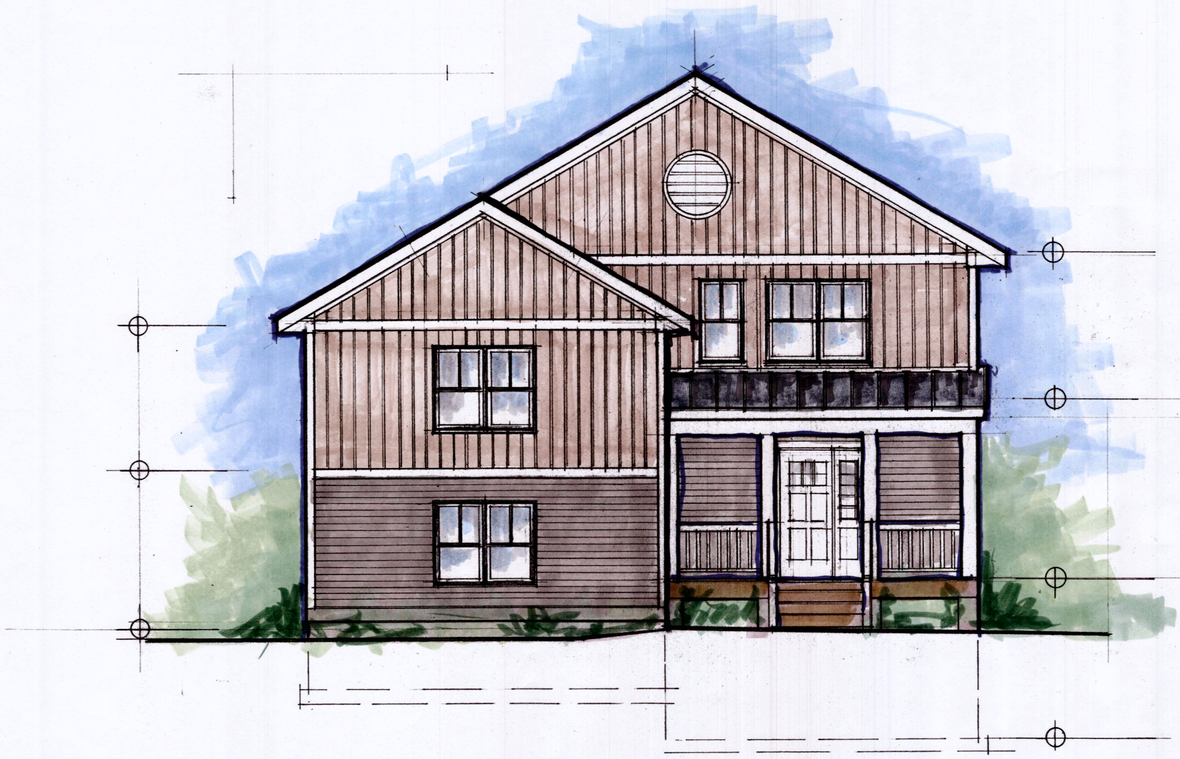
PROJECT
23 TOWNSEND RD BEACON NY

TITLE
CONCEPT PLANS & ELEVATIONS

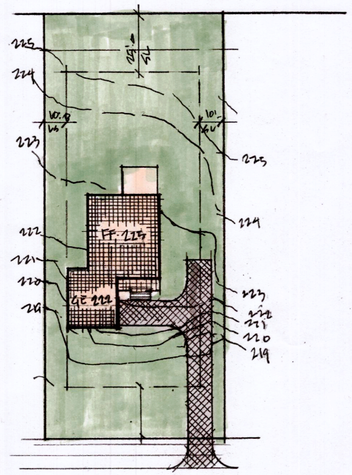
SHEET

DRAWN BY
DAK

DATE
7/25/22



FRONT ELEVATION
SCALE 1/4" = 1'-0"

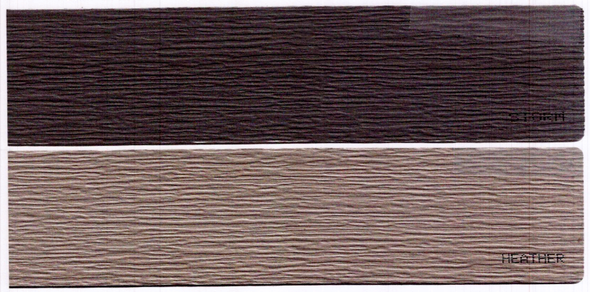


SITE PLAN LOT #4
SCALE: 1" = 30'-0"

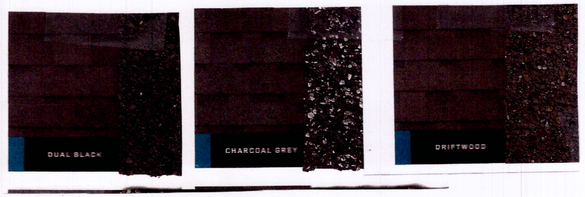
Traditional style (Lot #4)

Exterior materials are as follows:

Location, general	Location, specific & style		Color
Front elevation:	Front base:	Clapboard	color/ Storm
	Front middle:	Board & Batten	color/ Heather
	front top:	Shingles	color/ Heather
Side & rear elevation:	Clapboard:		color/ Storm



Main roof:	Asphalt shingles	color/ Dual Black, Charcoal Grey Driftwood



MODEL TYPE
TRADITIONAL STYLE

LOT NUMBER
4

DATE	ISSUED FOR
6/24/22	OWNER REVIEW SITE PLAN & UNIT ELEVATION STUDY
7/25/22	OWNER REVIEW BEACON PLANNING BOARD
8/24/22	SUBMITTAL FOR BEACON PLANNING BOARD REVIEW

DREW KARTIGANER
ARCHITECT
ARCHITECTURE | HISTORIC PLANNING
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257 BLOOMING GROVE TPK
NEW WINDSOR, NY 12553

CLIENT
RIEGER HOMES
86 OLD N PLANK RD
NEWBURGH NY 12550

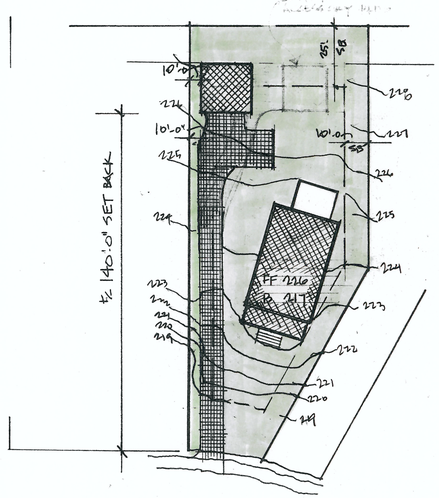
PROJECT:
125
TOWNSEND RD
BEACON NY

TITLE
SITE PLAN CONCEPT
TRADITIONAL ELEVATION

DRAWN BY
DAK

DATE
7/25/22

S5



SITE PLAN LOT #3
SCALE 1" = 30'-0



FRONT ELEVATION
SCALE 1/4" = 1'-0"

Craftsman style (lot #3)

Exterior materials are as follows:

Location, general	Location, specific & style	Color
Front elevations:	Front base: Board & Batten	color/ Harvard Slate
	Front top: Shingles	color/ Harvard slate
Side & rear elevation:	Clapboard	color/ Harvard Slate



Main roof:	Asphalt shingles	color/ Dual Black, Charcoal Grey Driftwood



MODEL TYPE
CRAFTSMAN STYLE

LOT NUMBER
3

DATE	ISSUED FOR
6/14/22	CLIENT REVIEW SITE PLAN & FRONT ELEV.
7/25/22	OWNER REVIEW PLANNING BD
8/1/22	SUBMITTAL FOR BEACON PLANNING BOARD REVIEW

DREW KARTIGANER
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NEW WINDSOR, NY 12553

CLIENT
RIEGER HOMES
8 OLD NORTH PLANK RD
NEWBURGH, NY 12550

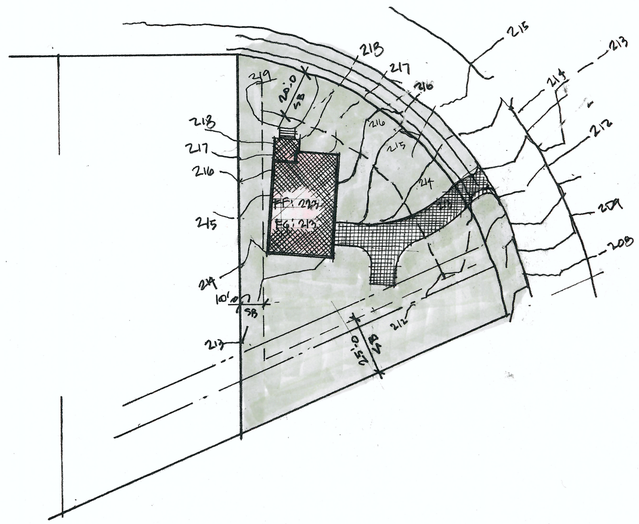
PROJECT
255
TOWNSEND ST
BEACON, NY

TITLE
SITE PLAN CONCEPT CRAFTSMAN MODEL ELEVATION

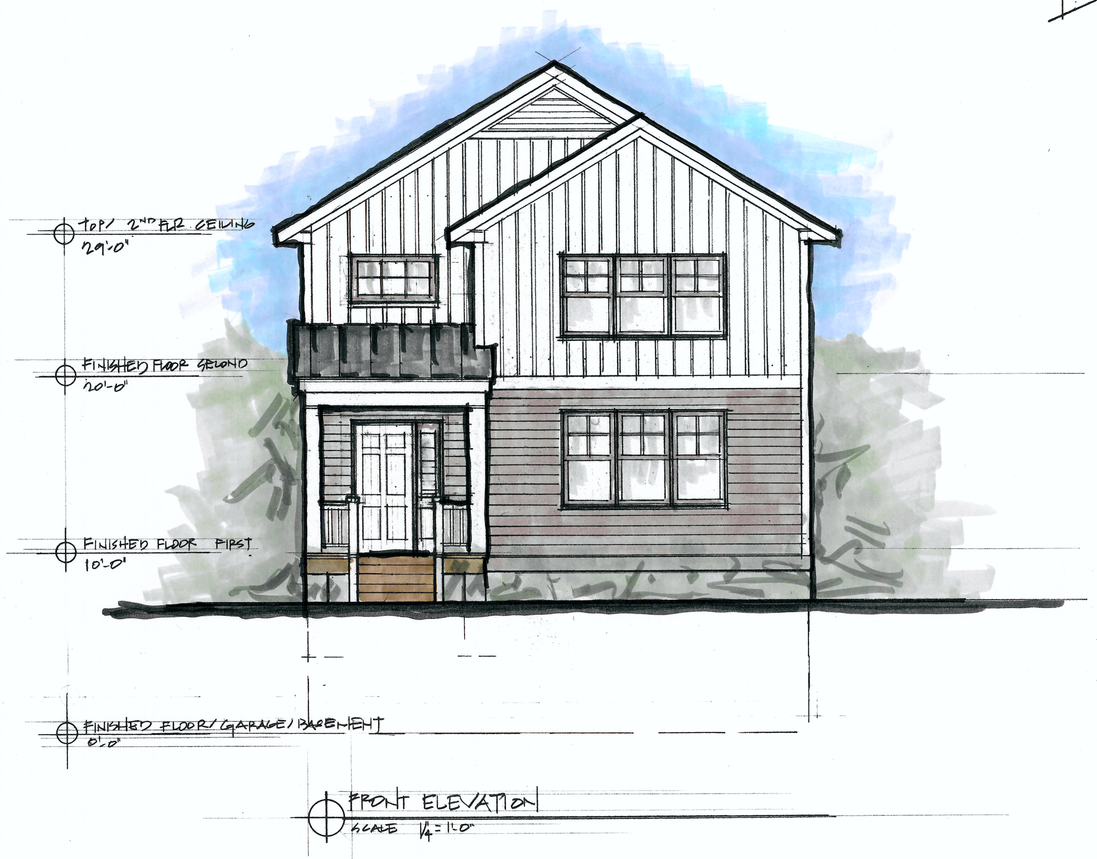
DRAWN BY
DK

DATE
7/28/22

S2



SITE PLAN LOT 13
SCALE 1"=30'-0"



FRONT ELEVATION
SCALE 1/4"=1'-0"

Modern Farmhouse (Lot #13)

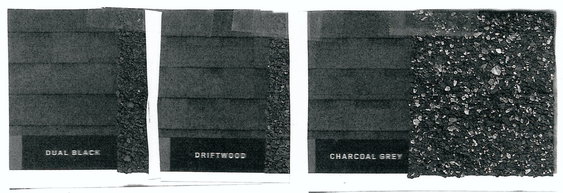
Exterior materials partial sample list as follows:

Location, general	Location, specific & style	Color
Front elevation:	Front top/ Board &batten siding	color/ Haven Woodland (white)
	Front bottom/ Clapboard	color/ Rockside
Sides & rear elevation:	Clapboard:	color/ Rockside

HAVEN/WOODLAND/BOARD & BATTEN



Main roof: Asphalt shingles — color/ Dual Black, Charcoal Grey Driftwood or Harvard Slate



MODEL TYPE
MODERN FARMHOUSE

LOT NUMBER
13

DATE	ISSUED FOR
6/24/22	OWNER REVIEW SITE PLAN & FRONT ELEVATION
7/25/22	OWNER REVIEW BEACON PLANNING BOARD
8/24/22	SUBMITTAL FOR BEACON PLANNING BOARD REVIEW

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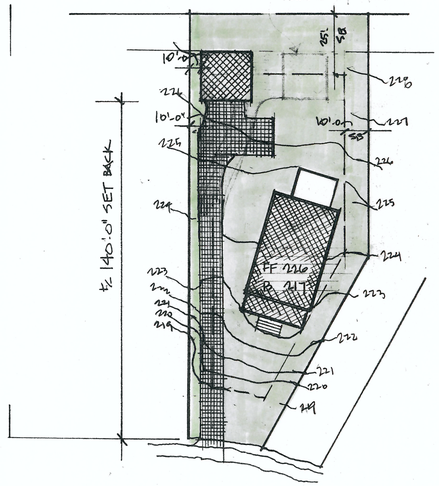
ARCHITECTURE, INTERIOR PLANNING
PHONE: (914) 805 0885
1951 BLOOMING GROVE TPK
NEW WINDSOR, NY 12553

CLIENT
RIEGER HOMES
3 OLD NORTH PLANK RD
NEWBURGH, NY

PROJECT
113 TOWNSEND ST
BEACON, NY

TITLE
SITE PLAN CONCEPT FRONT ELEVATION
SHEET #
S1
DRAWN BY
DAK
DATE
7/25/22



SITE PLAN LOT #3
SCALE 1"=30'-0



FRONT ELEVATION
SCALE 1/4"=1'-0

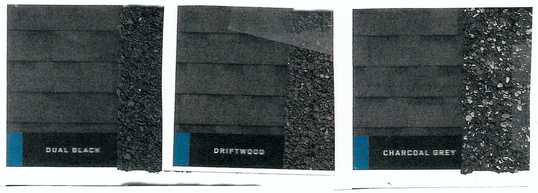
Craftsman style (lot #3)

Exterior materials are as follows:

Location, general	Location, specific & style	Color
Front elevations:	Front base: Board & Batten	color/ Harvard Slate
	Front top: Shingles	color/ Harvard slate
Side & rear elevation:	Clapboard	color/ Harvard Slate



Main roof:	Asphalt shingles	color/ Dual Black, Charcoal Grey Driftwood



MODEL TYPE
CRAFTSMAN STYLE

LOT NUMBER
3

DATE	ISSUED FOR
6/14/22	CLIENT REVIEW SITE PLAN & FRONT ELEV.
7/25/22	OWNER REVIEW PLANNING BD
8/1/22	SUBMITTAL FOR BEACON PLANNING BOARD REVIEW

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ARCHITECTURE, INTERIOR PLANNING
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557 BLOOMING GROVE TPK
NEW WINDSOR, NY 12553

CLIENT
RIEGER HOMES
8 OLD NORTH PLANK RD
NEWBURGH, NY 12550

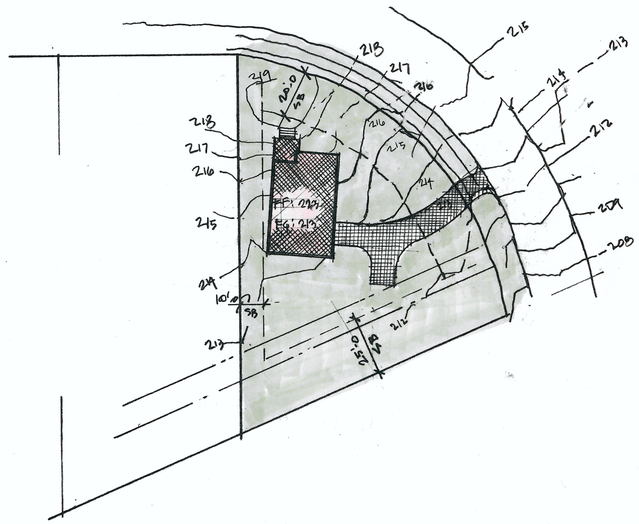
PROJECT
25
TOWNSEND ST
BEACON, NY

TITLE
SITE PLAN CONCEPT CRAFTSMAN MODEL ELEVATION

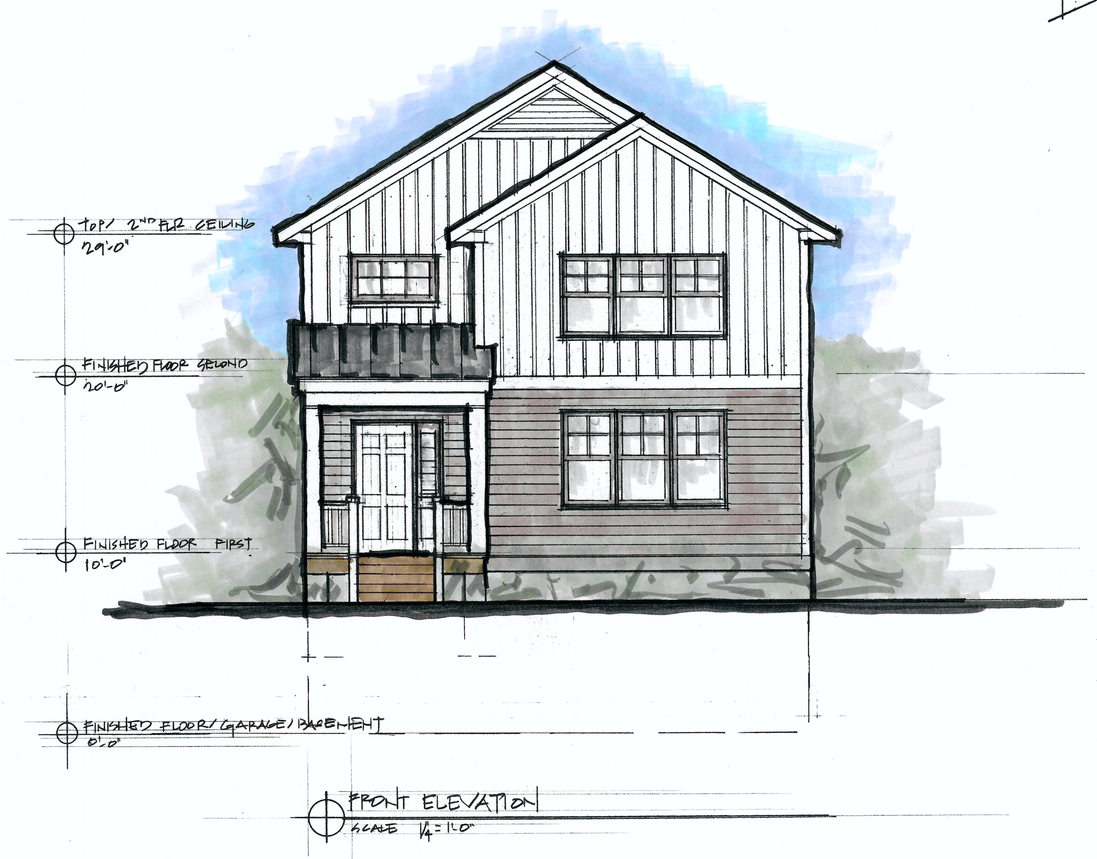
DRAWN BY
DK

DATE
7/28/22

S2



SITE PLAN LOT 13
SCALE 1" = 30'-0"



FRONT ELEVATION
SCALE 1/4" = 1'-0"

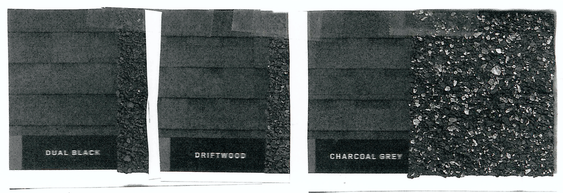
Modern Farmhouse (Lot #13)

Exterior materials partial sample list as follows:

Location, general	Location, specific & style	Color
Front elevation:	Front top/ Board &batten siding	color/ Haven Woodland (white)
	Front bottom/ Clapboard	color/ Rockside
Sides & rear elevation:	Clapboard:	color/ Rockside



Main roof:	Asphalt shingles	color/ Dual Black, Charcoal Grey Driftwood or Harvard Slate



MODEL TYPE
MODERN FARMHOUSE

LOT NUMBER
13

DATE	ISSUED FOR
6/24/22	OWNER REVIEW SITE PLAN & FRONT ELEVATION
7/25/22	OWNER REVIEW BEACON PLANNING BOARD
8/24/22	SUBMITTAL FOR BEACON PLANNING BOARD REVIEW

DREW KAPTIGANIAN, ARCHITECT
ARCHITECTURE, INTERIOR PLANNING
PHONE: (914) 805 0885
1951 BLOOMING GROVE TPK
NEW WINDSOR, NY 12553

CLIENT
RIEGER HOMES
38 OLD NORTH PLANK RD
NEWBURGH, NY

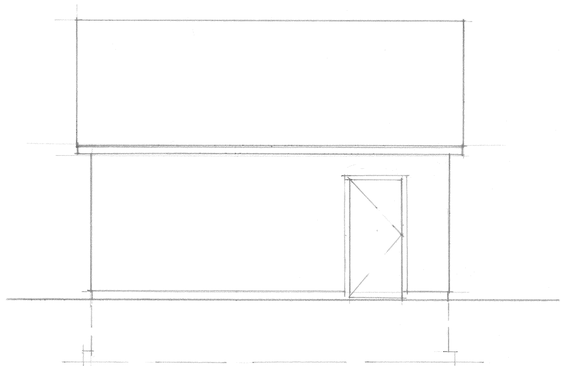
PROJECT
113 TOWNSEND ST
BEACON, NY

TITLE
SITE PLAN CONCEPT
FRONT ELEVATION

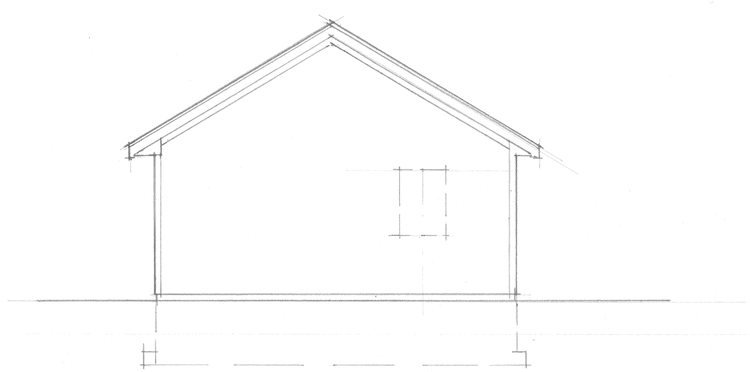
SHEET #
S1

DRAWN BY
DAK

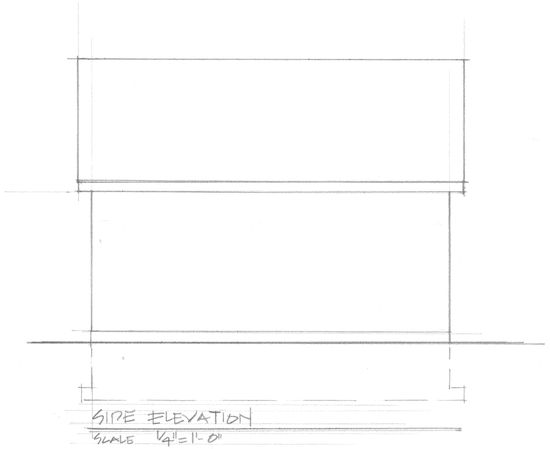
DATE
7/25/22



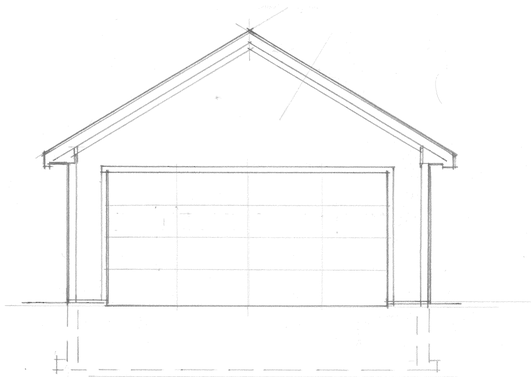
SIDE ELEVATION
SCALE 1/4"=1'-0"



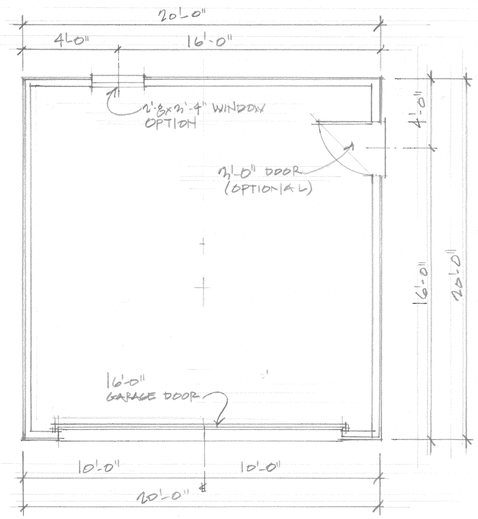
REAR ELEVATION
SCALE 1/4"=1'-0"



SIDE ELEVATION
SCALE 1/4"=1'-0"



FRONT ELEVATION
SCALE 1/4"=1'-0"



FLOOR PLAN - GARAGE
SCALE = 1/4"-1'-0"

DATE	ISSUED FOR
5/20/22	CLIENT REVIEW
6/24/22	BEACON PLANNING BOARD SUBMITTAL

DREW KARTIGANER
ARCHITECT
ARCHITECTURE, INTERIOR PLANNING
PHONE (914) 805 0005
557 BLOOMING GROVE TPK NEW WINDSOR, NY 12553

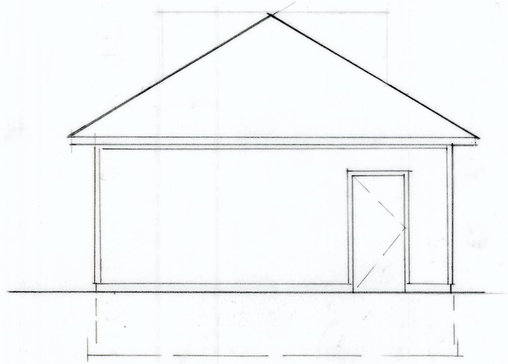
CLIENT
BIEGER HOMES
8 OLD NORTH PLANK RD NEWBURGH NY 12550

PROJECT
25 TOWNSEND ST BEACON, NY

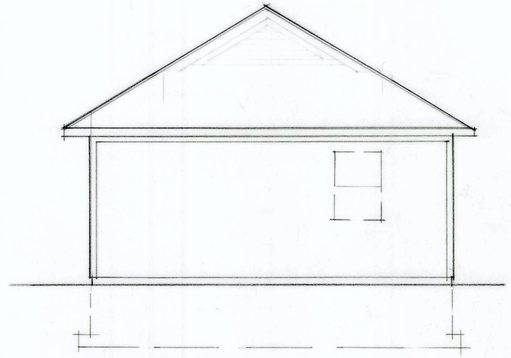
TITLE
GARAGE MODEL 'A' ELEVATIONS & PLANS

DRAWN BY
DAK

DATE
5/20/22

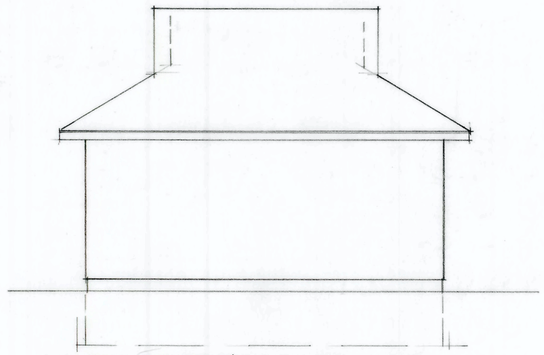


SIDE ELEVATION
1/4" = 1'-0"

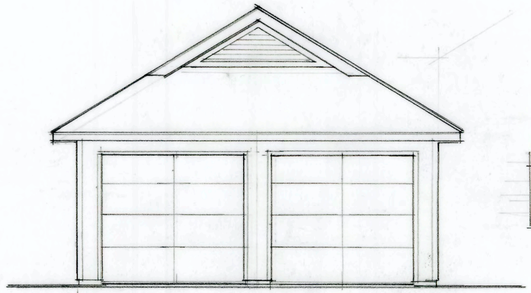


REAR ELEVATION
SCALE 1/4" = 1'-0"

ROOF ALTERNATE
HIP (PYRAMID)

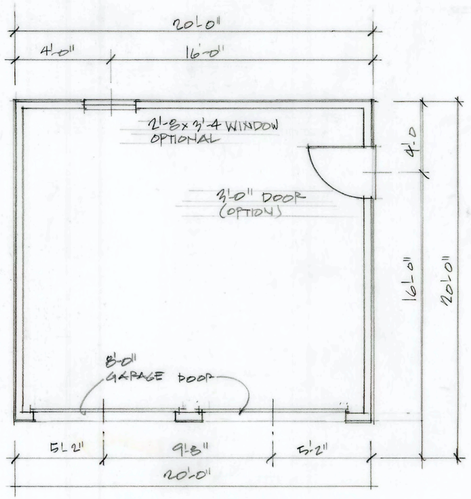


SIDE ELEVATION
SCALE 1/4" = 1'-0"



FRONT ELEVATION
SCALE 1/4" = 1'-0"

ROOF ALTERNATE
MENT



FLOOR PLAN - GARAGE
SCALE 1/4" = 1'-0"

DATE	ISSUED FOR
5/16/22	CLIENT REVIEW
8/24/22	BEACON PLANNING BOARD SUBMITTAL

DREW KARTIGANER
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ARCHITECTURE, INTERIOR PLANNING
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557 BLOOMING GROVE TPK
NEW WINDSOR, NY 12553

CLIENT
PIEGER HOMES
8 OLD NORTH PLANK RD
NEWBURGH NY 12550

PROJECT
115
TOWNSEND ST
BEACON, NY

TITLE
GARAGE MODEL 'B'
PLAN & ALTERNATE
ELEVATIONS

DRAWN BY
DAK

DATE
5/20/22

Date: August 24, 2022

Subject: Meeting of 8/23/22 notes

Memo by: Drew Kartiganer, Architect

Present: Ian, Steve & Danny Rieger, Tom Schneeberger

The purpose of this memo is to detail items reviewed in the meetings of 8/23/22 as follow:

In general, this meeting was to review and tweak the presentation drawings and materials to be submitted for the Beacon Planning Board review of the project.

Items reviewed and comments were as followed:

1. Presentation format was generally acceptable with a few minor changes as follows:

    a. Order of lot/ house presentation was changed as follows:

    Lot #13, with the garage in the basement
    Lot #4 with the garage at turned 90 degrees from the street &
    lot #3 with the garage as an accessory building to the rear.

    b. Site plan listing of drawings needs to be revised with the new presentation order

    c. Include the lot number for each residential unit shown.

2. Material & color selection comments and decisions were made. The attached material selection pages reflect those choices as I understand them. Please review for conformance with everyone's understanding.

3. Specific drawing comments included the following:
    a. Make sure there are square footage calculations shown for each unit
    b. Model C-1/ front elevation to have front door with side panel to floor on front door

4. Beacon Planning Board meets on second Tuesday of the month. Based on this schedule the Planning Board presentation would be on September 13, 2022. Meeting starts at 7:00. Meeting at the municipal building in the court room in Beacon.

Saved as: Rieger Homes. Townsend St. Beacon Planning Board Submission.
Comments for Presentation.. 2022. 08 24 22
Saved in: my docs/ DAK architect/ Rieger Homes

Modern Farmhouse (Lot #13)

Exterior materials are as follows:

Location, general	Location, specific & style	Color
Front elevation:	Front bottom/ Clapboard	color/ Rockslide
	Front top/ Board &batten siding	color/ Haven Woodland (white)
Sides & rear elevation:	Clapboard:	color/ Rockslide
Details:	Trim, railings details will be this will include corners, horizontal band boards, porch and fascia details,	color/ White...
Main roof:	Asphalt shingles	color/ Dual Black, Charcoal Grey Driftwood or Harvard Slate
Minor roofs:	Black Metal standing seam/ includes porch roof & any bays or similar build outs	color/ Matte Black (106)

Manufacturer of materials proposed above are as follow:

Vinyl Siding Materials including clapboard, board & batten, shingle styles by:		**ROYAL BUILDING PRODUCTS**
Main roof/ asphalt shingles/ by:	or equal	**IKO Cambridge**
Low roofs/ metal standing seam/ by:	or equal	**MS Metal Sales Manufacturing Corp**
Details, trim and miscel details/	standard white vinyl	

Traditional style (Lot #4)

Exterior materials are as follows:

Location, general	Location, specific & style		Color	
Front elevation:	Front base:	Clapboard	color/	Storm
	Front middle:	Board & Batten	color/	Heather
	front top:	Shingles	color/	Heather
Side & rear elevation:	Clapboard:		color/	Storm
Details:	Trim, railings details will be this will include corners, horizontal band boards, porch and fascia details,		color/	white
Main roof:	Asphalt shingles		color/	Dual Black, Charcoal Grey Driftwood or Harvard Slate
Minor roofs:	Black Metal standing seam/ includes porch roof and any bays or similar build outs		color/	Matte Black (106)

Manufacturer of materials proposed above are as follow:

Vinyl Siding Materials including clapboard, board & batten, shingle styles by:		**ROYAL BUILDING PRODUCTS**
Main roof/ asphalt shingles/ by:	or equal	**IKO Cambridge**
Low roofs/ metal standing seam/ by:	or equal	**MS Metal Sales Manufacturing Corp**
Details, trim and miscel details/	standard white vinyl	

Craftsman style (lot #3)

Exterior materials are as follows:

Location, general	Location, specific & style	Color
Front elevations:	Front base: Board & Batten Front top: Shingles	color/ Harvard Slate color/ Harvard slate
Side & rear elevation:	Clapboard	color/ Harvard Slate
Details,	Trim, railings details will be this will include corners, horizontal band boards, porch and fascia details,	color/ white
Main roof:	Asphalt shingles	color/ Dual Black, Charcoal Grey Driftwood or Harvard Slate
Minor roofs:	Black Metal standing seam/ includes porch roof and any bays or similar build outs	color/ Matte Black (106)

Manufacturer of materials proposed above are as follow:

Vinyl Siding Materials including clapboard, board & batten, shingle styles by:		**ROYAL BUILDING PRODUCTS**
Main roof/ asphalt shingles/ by:	or equal	**IKO Cambridge**
Low roofs/ metal standing seam/ by:	or equal	**MS Metal Sales Manufacturing Corp**
Details, trim and miscel details/	standard white vinyl	

Presentation:

Materials & Colors:

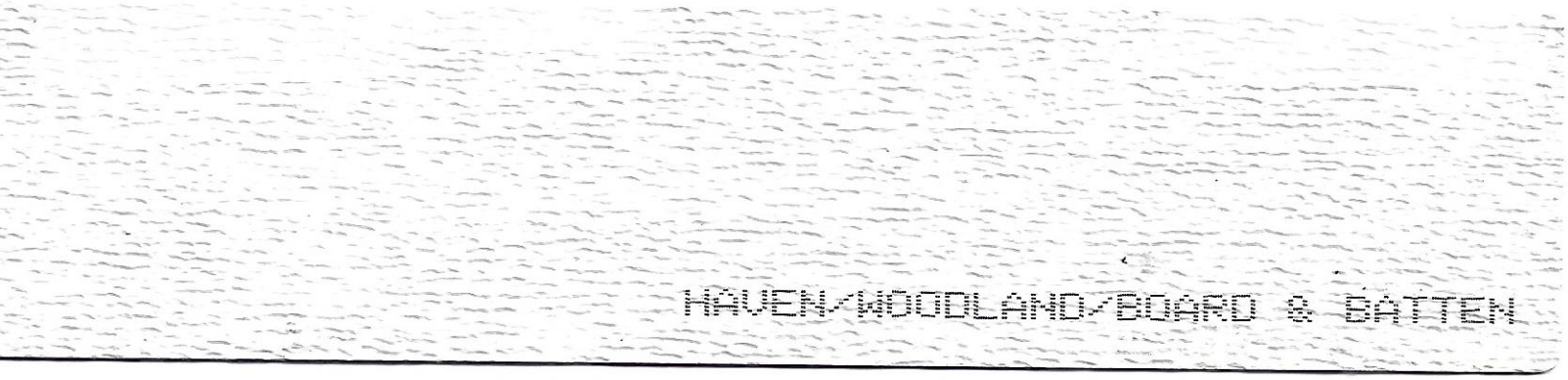
Show base info on colors/
one submittal with all the colors expected in the Subdivision

One sheet with the roofing colors/

Modern Farmhouse (Lot #13)

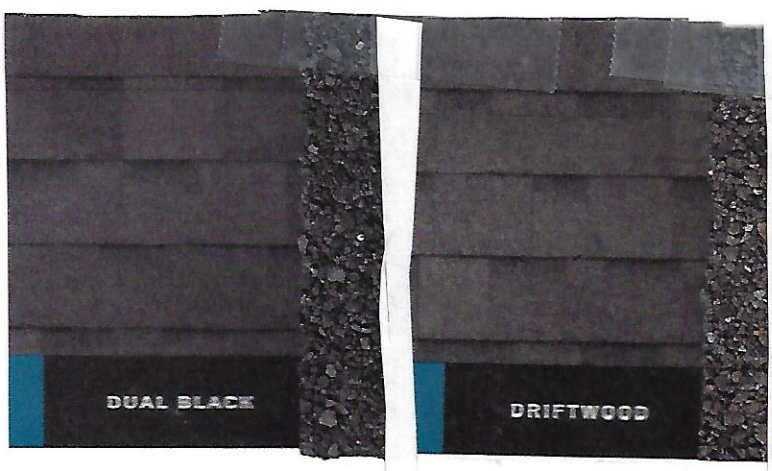
Exterior materials partial sample list as follows:

Location, general	Location, specific & style	Color
Front elevation:	Front top/ Board &batten siding	color/ Haven Woodland (white)
	Front bottom/ Clapboard	color/ Rockside
Sides & rear elevation:	Clapboard:	color/ Rockside





Main roof:	Asphalt shingles	color/ Dual Black, Charcoal Grey Driftwood or Harvard Slate





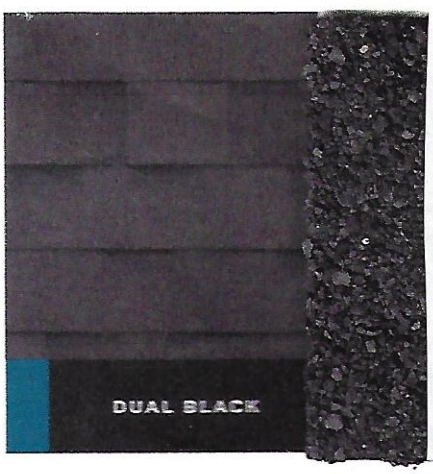
Craftsman style (lot #3)

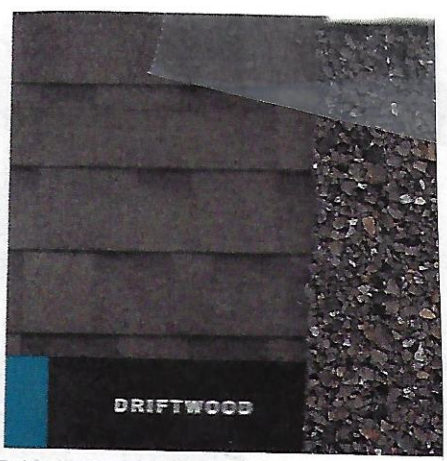
Exterior materials are as follows:

Location, general	Location, specific & style	Color
Front elevations:	Front base: Board & Batten	color/ Harvard Slate
	Front top: Shingles	color/ Harvard slate
Side & rear elevation:	Clapboard	color/ Harvard Slate



Main roof:	Asphalt shingles	color/ Dual Black, Charcoal Grey Driftwood



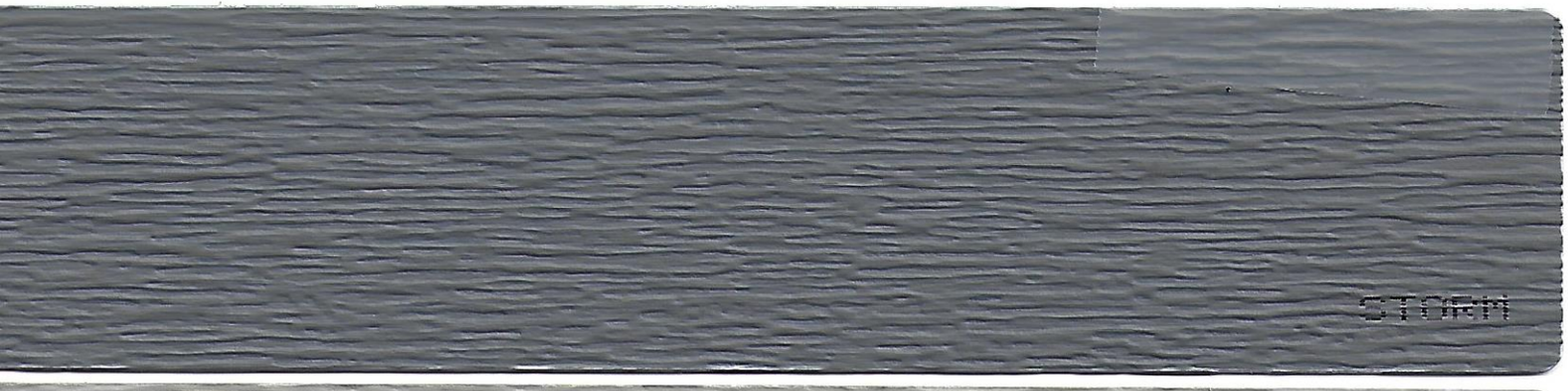


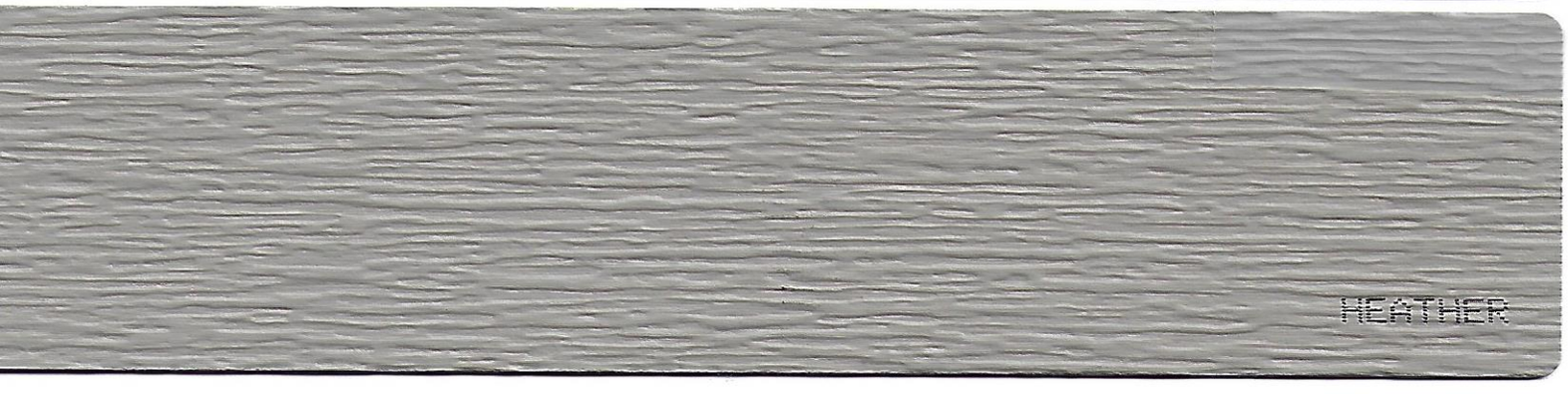


Traditional style (Lot #4)

Exterior materials are as follows:

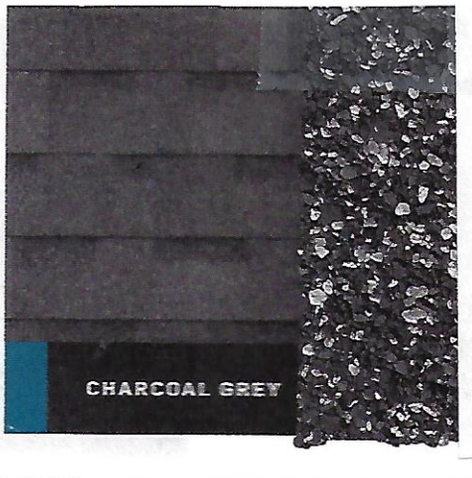
Location, general	Location, specific & style		Color
Front elevation:	Front base:	Clapboard	color/ Storm
	Front middle:	Board & Batten	color/ Heather
	front top:	Shingles	color/ Heather
Side & rear elevation:	Clapboard:		color/ Storm





Main roof:	Asphalt shingles	color/ Dual Black, Charcoal Grey Driftwood







Cambridge™

Manufactured in a larger size to offer more exposure, these shingles offer classic, long-term style to suit any home's architectural style. These popular shingles are versatile and easy to maintain and will truly elevate your home's curb appeal.

Product availability may vary by region, please refer to chart on back.
[5] Limited Availability in USA and Canada

ALGAE RESISTANT
IKO PERFORMANCE

Color Blends









Color
speaks volumes.



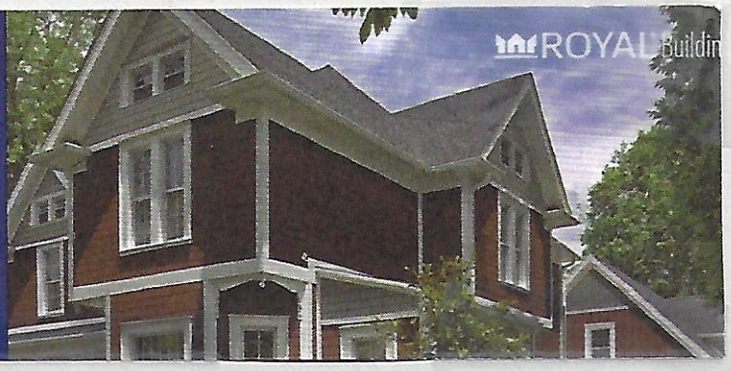
HAVEN/WOODLAND/BOARD & BATTEN

HARVARD SLATE

ROCKSLIDE

STORM

Color
speaks volumes.



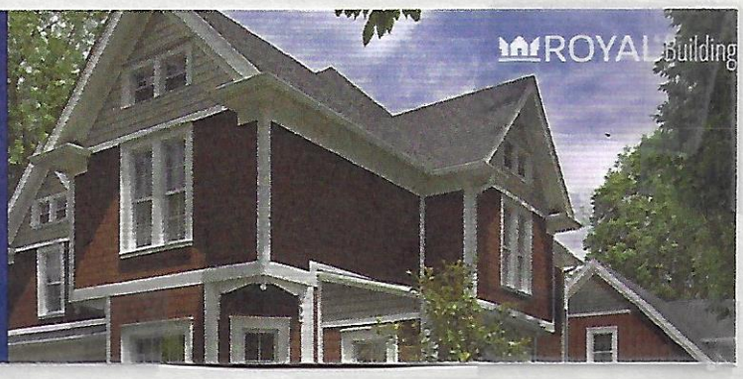
LINEN

WALNUT

HERITAGE BLU

800

Color
speaks volumes.



WHITE

HEATHER

TREE MOSS

GRANITE

City of Beacon Planning Board Agenda
09/13/2022

Title:

Single Family House - Townsend Street Lot 3

ATTACHMENTS

Townsend St. Beacon Planning Board Submittal. Material. Siding 3.pdf

1. A. Townsend St. Beacon Planning Board Submittal. T-1.pdf

1. C. Townsend St. Beacon Planning Board Submittal. C-1.pdf

1. C. Townsend St. Beacon Planning Board Submittal. C-2.pdf

1. C. Townsend St. Beacon Planning Board Submittal. C-3.pdf

1. C. Townsend St. Beacon Planning Board Submittal. C-4.pdf

1. C. Townsend St. Beacon Planning Board Submittal. C-5.pdf

1. S. Townsend St. Beacon Planning Board Submittal. S-1. Traditional style.pdf

1. S. Townsend St. Beacon Planning Board Submittal. S-2. Craftsman.pdf

1. S. Townsend St. Beacon Planning Board Submittal. S-3. Modern farmhouse.pdf

1. Townsend St. Beacon Planning Board Submittal. G-1.pdf

1. Townsend St. Beacon Planning Board Submittal. G-2.pdf

Planning Board Submission Comments.pdf

Townsend St. Beacon Planning Board Submittal. Material sam. Modern Farmhouse.pdf

Townsend St. Beacon Planning Board Submittal. Material samples. Craftsman.pdf

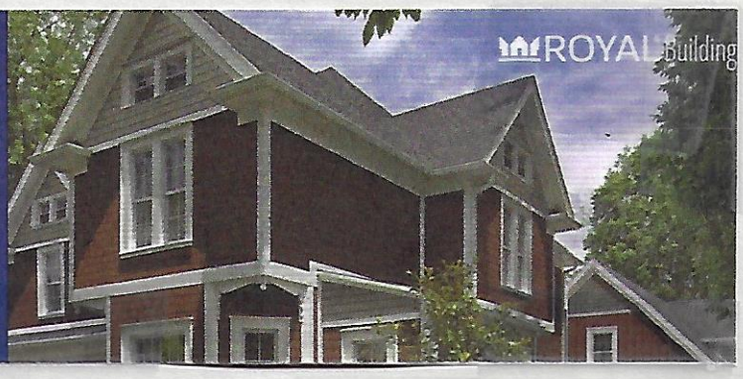
Townsend St. Beacon Planning Board Submittal. Material samples. Tradtional.pdf

Townsend St. Beacon Planning Board Submittal. Material. Roof Shingles.pdf

Townsend St. Beacon Planning Board Submittal. Material. Siding 1.pdf

Townsend St. Beacon Planning Board Submittal. Material. Siding 2.pdf

Color
speaks volumes.

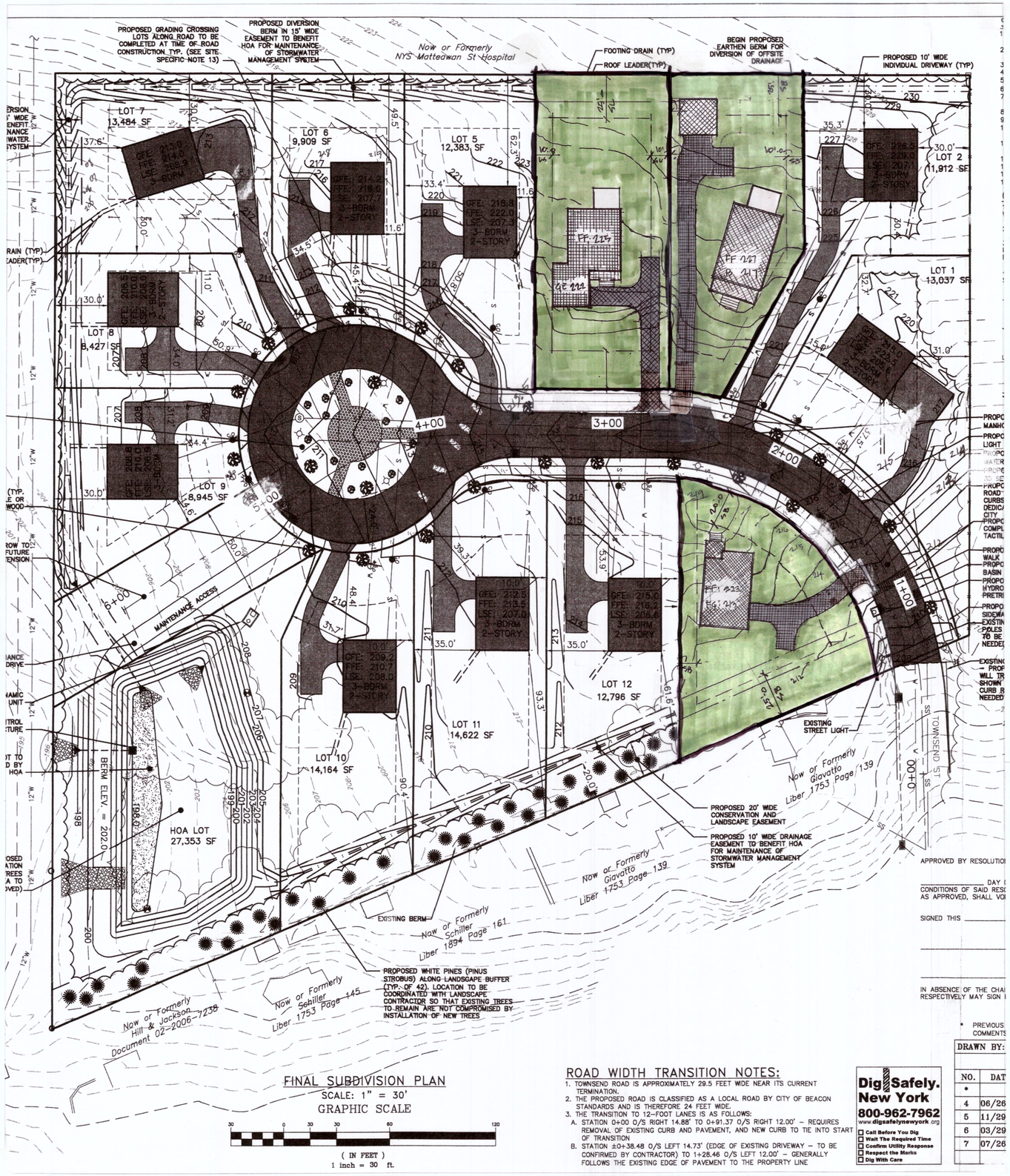


WHITE

HEATHER

TREE MOSS

GRANITE



FINAL SUBDIVISION PLAN

SCALE: 1" = 30'

GRAPHIC SCALE

30 0 30 30 60 120

(IN FEET)

1 inch = 30 ft.

ROAD WIDTH TRANSITION NOTES:

1. TOWNSEND ROAD IS APPROXIMATELY 29.5 FEET WIDE NEAR ITS CURRENT TERMINATION.
2. THE PROPOSED ROAD IS CLASSIFIED AS A LOCAL ROAD BY CITY OF BEACON STANDARDS AND IS THEREFORE 24 FEET WIDE.
3. THE TRANSITION TO 12-FOOT LANES IS AS FOLLOWS:
   A. STATION 0+00 O/S RIGHT 14.88' TO 0+91.37 O/S RIGHT 12.00' – REQUIRES REMOVAL OF EXISTING CURB AND PAVEMENT, AND NEW CURB TO TIE INTO START OF TRANSITION
   B. STATION ±0+38.48 O/S LEFT 14.73' (EDGE OF EXISTING DRIVEWAY – TO BE CONFIRMED BY CONTRACTOR) TO 1+28.46 O/S LEFT 12.00' – GENERALLY FOLLOWS THE EXISTING EDGE OF PAVEMENT TO THE PROPERTY LINE

Dig Safely. New York
800-962-7962
www.digsafelynewyork.org
Call Before You Dig
Wait The Required Time
Confirm Utility Response
Respect the Marks
Dig With Care

DATE	ISSUED FOR
8/18/22	BEACON PLAN BOARD REVIEW
8/24/22	SUBMITTAL FOR BEACON PLANNING BOARD REVIEW

Townsend Street Development, Beacon NY

SHEET INDEX

1. **Site plan with 3 model units site plans shown**
2. **Modern Farmhouse style unit (lot #13)**
   a. C-3 Building plan & elevation
   b. S-1 Building elevation, site plan and material submittal
3. **Traditional style unit (Lot #4)**
   a. C-5 Building plan & elevation
   b. S-3 Building elevation, site plan and material submittal
4. **Craftsman style unit (lot #3)**
   a. C-1 Building plan & elevation
   b. S-2 Building elevation, site plan and material submittal
   c. G-1 Garage. Detached, plan & elevations
5. **Alternate Residential elevations & options**
   a. C-2 Alternate elevations (#1)
   b. C-4 Alternate elevations (#2)
6. **Alternate detached Garage option**
   a. G-2 Alternate detached garage plan & elevations

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CLIENT
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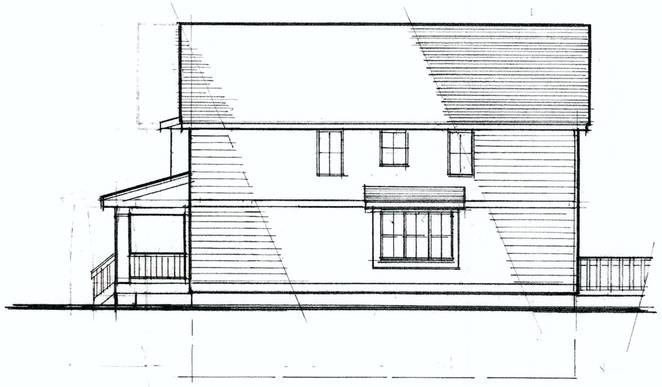
NEWBURGH NY 12550

PROJECT
25 TOWNSEND ST
BEACON, NY

TITLE
SITE PLAN
SHEET INDEX

DRAWN BY
PAK

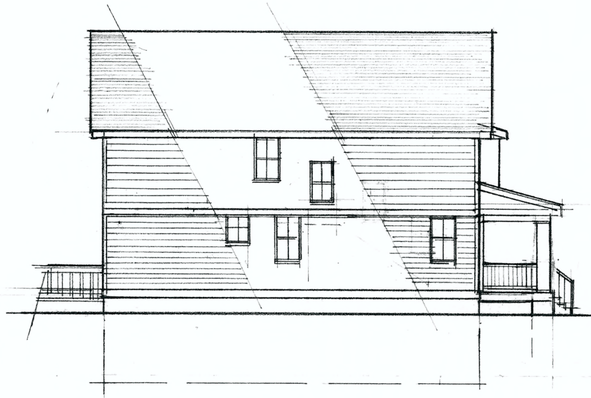
DATE
8/17/22



SIDE ELEVATION
1/8"= 1'-0"



REAR ELEVATION
1/8"= 1'-0"



SIDE ELEVATION
1/8"= 1'-0"



FRONT ELEVATION
1/8" = 1'-0"

MODEL TYPE
CRAFTSMAN STYLE

LOT NUMBER
3

DATE	ISSUED FOR
4/24/22	CLIENT REVIEW
5/20/22	CLIENT REVIEW REVISIONS
6/24/22	CLIENT REVIEW REVISIONS BAY WINDOW 2ND FLR PORCH
7/25/22	OWNER REVIEW PLANNING BD
8/14/22	SUBMITTAL FOR PEEKSKILL PLANNING BOARD

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CLIENT
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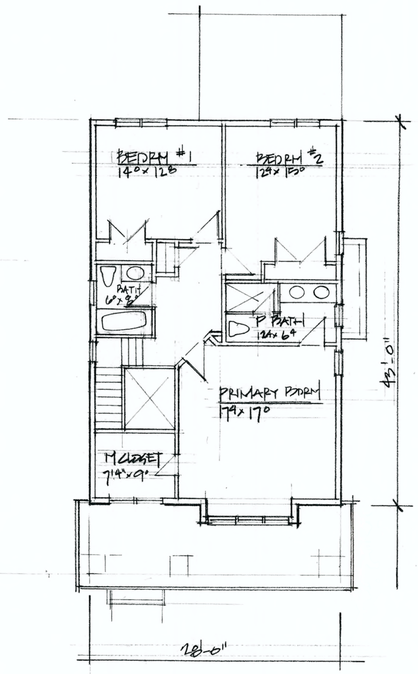
8 OLD NORTH PLANK RD NEWBURGH NY

PROJECT
125 TOWNSEND ST PEEKSKILL, NY

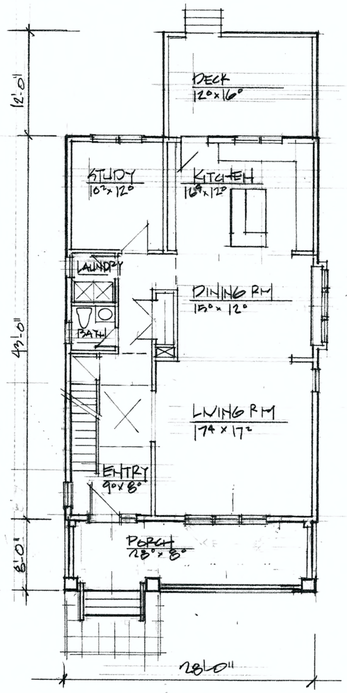
TITLE
UNIT #1 (NAME?) CONCEPT PLANS + ELEVATIONS

DRAWN BY
DAK

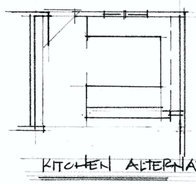
DATE
7/25/22



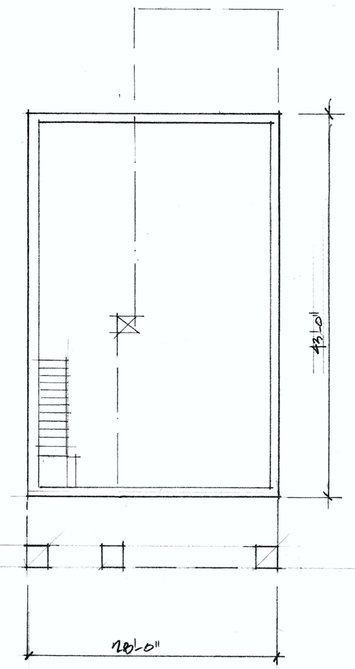
SECOND FLOOR
1/8"=1'-0"
1204 SF



FIRST FLOOR
1/8" = 1'-0"
1204 SF. FLR
2408 SF TOTAL

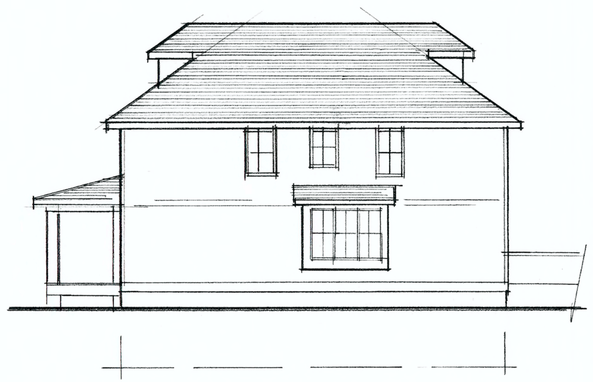


KITCHEN ALTERNATE



BASEMENT
1/8"=1'-0"

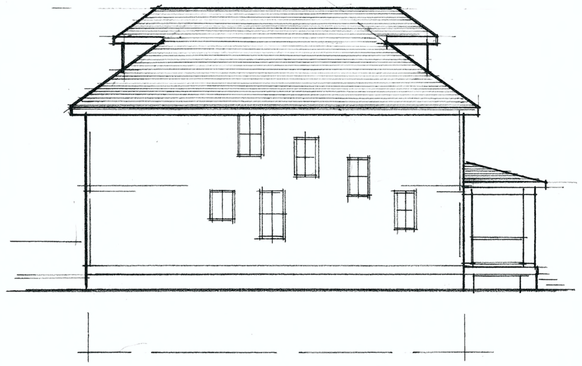
CHANGE
STAIR WINDOW OUT
BAY 1/2 OR FULL



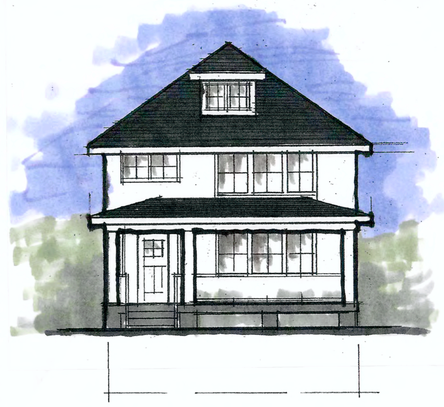
SIDE ELEVATION
1/8" = 1'-0"



REAR ELEVATION
1/8" = 1'-0"



SIDE ELEVATION
1/8" = 1'-0"



FRONT ELEVATION
1/8" = 1'-0"

DATE	ISSUED FOR
4/24/22	CLIENT REVIEW
6/24/22	SUBMITTAL FOR BEACON PLANNING BOARD REVIEW

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CLIENT
RIEGER HOMES
8 OLD NORTH PLANK RD
NEWBURGH NY

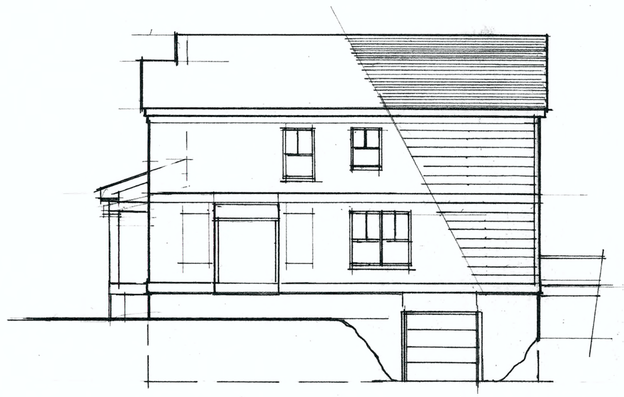
PROJECT
25 TOWNSEND ST
BEACON NY

TITLE
UNIT #1
ALTERNATE ELEVATIONS

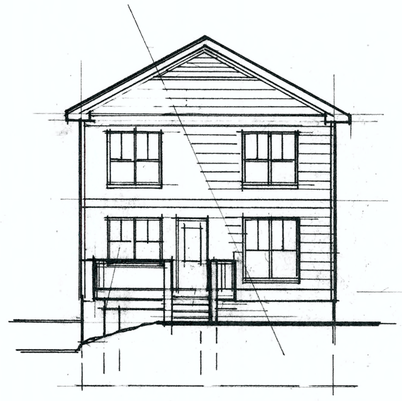
DRAWN BY
DAK

DATE
4/24/22

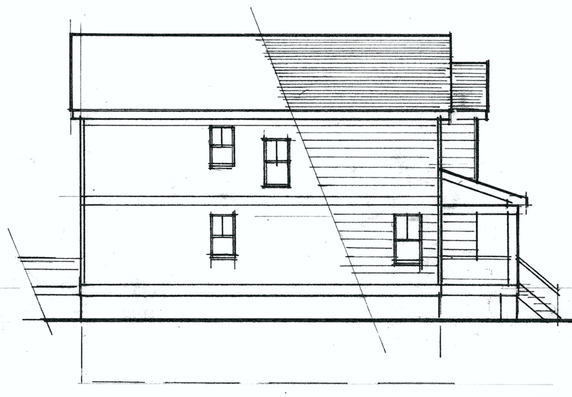
C2



SIDE ELEVATION
SCALE: 1/8"=1'-0"



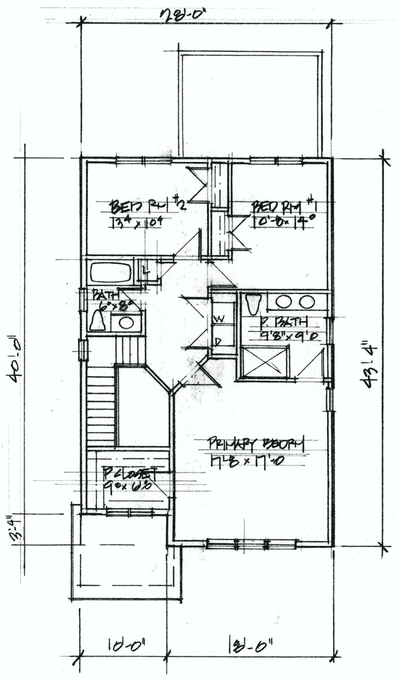
REAR ELEVATION
SCALE: 1/8"=1'-0"



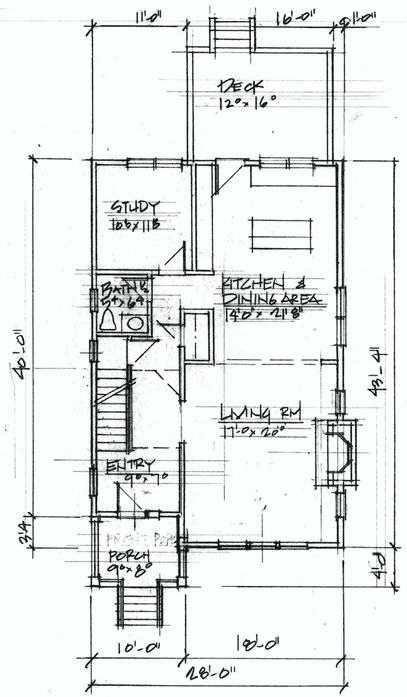
SIDE ELEVATION
SCALE: 1/8"=1'-0"



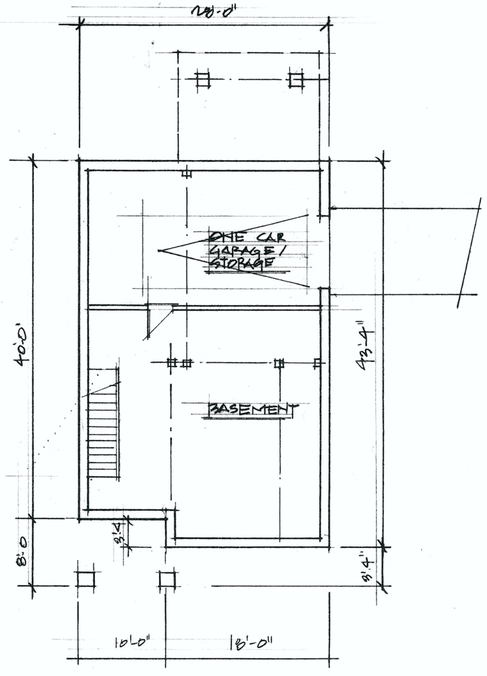
FRONT ELEVATION
SCALE 1/8"=1'-0"



SECOND FLOOR
SCALE: 1/8"=1'-0" 1180 SF



FIRST FLOOR
SCALE: 1/8"=1'-0" 1180 SF



BASEMENT
SCALE: 1/8"=1'-0" 1180 SF

MODEL TYPE
MODERN FARMHOUSE
LOT NUMBER
15

DATE	ISSUED FOR
7/25/22	OWNER REVIEW PLANNING BOARD
8/29/22	SUBMITTAL FOR BEACON PLANNING BOARD REVIEW

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557 BLOOMING GROVE TPK NEW WINDSOR, NY 12553

CLIENT / BUILDER
RIEGER HOMES
8 OLD NORTH PLANK RD NEWBURGH NY

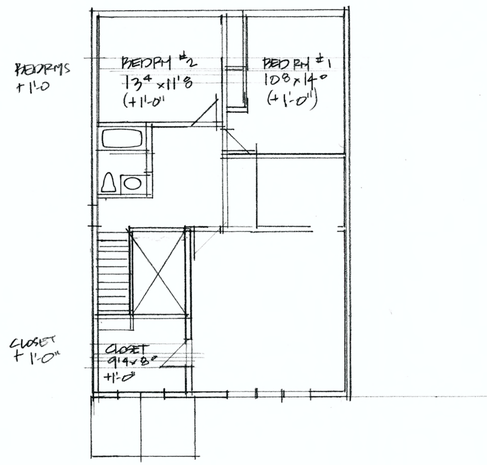
PROJECT
25 TOWNSEND ST BEACON, NY

TITLE
CONCEPT PLANS & ELEVATIONS

SHEET #
C3

DRAWN BY
DAK

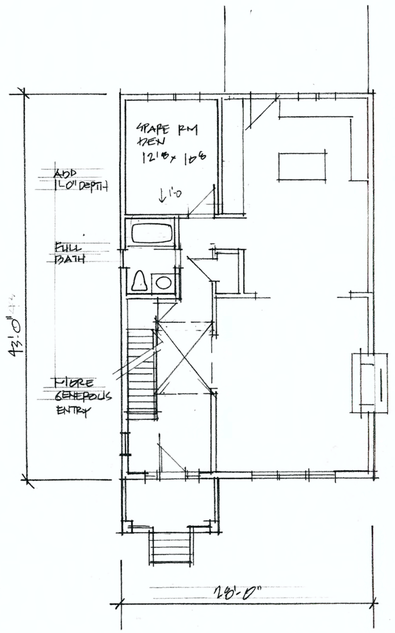
DATE
7/25/22



SECOND FLOOR

1/8" = 1'-0"

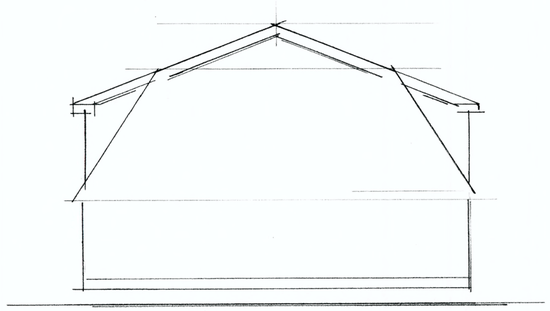
1204 SF



FIRST FLOOR (PARTIAL)

1/8" = 1'-0"

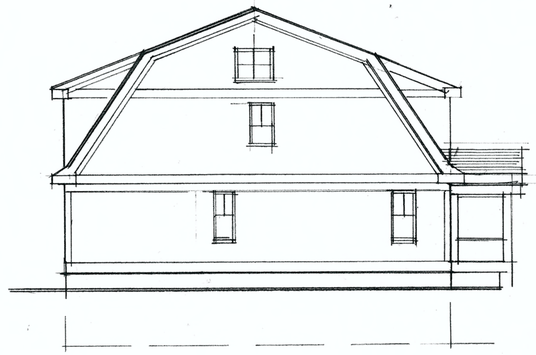
1204 SF/ FLR





REAR ELEVATION

1/8" = 1'-0"



SIDE ELEVATION

1/8" = 1'-0"



FRONT ELEVATION

1/8" = 1'-0"

DATE	ISSUED FOR
4/24/22	OWNER REVIEW
8/24/22	SUBMITTAL FOR BEACON PLANNING BOARD REVIEW

DREW KAPTIGANER

ARCHITECT

ARCHITECTURE INTERIORS PLANNING

PHONE (914) 805 0065

357 BLOOMING GROVE TPK NEW WINDSOR NY 12553

OWNER

RIEGER HOMES

6 OLD NORTH PLANK RD NEWBURGH NY

PROJECT

25 TOWNSEND ST BEACON, NY

TITLE

CONCEPT PLANS & ELEVATION (ALT)

SHEET

DRAWN BY

DAK

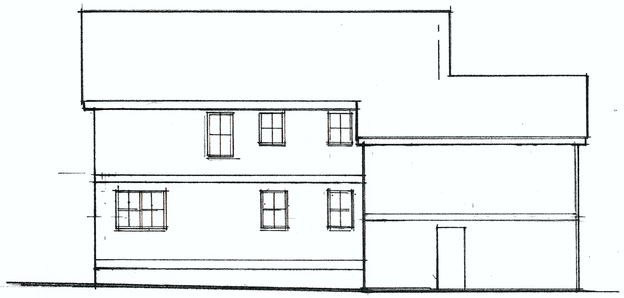
DATE

4/24/22

C-1



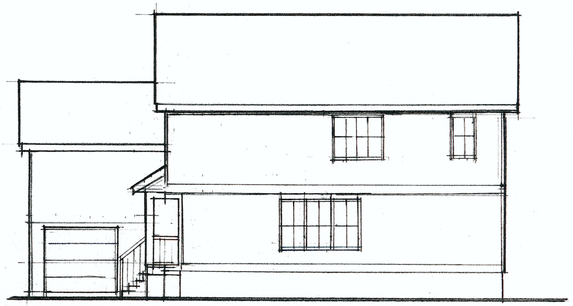
REAR ELEVATION
1/8" = 1'-0"



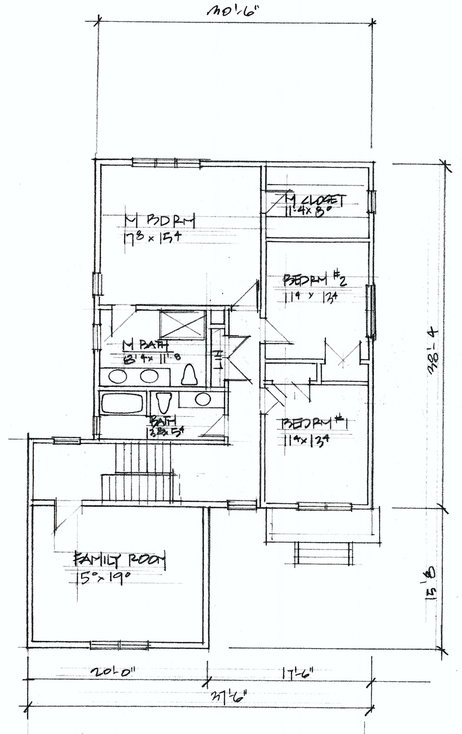
SIDE ELEVATION
1/8" = 1'-0"



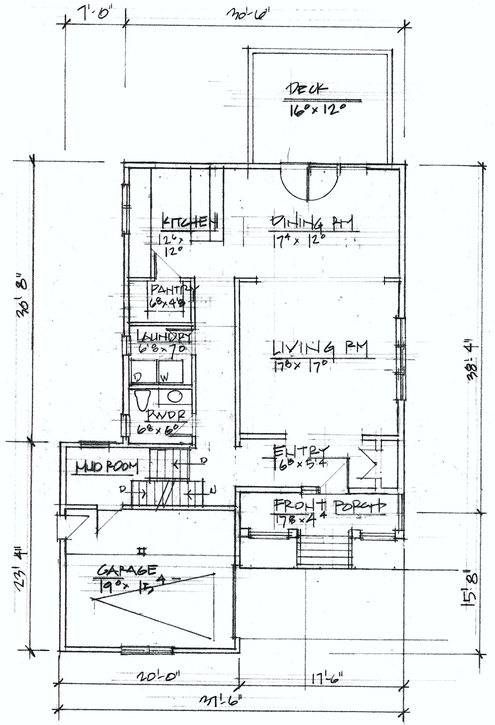
FRONT ELEVATION
1/8" = 1'-0"



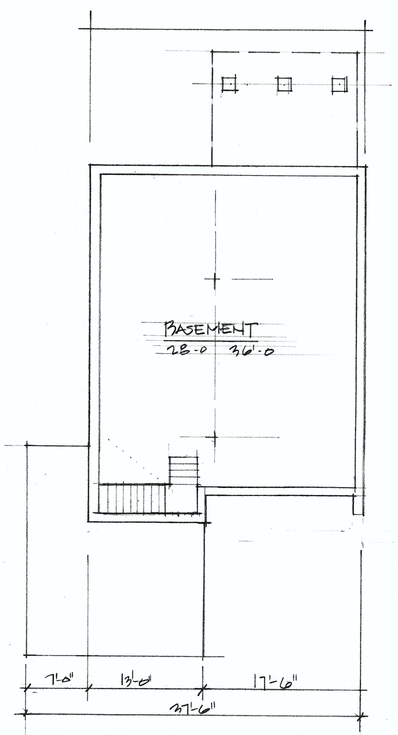
SIDE ELEVATION
1/8" = 1'-0"



SECOND FLOOR
1/8" = 1'-0"



FIRST FLOOR
1/8" = 1'-0"



BASEMENT
1/8" = 1'-0"

MODEL TYPE
TRADITIONAL STYLE

LOT NUMBER
4

DATE	ISSUED FOR
4/29/22	OWNER REVIEW
6/14/22	REVISIONS OWNER REVIEW PANTRY & FRONT PORCH
7/26/22	OWNER REVIEW BEACON PLANNING BD
8/24/22	SUBMITTAL FOR BEACON PLANNING BOARD REVIEW

DREW KARTIGANER
ARCHITECT
ARCHITECTURE, INTERIOR PLANNING
PHONE (914) 805 6065
3551 BLOOMING GROVE TPK NEW WINDSOR, NY

CLIENT
BIEGER HOMES
8 OLD N PLANK RD NEWBURGH, NY

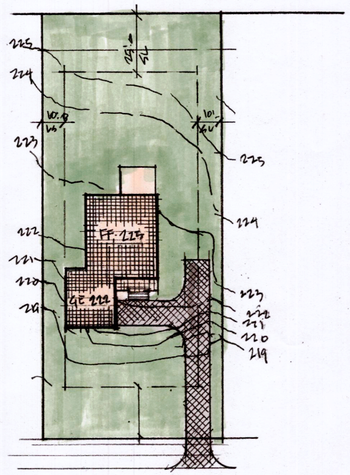
PROJECT
23 TOWNSEND RD BEACON NY

TITLE
CONCEPT PLANS & ELEVATIONS

SHEET

DRAWN BY
DAK

DATE
7/25/22



SITE PLAN LOT #4
SCALE: 1" = 30'-0"

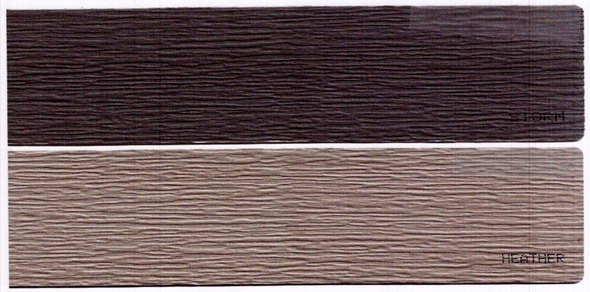


FRONT ELEVATION
SCALE 1/4" = 1'-0"

Traditional style (Lot #4)

Exterior materials are as follows:

Location, general	Location, specific & style		Color
Front elevation:	Front base:	Clapboard	color/ Storm
	Front middle:	Board & Batten	color/ Heather
	front top:	Shingles	color/ Heather
Side & rear elevation:	Clapboard:		color/ Storm



Main roof:	Asphalt shingles	color/ Dual Black, Charcoal Grey Driftwood



MODEL TYPE
TRADITIONAL STYLE

LOT NUMBER
4

DATE	ISSUED FOR
6/24/22	OWNER REVIEW SITE PLAN & UNIT ELEVATION STUDY
7/25/22	OWNER REVIEW BEACON PLANNING BOARD
8/24/22	SUBMITTAL FOR BEACON PLANNING BOARD REVIEW

DREW KARTIGANER
ARCHITECT
ARCHITECTURE | INTERIOR PLANNING
PHONE (914) 855-0085
257 BLOOMING GROVE TPK
NEW WINDSOR, NY 12553

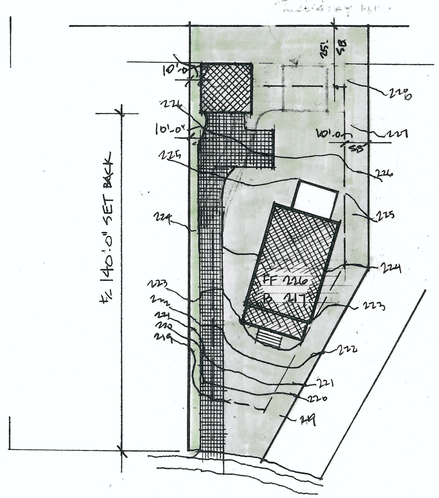
CLIENT
RIEGER HOMES
86 OLD N PLANK RD
NEWBURGH NY 12550

PROJECT:
125
TOWNSEND RD
BEACON NY

TITLE
SITE PLAN CONCEPT
TRADITIONAL ELEVATION

DRAWN BY
DAK
DATE
7/25/22

S5



SITE PLAN LOT #3
SCALE 1"=30'-0



FRONT ELEVATION
SCALE 1/4"=1'-0

Craftsman style (lot #3)

Exterior materials are as follows:

Location, general	Location, specific & style	Color
Front elevations:	Front base: Board & Batten	color/ Harvard Slate
	Front top: Shingles	color/ Harvard slate
Side & rear elevation:	Clapboard	color/ Harvard Slate



Main roof:	Asphalt shingles	color/ Dual Black, Charcoal Grey Driftwood



MODEL TYPE
CRAFTSMAN STYLE

LOT NUMBER
3

DATE	ISSUED FOR
6/14/22	CLIENT REVIEW SITE PLAN & FRONT ELEV.
7/25/22	OWNER REVIEW PLANNING BD
8/1/22	SUBMITTAL FOR BEACON PLANNING BOARD REVIEW

DREW KARTIGANER
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ARCHITECTURE, INTERIOR PLANNING
PHONE (914) 806 0085
557 BLOOMING GROVE TPK
NEW WINDSOR, NY 12553

CLIENT
RIEGER HOMES
8 OLD NORTH PLANK RD
NEWBURGH, NY 12550

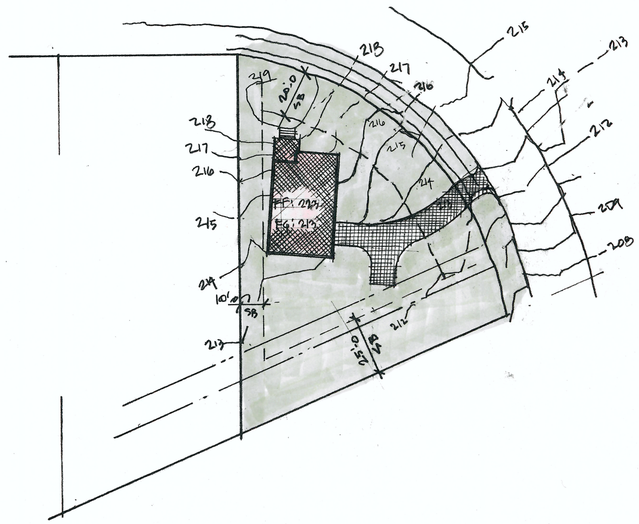
PROJECT
255
TOWNSEND ST
BEACON, NY

TITLE
SITE PLAN CONCEPT CRAFTSMAN MODEL ELEVATION

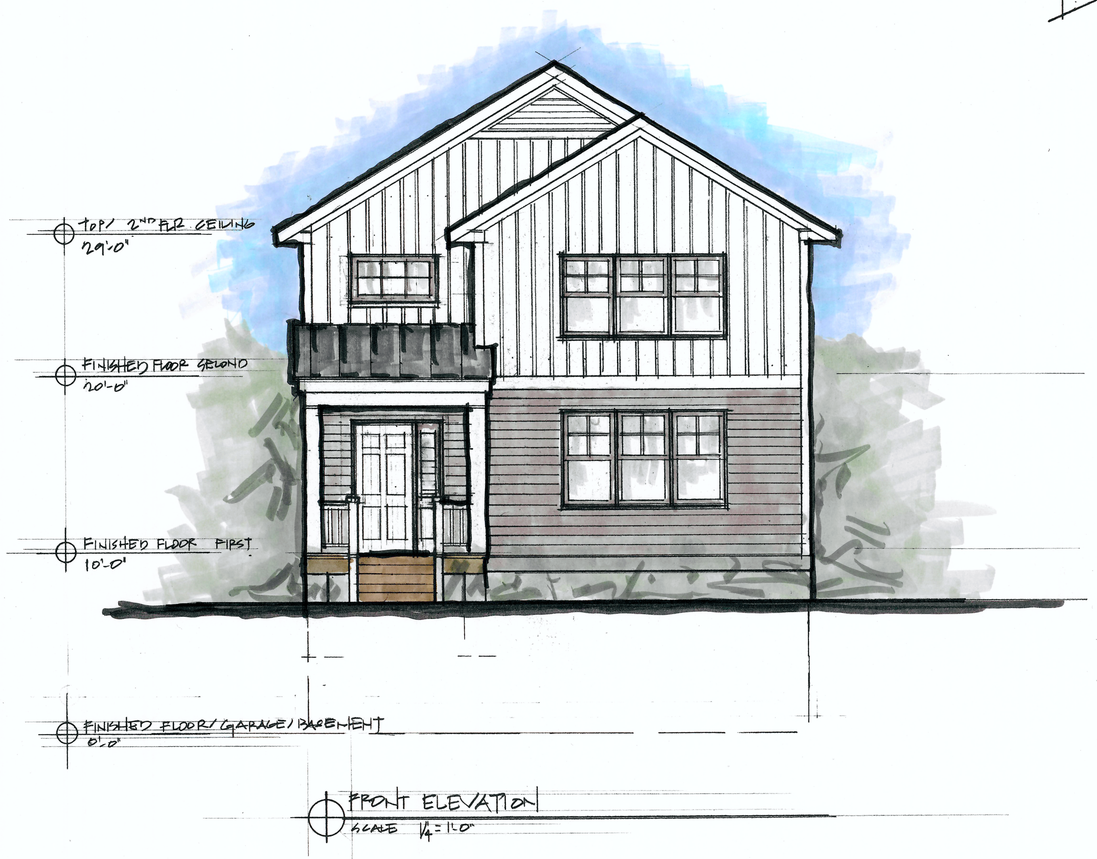
DRAWN BY
DK

DATE
7/25/22

S2



SITE PLAN LOT 13
SCALE 1"=30'-0"



FRONT ELEVATION
SCALE 1/4"=1'-0"

Modern Farmhouse (Lot #13)

Exterior materials partial sample list as follows:

Location, general	Location, specific & style	Color
Front elevation:	Front top/ Board &batten siding	color/ Haven Woodland (white)
	Front bottom/ Clapboard	color/ Rockside
Sides & rear elevation:	Clapboard:	color/ Rockside

HAVEN/WOODLAND/BOARD & BATTEN



Main roof:	Asphalt shingles	color/ Dual Black, Charcoal Grey Driftwood or Harvard Slate



MODEL TYPE
MODERN FARMHOUSE

LOT NUMBER
13

DATE	ISSUED FOR
6/24/22	OWNER REVIEW SITE PLAN & FRONT ELEVATION
7/25/22	OWNER REVIEW BEACON PLANNING BOARD
8/24/22	SUBMITTAL FOR BEACON PLANNING BOARD REVIEW

DREW KAPTIGANIAN, ARCHITECT
ARCHITECTURE, INTERIOR PLANNING
PHONE: (914) 805 0885
1951 BLOOMING GROVE TPK
NEW WINDSOR, NY 12553

CLIENT
RIEGER HOMES
3 OLD NORTH PLANK RD
NEWBURGH, NY

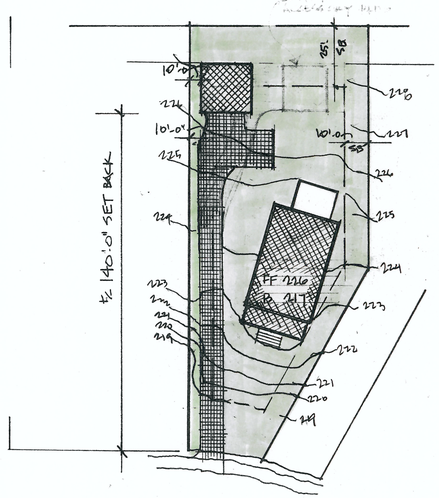
PROJECT
113 TOWNSEND ST
BEACON, NY

TITLE
SITE PLAN CONCEPT FRONT ELEVATION

SHEET #
S1

DRAWN BY
DAK

DATE
7/25/22



SITE PLAN LOT #3
SCALE 1"=30'-0



FRONT ELEVATION
SCALE 1/4"=1'-0

Craftsman style (lot #3)

Exterior materials are as follows:

Location, general	Location, specific & style	Color
Front elevations:	Front base: Board & Batten	color/ Harvard Slate
	Front top: Shingles	color/ Harvard slate
Side & rear elevation:	Clapboard	color/ Harvard Slate



Main roof:	Asphalt shingles	color/ Dual Black, Charcoal Grey Driftwood



MODEL TYPE
CRAFTSMAN STYLE

LOT NUMBER
3

DATE	ISSUED FOR
6/14/22	CLIENT REVIEW SITE PLAN & FRONT ELEV.
7/25/22	OWNER REVIEW PLANNING BD
8/1/22	SUBMITTAL FOR BEACON PLANNING BOARD REVIEW

DREW KARTIGANER
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557 BLOOMING GROVE TPK
NEW WINDSOR, NY 12553

CLIENT
RIEGER HOMES
8 OLD NORTH PLANK RD
NEWBURGH, NY 12550

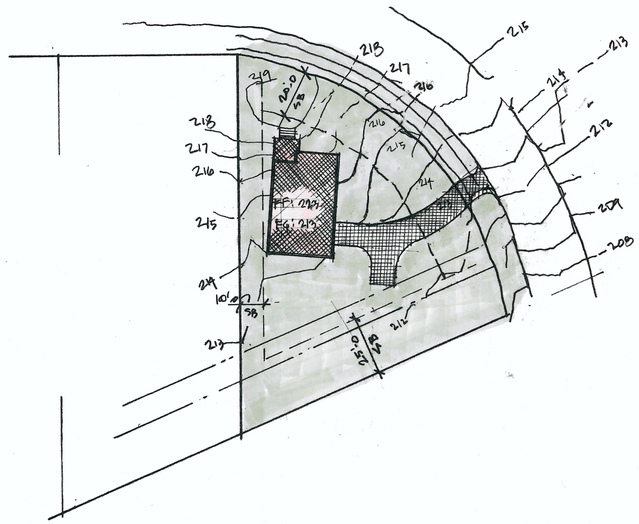
PROJECT
255
TOWNSEND ST
BEACON, NY

TITLE
SITE PLAN CONCEPT CRAFTSMAN MODEL ELEVATION

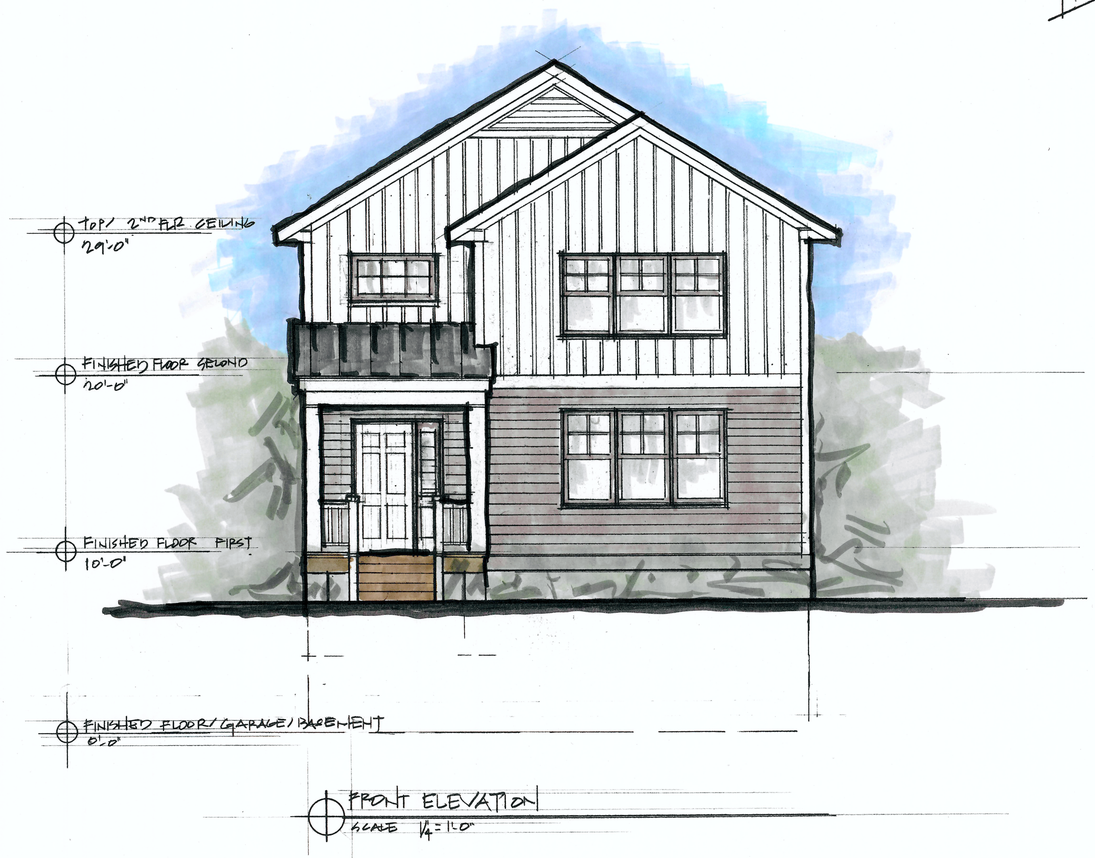
DRAWN BY
DK

DATE
7/28/22

S2



SITE PLAN LOT 13
SCALE 1" = 30'-0"



FRONT ELEVATION
SCALE 1/4" = 1'-0"

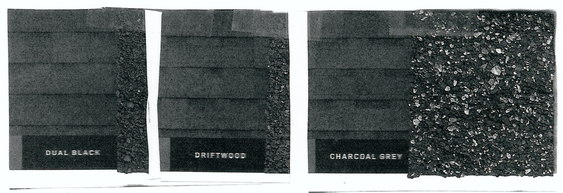
Modern Farmhouse (Lot #13)

Exterior materials partial sample list as follows:

Location, general	Location, specific & style	Color
Front elevation:	Front top/ Board &batten siding	color/ Haven Woodland (white)
	Front bottom/ Clapboard	color/ Rockside
Sides & rear elevation:	Clapboard:	color/ Rockside



Main roof: Asphalt shingles — color/ Dual Black, Charcoal Grey Driftwood or Harvard Slate



MODEL TYPE
MODERN FARMHOUSE

LOT NUMBER
13

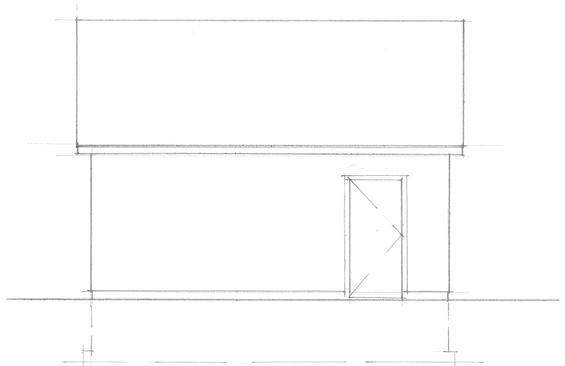
DATE	ISSUED FOR
6/24/22	OWNER REVIEW SITE PLAN & FRONT ELEVATION
7/25/22	OWNER REVIEW BEACON PLANNING BOARD
8/24/22	SUBMITTAL FOR BEACON PLANNING BOARD REVIEW

DREW KAPTIGANIAN, ARCHITECT
ARCHITECTURE, INTERIOR PLANNING
PHONE: (914) 805 0885
1951 BLOOMING GROVE TPK
NEW WINDSOR, NY 12553

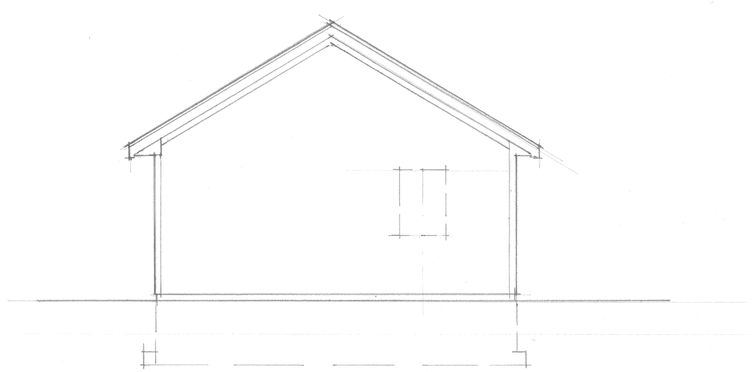
CLIENT
RIEGER HOMES
38 OLD NORTH PLANK RD
NEWBURGH, NY

PROJECT
113 TOWNSEND ST
BEACON, NY

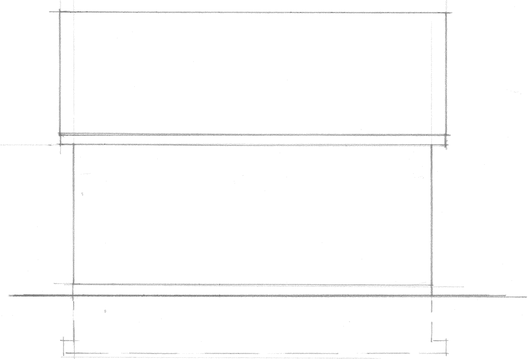
TITLE
SITE PLAN CONCEPT FRONT ELEVATION
SHEET #
S1
DRAWN BY
DAK
DATE
7/25/22



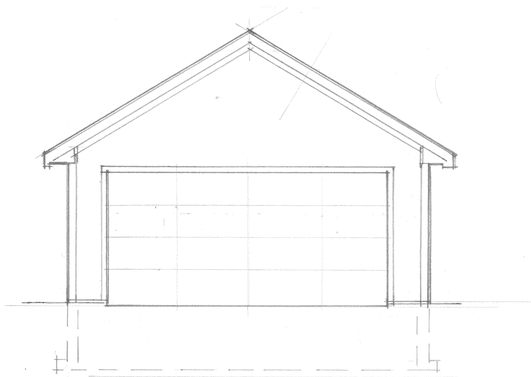
SIDE ELEVATION
SCALE 1/4"=1'-0"



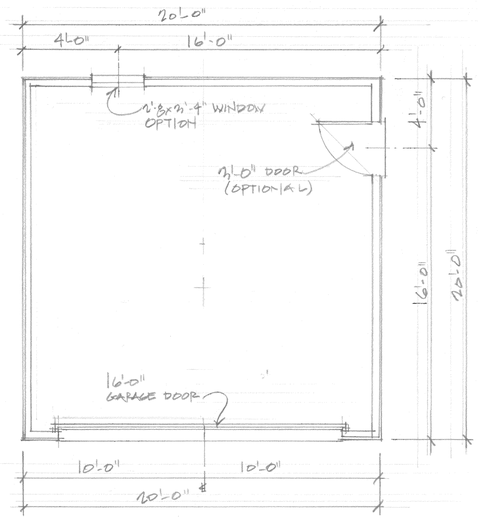
REAR ELEVATION
SCALE 1/4"=1'-0"



SIDE ELEVATION
SCALE 1/4"=1'-0"



FRONT ELEVATION
SCALE 1/4"=1'-0"



FLOOR PLAN - GARAGE
SCALE = 1/4"-1'-0"

DATE	ISSUED FOR
5/20/22	CLIENT REVIEW
6/24/22	BEACON PLANNING BOARD SUBMITTAL

DREW KARTIGANER
ARCHITECT
ARCHITECTURE, INTERIOR PLANNING
PHONE (914) 805 0005
657 BLOOMING GROVE TPK NEW WINDSOR, NY 12553

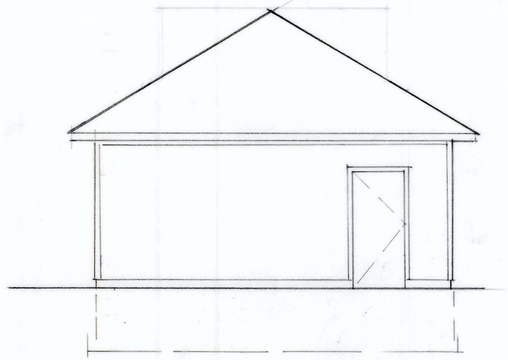
CLIENT
BIEGER HOMES
8 OLD NORTH PLANK RD NEWBURGH NY 12550

PROJECT
25 TOWNSEND ST BEACON, NY

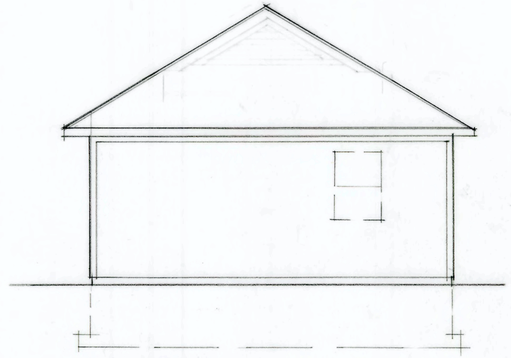
TITLE
GARAGE MODEL 'A' ELEVATIONS & PLANS

DRAWN BY
DAK

DATE
5/20/22

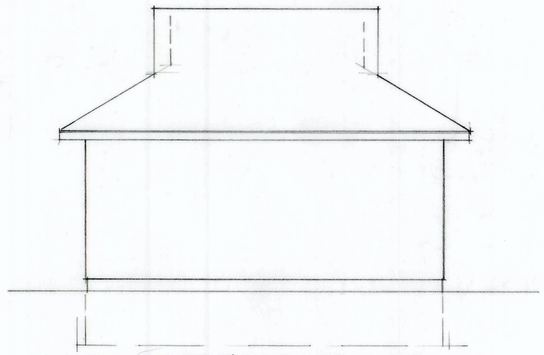


SIDE ELEVATION
1/4" = 1'-0"

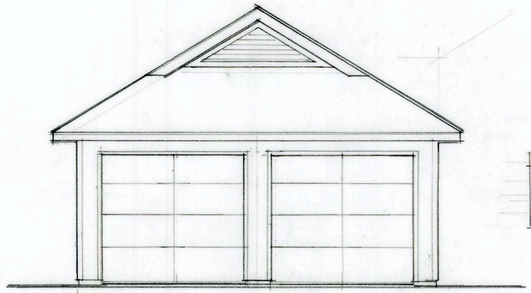


REAR ELEVATION
SCALE 1/4" = 1'-0"

ROOF ALTERNATE
HIP (PYRAMID)

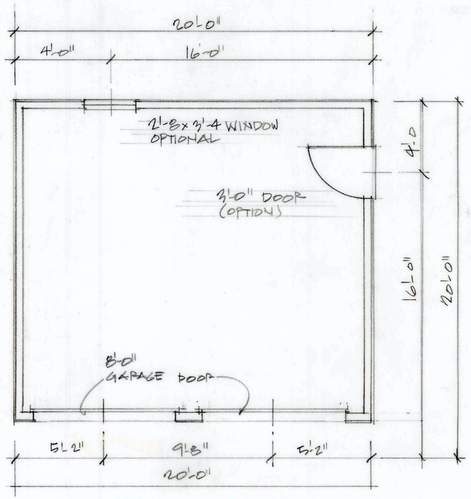


SIDE ELEVATION
SCALE 1/4" = 1'-0"



FRONT ELEVATION
SCALE 1/4" = 1'-0"

ROOF ALTERNATE
MENT



FLOOR PLAN - GARAGE
SCALE 1/4" = 1'-0"

DATE	ISSUED FOR
5/16/22	CLIENT REVIEW
8/24/22	BEACON PLANNING BOARD SUBMITTAL

DREW KARTIGANER
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557 BLOOMING GROVE TPK
NEW WINDSOR, NY 12553

CLIENT
PIEGER HOMES
8 OLD NORTH PLANK RD
NEWBURGH NY 12550

PROJECT
115
TOWNSEND ST
BEACON, NY

TITLE
GARAGE MODEL 'B'
PLAN & ALTERNATE
ELEVATIONS

DRAWN BY
DAK

DATE
5/20/22

Date: August 24, 2022

Subject: Meeting of 8/23/22 notes

Memo by: Drew Kartiganer, Architect

Present: Ian, Steve & Danny Rieger, Tom Schneeberger

The purpose of this memo is to detail items reviewed in the meetings of 8/23/22 as follow:

In general, this meeting was to review and tweak the presentation drawings and materials to be submitted for the Beacon Planning Board review of the project.

Items reviewed and comments were as followed:

1. Presentation format was generally acceptable with a few minor changes as follows:

    a. Order of lot/ house presentation was changed as follows:

    Lot #13, with the garage in the basement
    Lot #4 with the garage at turned 90 degrees from the street &
    lot #3 with the garage as an accessory building to the rear.

    b. Site plan listing of drawings needs to be revised with the new presentation order

    c. Include the lot number for each residential unit shown.

2. Material & color selection comments and decisions were made. The attached material selection pages reflect those choices as I understand them. Please review for conformance with everyone's understanding.

3. Specific drawing comments included the following:
    a. Make sure there are square footage calculations shown for each unit
    b. Model C-1/ front elevation to have front door with side panel to floor on front door

4. Beacon Planning Board meets on second Tuesday of the month. Based on this schedule the Planning Board presentation would be on September 13, 2022. Meeting starts at 7:00. Meeting at the municipal building in the court room in Beacon.

Saved as: Rieger Homes. Townsend St. Beacon Planning Board Submission.
Comments for Presentation.. 2022. 08 24 22
Saved in: my docs/ DAK architect/ Rieger Homes

Modern Farmhouse (Lot #13)

Exterior materials are as follows:

Location, general	Location, specific & style	Color
Front elevation:	Front bottom/ Clapboard	color/ Rockslide
	Front top/ Board &batten siding	color/ Haven Woodland (white)
Sides & rear elevation:	Clapboard:	color/ Rockslide
Details:	Trim, railings details will be this will include corners, horizontal band boards, porch and fascia details,	color/ White...
Main roof:	Asphalt shingles	color/ Dual Black, Charcoal Grey Driftwood or Harvard Slate
Minor roofs:	Black Metal standing seam/ includes porch roof & any bays or similar build outs	color/ Matte Black (106)

Manufacturer of materials proposed above are as follow:

Vinyl Siding Materials including clapboard, board & batten, shingle styles by:		**ROYAL BUILDING PRODUCTS**
Main roof/ asphalt shingles/ by:	or equal	**IKO Cambridge**
Low roofs/ metal standing seam/ by:	or equal	**MS Metal Sales Manufacturing Corp**
Details, trim and miscel details/	standard white vinyl	

Traditional style (Lot #4)

Exterior materials are as follows:

Location, general	Location, specific & style		Color	
Front elevation:	Front base:	Clapboard	color/	Storm
	Front middle:	Board & Batten	color/	Heather
	front top:	Shingles	color/	Heather
Side & rear elevation:	Clapboard:		color/	Storm
Details:	Trim, railings details will be this will include corners, horizontal band boards, porch and fascia details,		color/	white
Main roof:	Asphalt shingles		color/	Dual Black, Charcoal Grey Driftwood or Harvard Slate
Minor roofs:	Black Metal standing seam/ includes porch roof and any bays or similar build outs		color/	Matte Black (106)

Manufacturer of materials proposed above are as follow:

Vinyl Siding Materials including clapboard, board & batten, shingle styles by:		**ROYAL BUILDING PRODUCTS**
Main roof/ asphalt shingles/ by:	or equal	**IKO Cambridge**
Low roofs/ metal standing seam/ by:	or equal	**MS Metal Sales Manufacturing Corp**
Details, trim and miscel details/	standard white vinyl	

Craftsman style (lot #3)

Exterior materials are as follows:

Location, general	Location, specific & style	Color
Front elevations:	Front base: Board & Batten Front top: Shingles	color/ Harvard Slate color/ Harvard slate
Side & rear elevation:	Clapboard	color/ Harvard Slate
Details,	Trim, railings details will be this will include corners, horizontal band boards, porch and fascia details,	color/ white
Main roof:	Asphalt shingles	color/ Dual Black, Charcoal Grey Driftwood or Harvard Slate
Minor roofs:	Black Metal standing seam/ includes porch roof and any bays or similar build outs	color/ Matte Black (106)

Manufacturer of materials proposed above are as follow:

Vinyl Siding Materials including clapboard, board & batten, shingle styles by:		**ROYAL BUILDING PRODUCTS**
Main roof/ asphalt shingles/ by:	or equal	**IKO Cambridge**
Low roofs/ metal standing seam/ by:	or equal	**MS Metal Sales Manufacturing Corp**
Details, trim and miscel details/	standard white vinyl	

Presentation:

Materials & Colors:

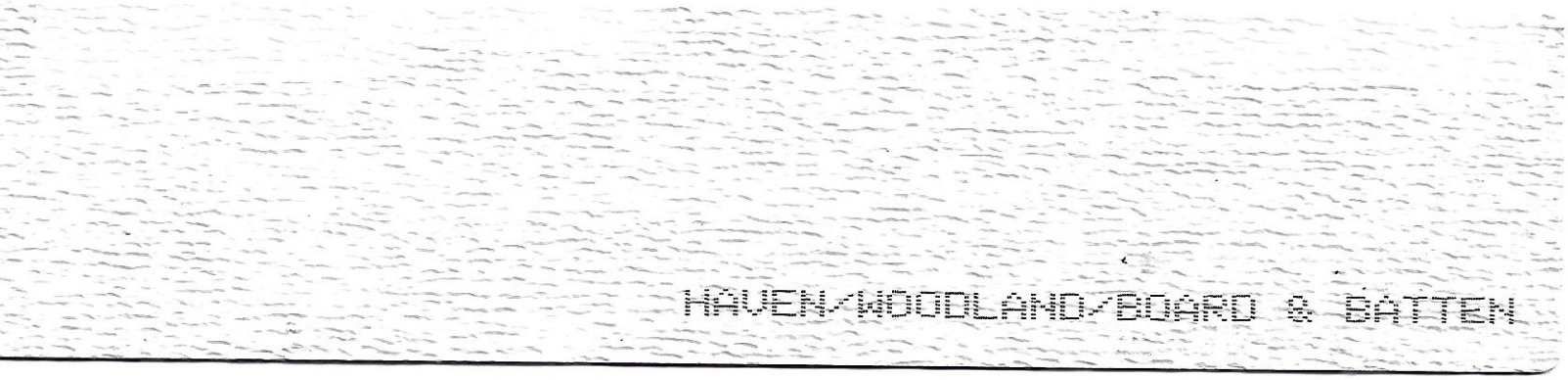
Show base info on colors/
one submittal with all the colors expected in the Subdivision

One sheet with the roofing colors/

Modern Farmhouse (Lot #13)

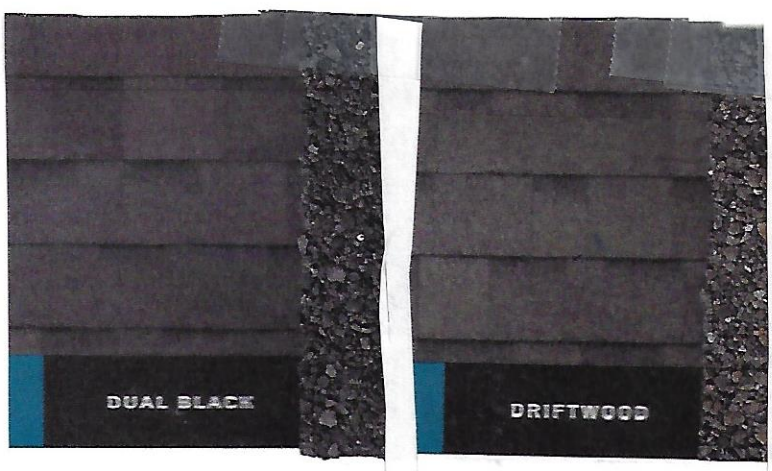
Exterior materials partial sample list as follows:

Location, general	Location, specific & style	Color
Front elevation:	Front top/ Board &batten siding	color/ Haven Woodland (white)
	Front bottom/ Clapboard	color/ Rockside
Sides & rear elevation:	Clapboard:	color/ Rockside





Main roof:	Asphalt shingles	color/ Dual Black, Charcoal Grey Driftwood or Harvard Slate





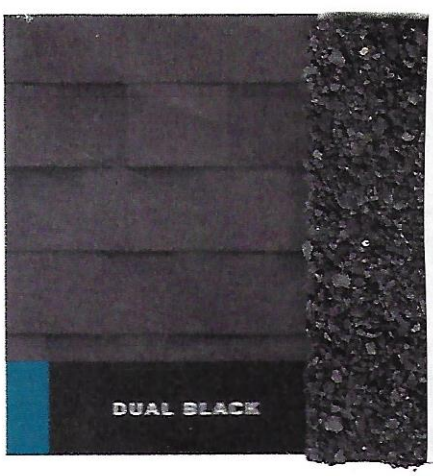
Craftsman style (lot #3)

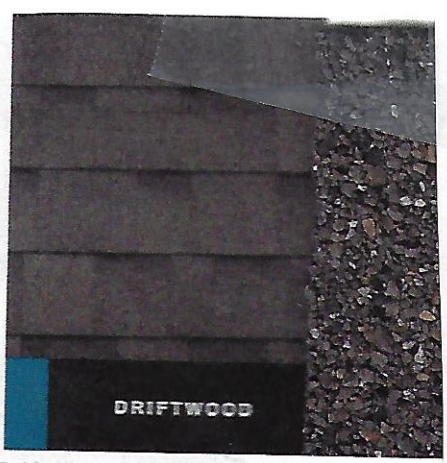
Exterior materials are as follows:

Location, general	Location, specific & style	Color
Front elevations:	Front base: Board & Batten	color/ Harvard Slate
	Front top: Shingles	color/ Harvard slate
Side & rear elevation:	Clapboard	color/ Harvard Slate



Main roof:	Asphalt shingles	color/ Dual Black, Charcoal Grey Driftwood





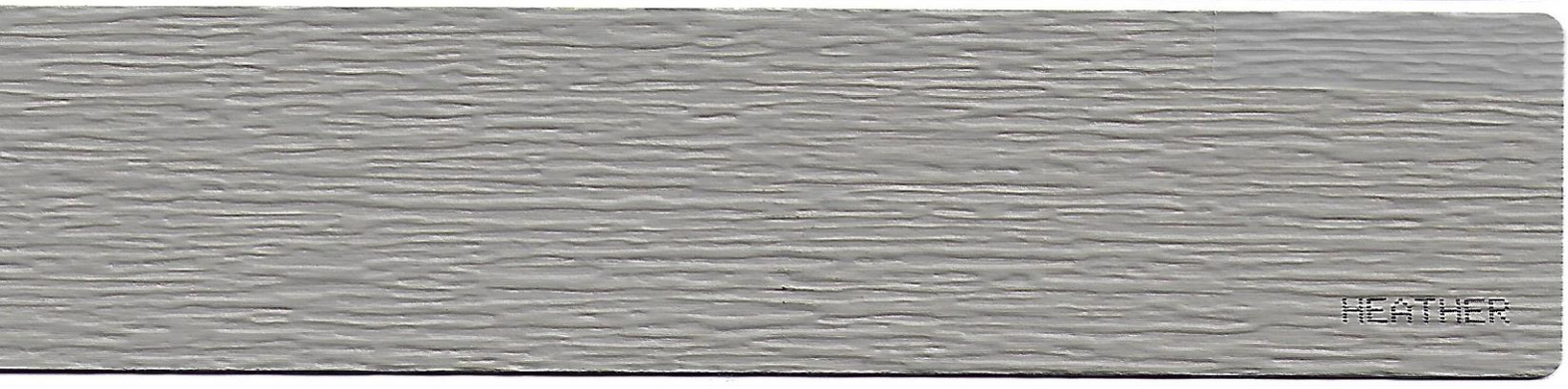


Traditional style (Lot #4)

Exterior materials are as follows:

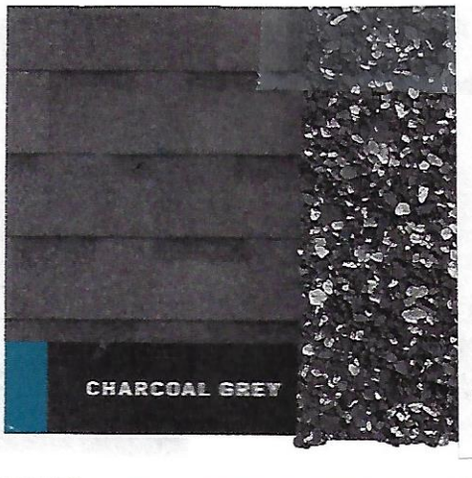
Location, general	Location, specific & style		Color
Front elevation:	Front base:	Clapboard	color/ Storm
	Front middle:	Board & Batten	color/ Heather
	front top:	Shingles	color/ Heather
Side & rear elevation:	Clapboard:		color/ Storm





Main roof:	Asphalt shingles	color/ Dual Black, Charcoal Grey Driftwood







Cambridge™

Manufactured in a larger size to offer more exposure, these shingles offer classic, long-term style to suit any home's architectural style. These popular shingles are versatile and easy to maintain and will truly elevate your home's curb appeal.

Product availability may vary by region, please refer to chart on back.
[5] Limited Availability in USA and Canada

ALGAE RESISTANT
IKO PERFORMANCE

Color Blends









Color
speaks volumes.



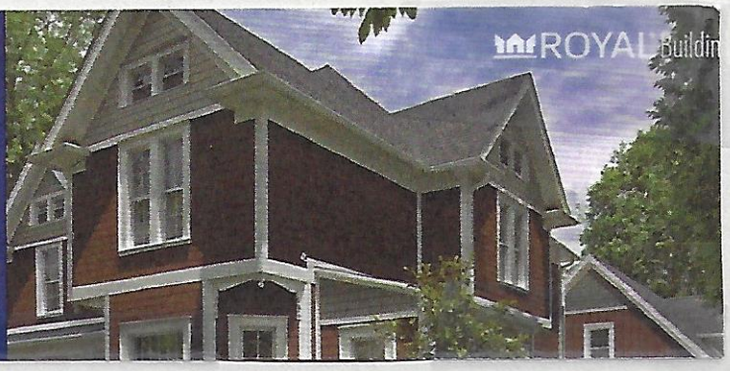
HAVEN/WOODLAND/BOARD & BATTEN

HARVARD SLATE

ROCKSLIDE

STORM

Color
speaks volumes.



LINEN

WALNUT

HERITAGE BLU

City of Beacon Planning Board Agenda
09/13/2022

Title:

Single Family House - 14 Howland Avenue

ATTACHMENTS

14 Howland Avenue Application.pdf

14 Howland Plans.pdf

ARCHITECTURAL REVIEW BOARD APPLICATION

Date: 08/29/22

Project Address: 14 Howland Ave

Project Architect/Engineer: Steve Burns

Owner/Builder: ~~[illegible]~~ / David Weyant

Contact Phone No.: 845-597-7509

Approval Requested: ____ Certificate of Appropriateness X New Single Family House

Color/Materials:

Siding: Certainteed - Colonial White

Roofing: GAF Timberline - Charcoal

Windows: Color: White Type: Kas-kel or equal too

Trim: ____

Garage Door: Black

Stone/Brick: ____

Dick Weyant

Signature of Owner

FOR OFFICE USE ONLY:

The Architectural Review Board has reviewed the plans submitted for approval for the project listed above and has determined:

Plan Denied _____
(Date)

Plan Approved _____
(Date)

Subject to the following:

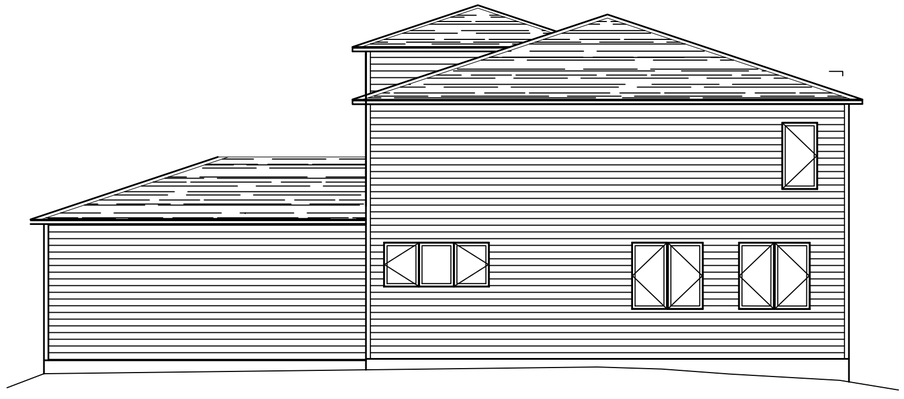
_____

_____

FEE: $100.00



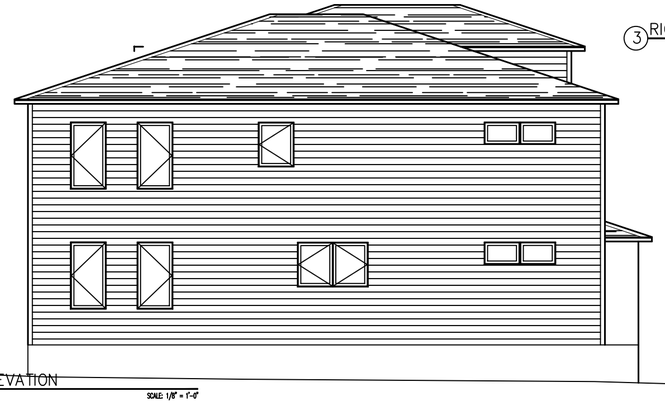
1 Front Elevation
SCALE: 1/4" = 1'-0"



2 REAR ELEVATION
SCALE: 1/8" = 1'-0"



3 RIGHT ELEVATION
SCALE: 1/8" = 1'-0"



4 LEFT ELEVATION
SCALE: 1/8" = 1'-0"

DESIGN PARAMETERS	GROUND SNOW LOAD	WIND SPEED	FOOTING DEPTH	SEISMIC ZONE
DUTCHESS CO	30 PSF	115- 120MPH	3'6 MIN	C

WEATHERING	TERMITE	DECAY	WINTER DESIGN TEMP.
SEVERE	MODERATE/HEAVY	SLIGHT/MODERATE	7

STATE OF NEW YORK
STEPHEN K. BURNS
LICENSED PROFESSIONAL ENGINEER
087236

The plans and specifications herein are intended for the subject project ONLY as a result of Contractual Negotiations between the builders, the client noted and Burns Engineering Services, P.C.. These plans and specifications will be the subject of a copyright petition and may not be revised or reused by anyone without the written authority of Burns Engineering Services, P.C..

SPEC-House Plans
For
HOWLAND AVENUE, CITY OF BEACON
DUTCHESS COUNTY, NEW YORK
Tax ID # 130200-6054-48-375601

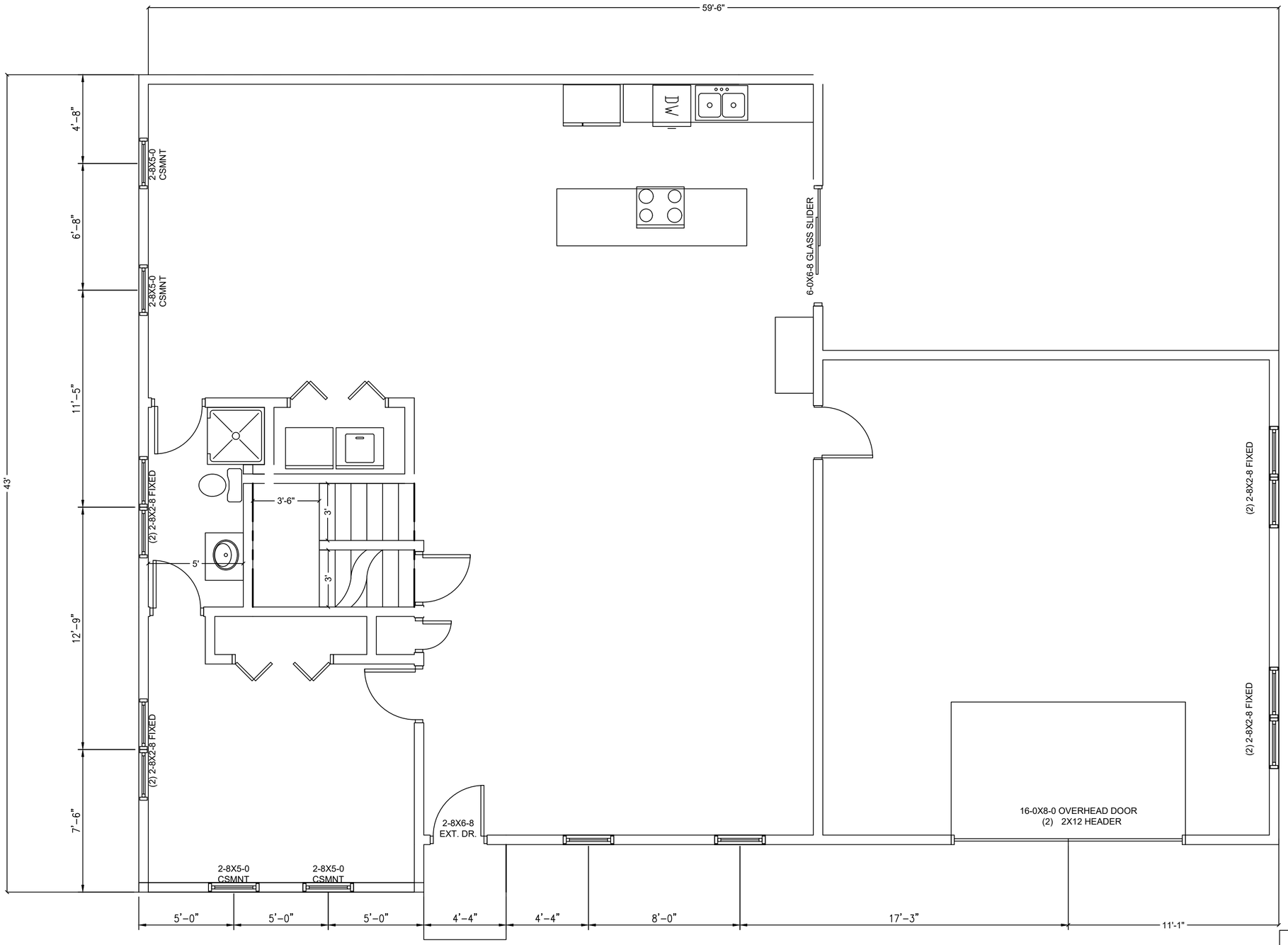
Sheet Title

ELEVATIONS

AUGUST 29, 2022

Sheet
1
3

BURNS
ENGINEERING SERVICES, P.C.
Burns Engineering Services, P.C.
58 Teller Avenue
Beacon, NY 12508
SBurns@BurnsEngineeringServices.Com
(845) 546-3310
Fax (845) 440-7343



1 FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"

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SPEC-House Plans
For
HOWLAND AVENUE, CITY OF BEACON
DUTCHESS COUNTY, NEW YORK
Tax ID # 130200-6054-48-375601

Sheet Title
GROUND FLOOR PLAN
NOVEMBER 18, 2021

AUGUST 29, 2022

Sheet
2
3

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SBurns@BurnsEngineeringServices.Com
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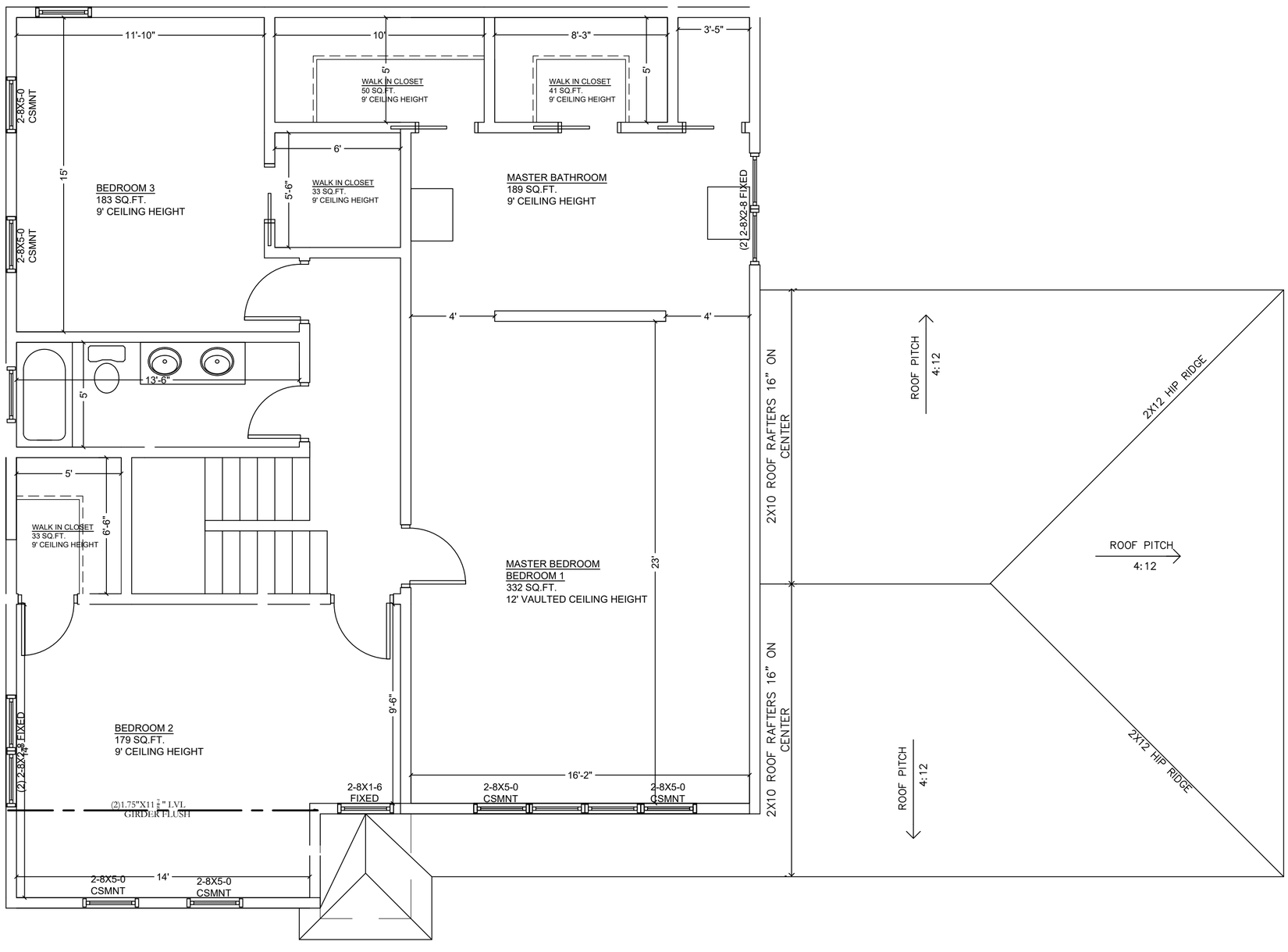

1 Upper Level Floor Plan

SCALE: 1/4" = 1'-0"

NOTES:

1) SUBFLOOR IS 3/4 TG OSB Glued and Nailed.
2) Provide solid blocking as required.
3)CEILING JOISTS ARE 2 X 8 16" O.C.
4) ROOF RAFTERS TO BE 2 X 10
5) ROOF SHEATING IS 1/2" CDX Plywood
6) EXTERIOR WALL SHEATHING TO BE 1/2" OSB .
7) EXTERIOR IS VINYL SIDING .
8) ROOFING TO 25 yr asphault shingles
9) ALL WINDOW AND DOOR HEADERS ARE (2)2 X 10 UNLESS NOTED
10) ALL LUMBER #2 SPF OR BETTER
11)ALL ROOF RAFTERS SHALL BE TIED TO HEADERS USING JOIST HANGERS
12) ALL FINISHED INTERIOR WALLS TO BE ½ " SHEETROCK UNLESS OTHERWISE NOTED
13) ALL FINISHED WALLS ARE TO BE PAINTED.
14) ALL RAILINGS SHALL BE A MINIMUM OF 36 INCHES IN HIEGHT AND SHALL HAVE GAURDS INSTALLED THAT WILL NOT ALLOW A 4" SPHERE TO PASS BETWEEN THEM.

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SPEC-House Plans
For
HOWLAND AVENUE, CITY OF BEACON
DUTCHESS COUNTY, NEW YORK
Tax ID # 130200-6054-48-375601

Sheet Title

UPPER LEVEL
FLOOR PLANS

AUGUST 29, 2022

Sheet
3
3

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