Bulk Zoning Regulations Table - Parking Lot

	Required Setbacks			Proposed Setbacks			Lot Depth Required	Lot Depth Existing	Allowable Building Height	Proposed Building Height	Lot Area	Proposed Floor Area
	Front	Side	Rear	Front	Side	Rear						
Zoning District												
T*	10'	10'	20'	NA	NA	NA	100'	242.6'	2.5 | 35'	NA	0.85	NA

Bulk Zoning Regulations Table

	Required Setbacks			Proposed Setbacks			Main Street Frontage Required	Main Street Frontage Required	Minimum Lot Depth	Proposed Lot Depth	Allowable Building Height	Proposed Building Height	Minimum Landscaped Area	Proposed Landscaped Area	Lot Area	Proposed Floor Area
	Front	Side	Rear	Front	Side	Rear										
Zoning District																
CMS*	0'-10'	0'	20'	14.78'	18' exist 5'	44'	80%	89%	75'	264.37'	3 | 38' & 4th Story w/ Special Permit	3 Stories 38'	10% 5% if open to public	11%	0.85 acres	35,000 SF

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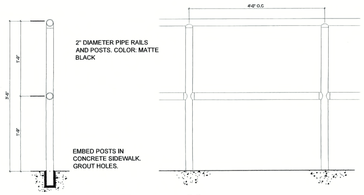
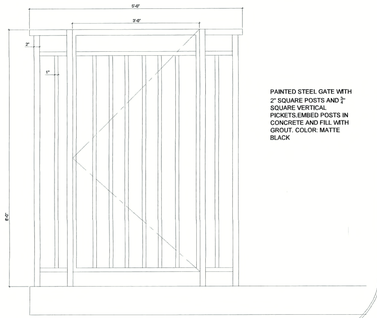


Fence Detail

Scale: NTS



Gate Detail

Scale: NTS

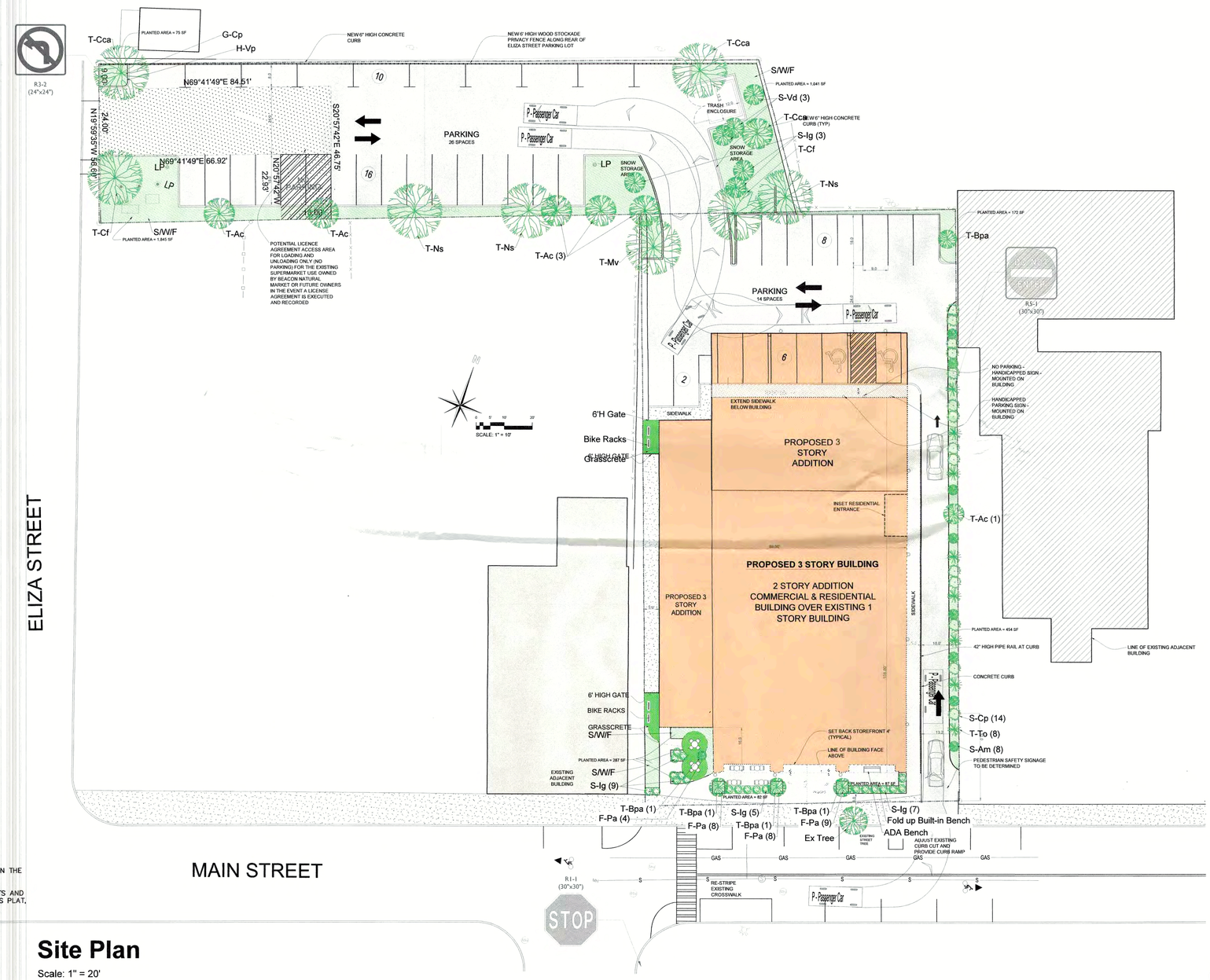
APPROVED BY RESOLUTION OF THE PLANNING BOARD OF THE CITY OF BEACON, NEW YORK, ON THE 12th DAY OF April, 2022, SUBJECT TO ALL REQUIREMENTS AND CONDITIONS OF SAID RESOLUTION. ANY CHANGE, ERASURE, MODIFICATION OR REVISION OF THIS PLAT, AS APPROVED, SHALL VOID THIS APPROVAL.

SIGNED THIS 15th DAY OF September, 20____, BY

CHAIRMAN

SECRETARY

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



Site Plan

Scale: 1" = 20'

Location Plan

Not to Scale

Zoning Summary

Zoning District:	CMS (Central Main Street) & T (Transition Zone)
Tax Map No.:	6054-29-006819 (364 Main Street) & 6054-29-0004836 (Eliza Street)
Lot Area:	0.54 Acres & 0.31 Acres
Building Footprint:	12,632 SF
Historical Overlay District:	No
Parking Overlay District:	Partial, not the portion of the lot in the T District.
Existing Use:	Vacant (364 Main Street) & Parking Lot
Proposed Use:	Mixed-Use: Retail / Residential

Parking & Loading

Use & Parking Requirements	Proposed Area	Current Parking Requirement
Residential		
(1) space per unit (CMS)	(20) Apartments	20 parking spaces
Commercial		
(2) spaces per 1,000 SF for Retail	8,892 sf	18 parking spaces
Total Required		**38 parking spaces**
Total Provided		**42 parking spaces**

Notes:

1. Commercial hours are 7am – 12am, Monday through Sunday, inclusive.
2. No signage is proposed as part of this application. Retail tenants will apply separately to the Planning Board for their own signage
3. The landscaped area is approximately 11%. The overall measured landscaped area is 4,043 square feet. The overall site area is 36,954 square feet. 4,043/36,954 = 0.1094. The measured landscaped area includes all planted areas on the site shaded in green. Note that the requirement for landscaping can be reduced to 5% if the landscaped area is accessible to the public. Since a large portion of the landscaped area is accessible to the public, the Applicant contends that the landscaping requirement is met by both the 11% total landscape coverage, and the reduced 5% requirement.
4. The project will comply with the 10% below-market-rate requirements in Article IVB, Affordable-Workforce Housing.
5. Refuse pick-up will be limited to off-peak hours.
6. Delivery vehicles shall be limited to a maximum size of a Single Unit 30' box truck. To the maximum extend practicable, trucks for deliveries and moving purposes shall be coordinated to avoid conflicts with on-site parking operations.
7. All landscaping shown on the Site Plan shall be maintained in a vigorous growing condition for the duration of the use and shall be trimmed so as to not interfere with pedestrian use of the sidewalk. All plant not so maintained shall be replaced with new plants of comparable size and quality at the beginning of the next immediately following growing season in compliance with the Site Plan, at the sole cost and expense of the property owner.

Index of Drawings

Subdivision Plat

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Sheet 2 of 14	Existing Conditions & Demolition Plan
Sheet 3 of 14	Landscape Plan
Sheet 4 of 14	Building Plans
Sheet 5 of 14	Building Elevations & Renderings
Sheet 6 of 14 - UP.1	Utility Plan
Sheet 7 of 14 - LP.1	Lighting Plan
Sheet 8 of 14 - VM.1	Refuse Truck Movement Plan
Sheet 9 of 14 - VM.2	30' Truck Movement Plan
Sheet 10 of 14 - CD.1	Construction Details
Sheet 11 of 14 - CD.2	Construction Details
Sheet 12 of 14 - CD.3	Construction Details
Sheet 13 of 14 - ESC.1	Erosion & Sediment Control Plan
Sheet 14 of 14 - ESC.2	Erosion & Sediment Control Details

Site Plan Application

Sheet 1 of 14 - Site Plan

Owner:
O'Donnell & Son
P.O. Box 526
Fishkill, NY 12524

Architect:
Aryeh Siegel, Architect
84 Mason Circle
Beacon, New York 12508

Site / Civil Engineer:
Day & Stokosa Engineering P.C
3 Van Wyck Lane
Wappingers Falls, New York 12590

Landscape Designer:
Landscape Restorations
7 Creek Drive
Beacon, New York 12508

REGISTERED ARCHITECT ARYEH JOSEPH SIEGEL 024882 STATE OF NEW YORK

364 Main Street
Beacon, New York
Scale: 1" = 20'
October 4, 2021

REVISIONS:			
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APPROVED BY RESOLUTION OF THE PLANNING BOARD OF THE CITY OF BEACON, NEW YORK, ON THE 12th DAY OF April, 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 15th DAY OF September, 2022, BY

CHAIRMAN

SECRETARY

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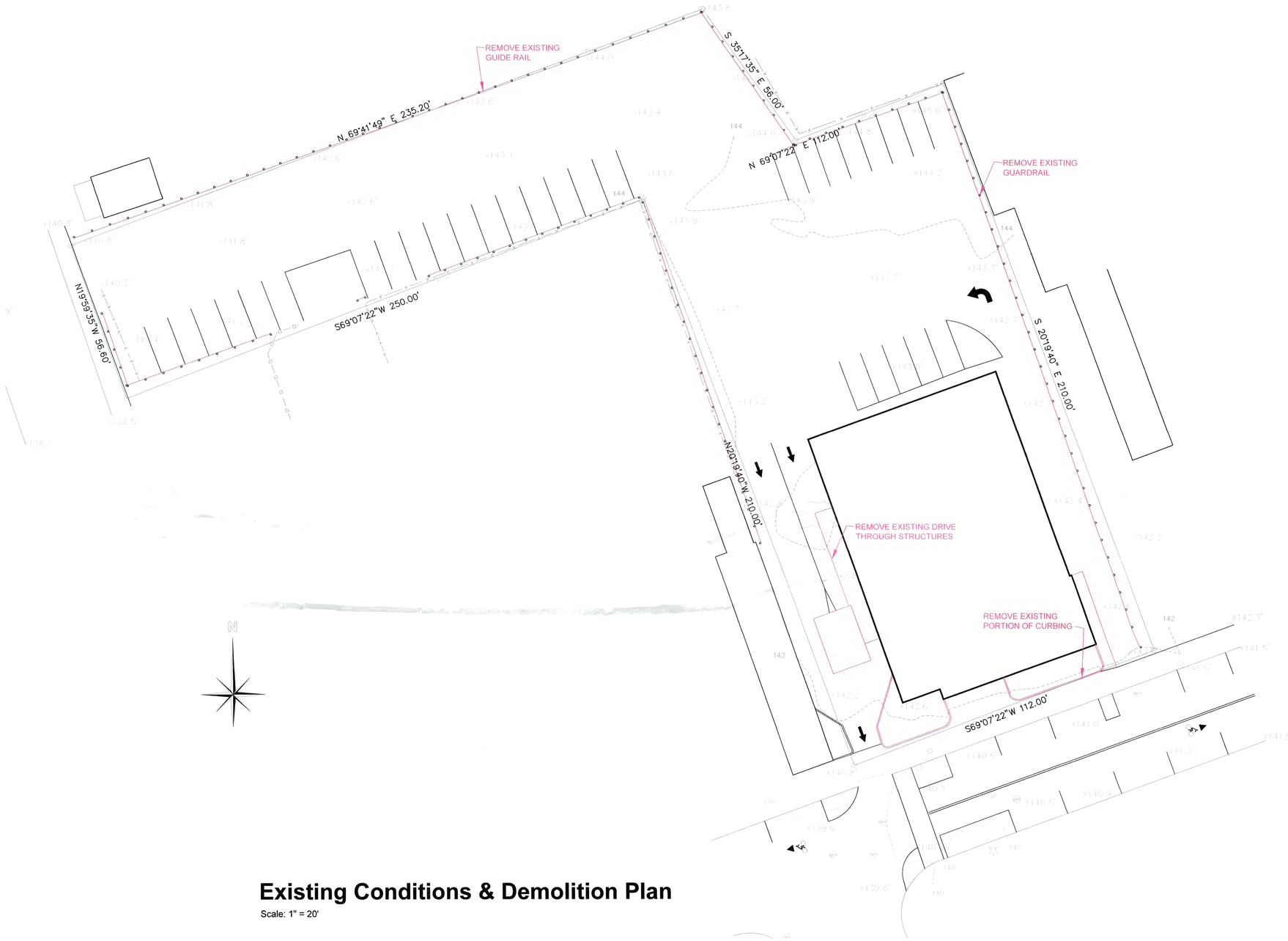

Existing Conditions & Demolition Plan

Scale: 1" = 20'

Site Plan Application

Sheet 2 of 14 - Existing Conditions & Demolition Plan

Owner:
O'Donnell & Son
P.O. Box 526
Fishkill, NY 12524

Architect:
Aryeh Siegel, Architect
84 Mason Circle
Beacon, New York 12508

Site / Civil Engineer:
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REGISTERED ARCHITECT ARYEH JOSEPH SIEGEL 024882 STATE OF NEW YORK

364 Main Street
Beacon, New York
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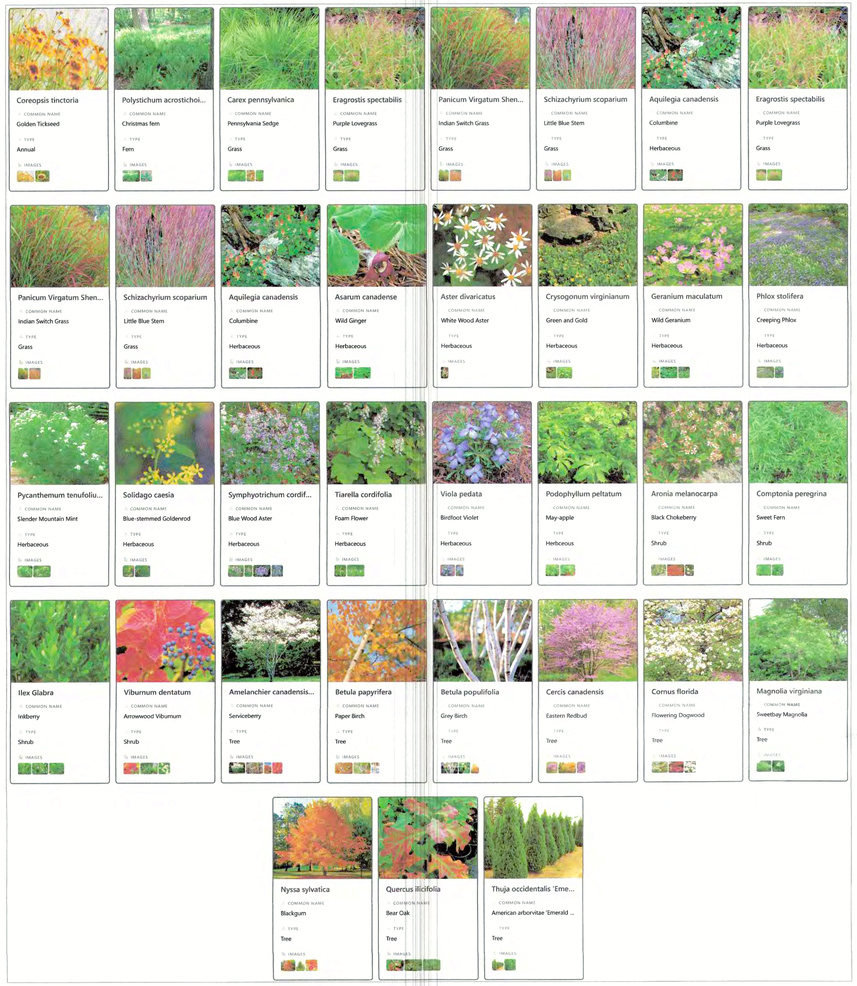
October 4, 2021

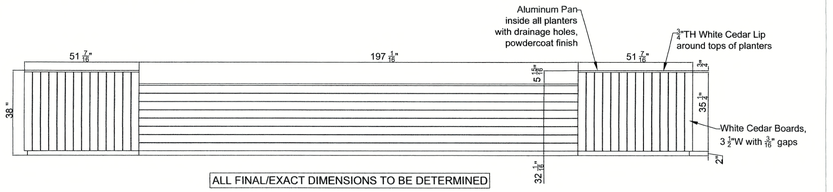
Illustrated Plant List



Planting Notes

1. CONTRACTORS SHALL ENTER AND EXIT SITE THROUGH PRE-APPROVED ROUTES ONLY.
2. NO NON-NATIVE PLANT SPECIES SHALL BE INTRODUCED ONTO THE SITE. ALL SPECIES SHALL BE INDIGENOUS TO THE NORTHEAST REGION OF NORTH AMERICA.
3. IF A STRAIGHT SPECIE IS SPECIFIED, NO CULTIVARS WILL BE ACCEPTED WITHOUT PRIOR APPROVAL OF DESIGNER.
4. NO PLANTS WILL BE ACCEPTED THAT DISPLAY MECHANICAL INJURY, DISEASE OR SPECIE IRREGULARITIES.
5. SOIL SHALL BE PREPPED BY REMOVING ALL CONSTRUCTION DEBRIS, LOOSE ROOTS AND STONES LARGER THAN 3".
6. ALL PLANTS MUST BE LABELED WHEN DELIVERED TO SITE.
7. AREAS TO BE PLANTED SHALL BE MARKED AND LABELED BY DESIGNER.
8. ALL PLANT LOCATIONS AND ORIENTATIONS IN THE FIELD REQUIRE APPROVAL FROM DESIGNER AND OWNER PRIOR TO INSTALLATION.
9. TEST TREE-PIT FOR DRAINAGE BEFORE PLANTING. DO NOT PLANT TREE IN PIT IF WATER IS STILL EVIDENT AFTER ONE HOUR. CONTACT SITE ENGINEER OR LANDSCAPE DESIGNER IF THIS CONDITION IS ENCOUNTERED.
10. ALL TREE-PLANTING TO BE COORDINATED WITH AS-BUILT UTILITIES. TREES TO BE LOCATED MINIMUM OF 5' FROM ACTIVE LINES.
11. ALL TREES SHALL BE BALL AND BURLAP UNLESS OTHERWISE SPECIFIED ON PLANT LIST.
12. EACH NEW TREE HOLE TREE SHALL BE TWICE THE WIDTH OF THE ROOTBALL.
13. BURLAP, WIRE, CORDS, TIES AND ANY WRAPPING MATERIALS MUST BE REMOVED FROM ALL ROOTBALLS BEFORE BACKFILLING.
14. PLANT ALL PLANTS SO TOP OF ROOTBALL IS SLIGHTLY ABOVE SURROUNDING SOIL(SMALL AND LARGE PLANTS)
15. NO PLANTING SHALL BE DONE IN MUDDY, RAINY OR FROZEN CONDITIONS.
16. ALL PLANTS CALLING FOR 'OVERFLOWING" IN THE NOTES SHALL NOT BE ACCEPTED BY DESIGNER IF PLANTS ARE THIN.
17. IF PLANTING IS DELAYED FOR MORE THAN 3 HOURS AFTER DELIVERY, SET PLANTS IN SHADE. PROTECT FROM WEATHER AND MECHANICAL DAMAGE. KEEP ROOTS MOIST AND COVER WITH MULCH.
18. CONTRACTORS SHALL LEAVE SITE NEAT AND ORDERLY DURING COURSE OF PROJECT, AND STORE MATERIALS AND EQUIPMENT IN OWNER-APPROVED LOCATIONS AWAY FROM ALL TREES AND PLANTS. STORE ALL UNPLANTED PLANT MATERIAL AWAY FROM DAMAGING SUN.
19. IF SITE CONDITIONS CONFLICT WITH INTENDED DESIGN, CONTRACTOR SHALL ALERT OWNER AND DESIGNER.
20. NO SUBSTITUTIONS ARE TO BE MADE WITHOUT THE WRITTEN OR VERBAL CONSENT OF LANDSCAPE DESIGNER AND OWNER
21. CREATE A SIZE-SPECIFIC WATER-WELL AROUND EACH PLANT, 3' FROM CENTER OF TREE, AND MULCH FROM THE OUTSIDE. DO NOT MULCH CROWN.
22. WATER THOROUGHLY AFTER PLANTING EACH PLANT. WATER SCHEDULE TO BE DETERMINED.
23. SPRAY FOR DEER IF PLANTED IN FALL. SOMETIMES BUCKS MARK THEIR TERRITORY WITH THEIR ANTLERS.
24. KEEP PLANTING AREAS WEED-FREE UNTIL PLANT IS ESTABLISHED.
25. ECO LAWN SEEDING SHALL BE IMPLEMENTED BY CONTRACTOR FAMILIAR WITH THIS SPECIE MIX AND WITH THE PROCESS, AND APPROVED BY DESIGNER. THIS IS NOT THE SAME AS CASTING CONTRACTOR GRASS SEED.
26. PERVIOUS/PERMEABLE PAVERS AND ASSOCIATED GRASS SEEDING SHALL BE INSTALLED BY CONTRACTOR WITH EXPERIENCE IN THIS PROCESS. THIS PROCESS REQUIRES ESTABLISHMENT MAINTENANCE, IN ORDER TO SUCCEED.
27. BERMED AREAS SHALL BE BUILT WITH DESIGNER DIRECTING CONSTRUCTION
28. STREET TREE AND SURROUNDING TREE-PIT SHALL BE INSTALLED BY CONTRACTOR EXPERIENCED WITH THESE MATERIALS AND APPROVED BY DESIGNER
29. ALL PLANTS REQUIRE REGULAR WATERING FOR THE FIRST TWO SEASONS IN ORDER TO SUCCEED

PLANTER DETAIL - ELEVATION



ALL FINAL/EXACT DIMENSIONS TO BE DETERMINED

APPROVED BY RESOLUTION OF THE PLANNING BOARD OF THE CITY OF BEACON, NEW YORK, ON THE 12th DAY OF April 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 13th DAY OF September 2022 BY

CHAIRMAN

SECRETARY

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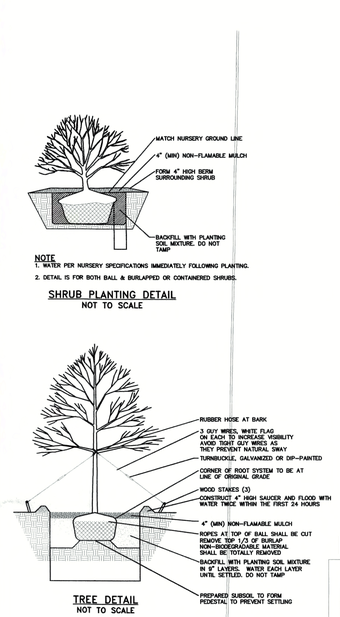

NOTE
1. WATER PER NURSERY SPECIFICATIONS IMMEDIATELY FOLLOWING PLANTING.
2. DETAIL IS FOR BOTH BALL & BURLAPPED OR CONTAINERED SHRUBS.

SHRUB PLANTING DETAIL
NOT TO SCALE

TREE DETAIL
NOT TO SCALE

ELIZA STREET

MAIN STREET

Planting Schedule

	A	B	C	D	E	F	G
1	Symbol	Quantity	Type	Botanical Name	Common Name	Size	Planting Time
2	T-Ac	13	Tree	Amelanchier canadensis	Serviceberry	3" Cal	Spring/Fall
3	T-Bpa	4	Tree	Betula payrifera	Paper Birch	5-6'	Spring/Fall
4	T-Bpa	1	Tree	Betula payrifera	Paper Birch	3" Cal	Spring/Fall
5	T-Bpo	3	Tree	Betula populifolia	Grey Birch	5'	Spring/Fall
6	T-Cca	3	Tree	Cercis canadensis	Redbud	3" Cal	Spring/Fall
7	T-Cf	2	Tree	Cornus florida	Flowering Dogwood	3" Cal	Spring/Fall
8	T-Mv	1	Tree	Magnolia virginiana	Sweetbay Magnolia	3" Cal	Spring/Fall
9	T-Ns	3	Tree	Nyssa sylvatica	Tupelo Blackgum	3" Cal	Spring/Fall
10	T-To	8	Tree	Thuja occidentalis(Emerald Green)	Arvorvitae	5'	Spring/Fall
11	S-Am	8	Shrub	Aronia melanocarpa	Black Chokeberry	3 gal	Spring/Fall
12	S-Cp	14	Shrub	Comptonia peregrina	Sweetfern	1 gal	Spring/Fall
13	S-Ig	24	Shrub	Ilex glabra	Inkberry	5 gal	Spring/Fall
14	S-Vd	3	Shrub	Viburnum dentatum	Arrowwod Viburnum	3'	Spring/Fall
15	H-Ac	50	Herb	Aquilegia canadensis	Columbine	plug	Spring/Summer/Fall
16	H-Ad	50	Herb	Aster divaricatus	White Wood Aster	plug	Spring/Summer/Fall
17	H-Ep	15	Herb	Echinacea purpea	Coneflower	plug	Spring/Summer/Fall
18	H-Gm	15	Herb	Geranium maculatum	Wild Geranium	quart	Spring.Fall
19	H-Cv	15	Herb	Crysogonum virginianum	Green and Gold	plug	Spring/Summer/Fall
20	H-Pp	12	Herb	Podophyllum peltatum	May Apple	quart	Spring/Fall
21	H-Ps	50	Herb	Phlox stolonifera	Creeping Phlox	plug	Spring/Summer/Fall
22	H-Pt	15	Herb	Pycanthemum tenufolium	Slenderleaf Mountain Mint	plug	Spring/Summer/Fall
23	H-Rh	17	Herb	Rudbeckia hirta	BlackEyed Susan	plug	Spring/Summer/Fall
24	H-Sc	17	Herb	Solidago Caesia	Bluestemmed Goldenrod	plug	Spring/Summer/Fall
25	H-Tc	32	Herb	Tiarella cordifolia	Foamflower	Quart	Spring/Summer
26	H-Vp	50	Herb	Viola pedata	Birdfoot Violet	plug	Spring/Summer
27	G-Cp	50	Grass	Carex pensylvanica	Oak Sedge	plug	Spring/Summer/Fall
28	G-Es	12	Grass	Eragrostis spectabilis	Purple Lovegrass	plug	Spring/Summer/Fall
29	G-Ss	32	Grass	Schizachyrium scoparium	Little Bluestem	plug	Spring/Summer
30	F-Pa	40	Fern	Polystichum acrostichoides	Christmas Fern	Quart	Spring/Fall
31	S/W/F	72	Mixed	HerbaceousGroundcover	Sedges/Wildflowers/Ferns	Quart	Spring/Summer/Fall
32	H-NM	177	Mixed	Native Meadow	Grasses and Wildflowers	Quarts	Spring/Summer/Fall

Landscape Plan

Scale: 1" = 20'

Site Plan Application

Sheet 3 of 14 - Landscape Plan

Owner:
O'Donnell Construction Corp.
P.O. Box 526
Fishkill, NY 12524

Architect:
Aryeh Siegel, Architect
84 Mason Circle
Beacon, New York 12508

Site / Civil Engineer:
Day & Stokosa Engineering P.C
3 Van Wyck Lane
Wappingers Falls, New York 12590

Landscape Designer:
Landscape Restorations
7 Creek Drive
Beacon, New York 12508

REGISTERED ARCHITECT JOSEPH SIEGEL 024882 STATE OF NEW YORK

364 Main Street
Beacon, New York
Scale: 1/8" = 1'-0"
May 25, 2021

APPROVED BY RESOLUTION OF THE PLANNING BOARD OF THE CITY OF BEACON, NEW YORK, ON THE 12th DAY OF April, 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 13th DAY OF September, 2022, BY

CHAIRMAN

SECRETARY

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Area Summary Table

Floor	Space	Area (Net Square Feet)
1	Commercial 1	5,711
	Commercial 2	1,489
	Commercial 3	1,525
	All Commercial *Note that all commercial space includes demising walls. It is not the total of the individual commercial spaces*	**8,892**
	1st Floor Residential	1,607
2	Residential	12,560
3	Residential	12,560
		35,619

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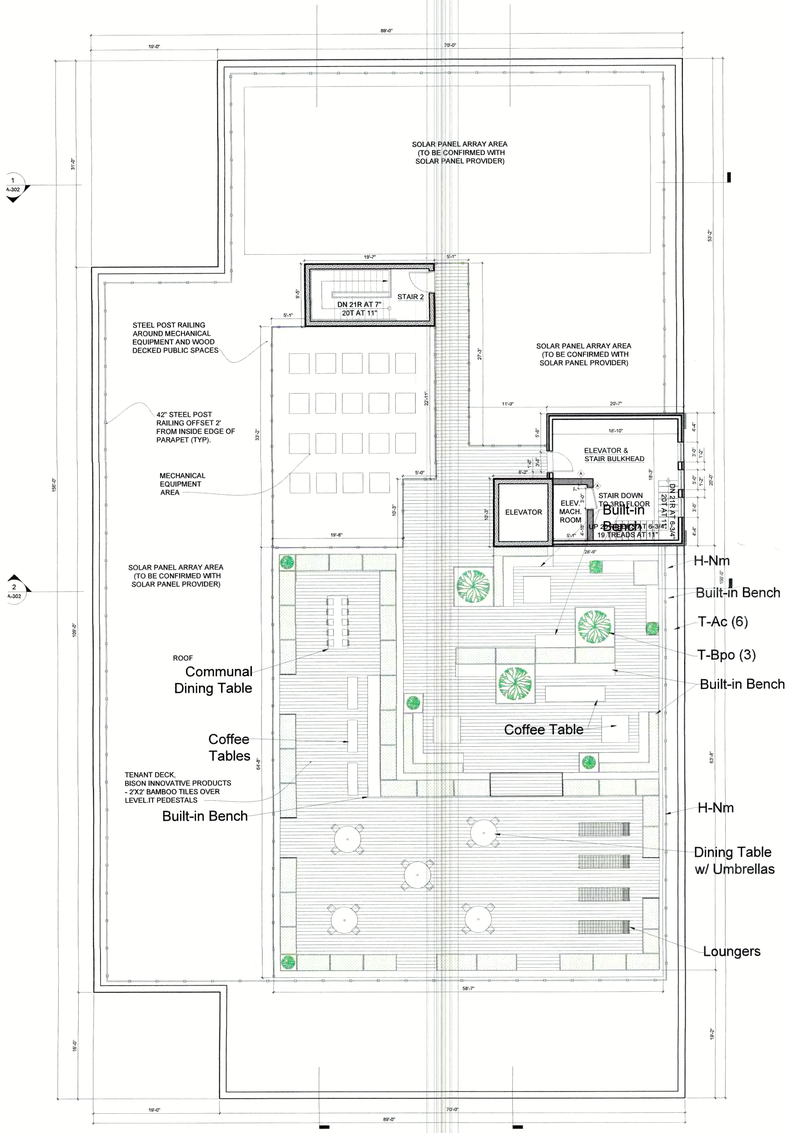
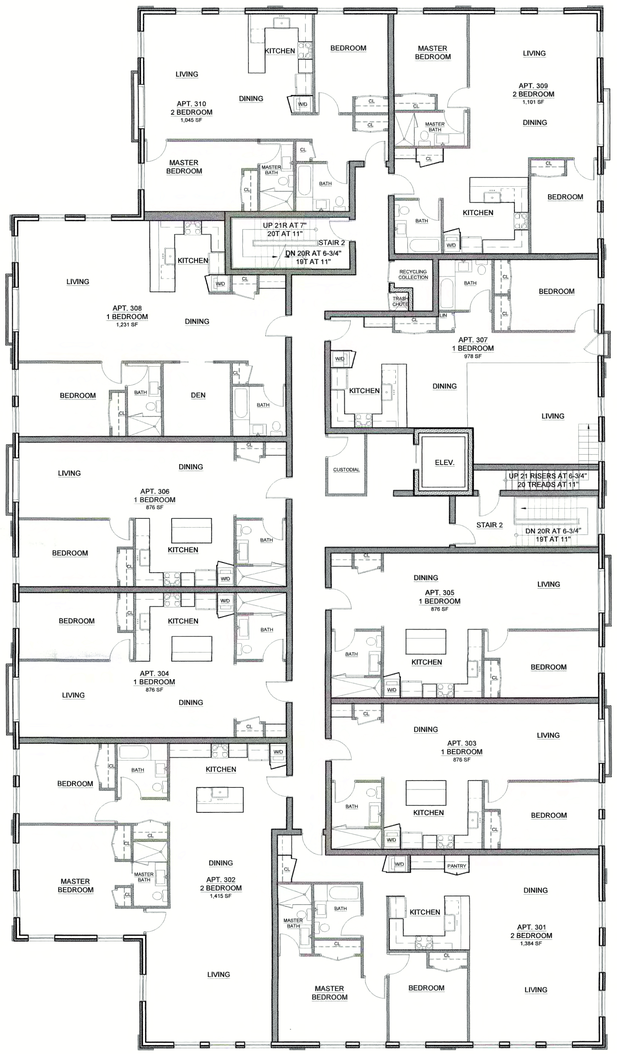


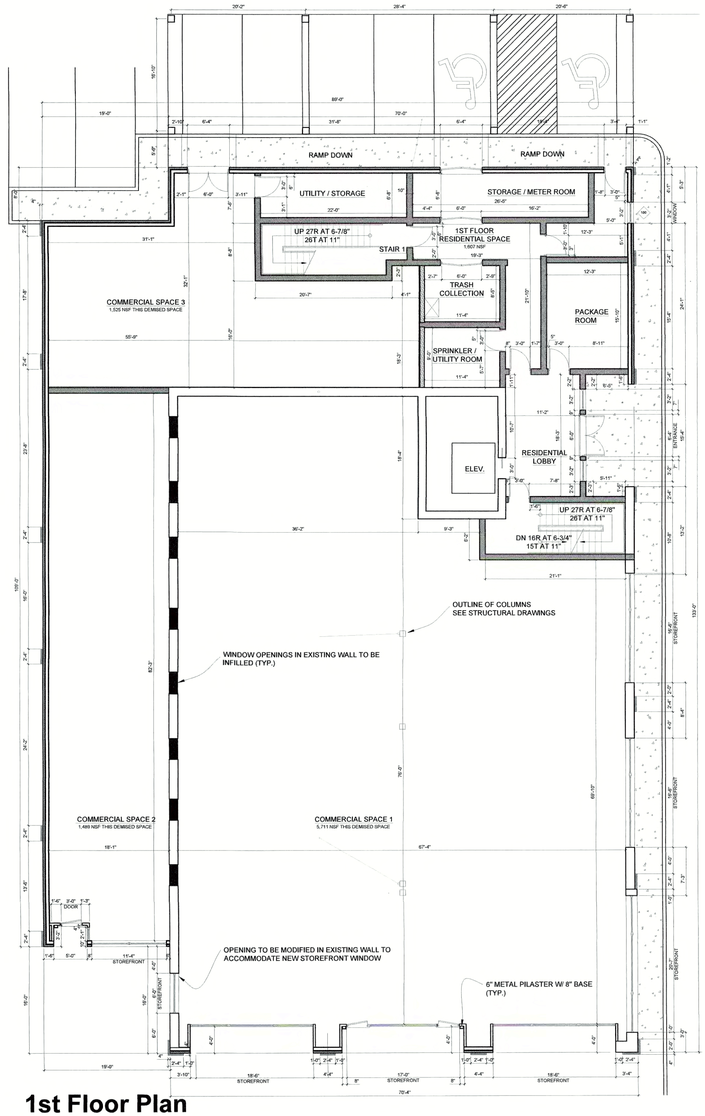
Roof Plan

Scale: $\frac{3}{32}$" = 1'-0"



3rd Floor Plan (2nd Floor Similar)

Scale: $\frac{3}{32}$" = 1'-0"



1st Floor Plan

Scale: $\frac{3}{32}$" = 1'-0"

Site Plan Application

Sheet 4 of 14 - Building Plans

Owner:
O'Donnell Construction Corp.
P.O. Box 526
Fishkill, NY 12524

Architect:
Aryeh Siegel, Architect
84 Mason Circle
Beacon, New York 12508

Site / Civil Engineer:
Day & Stokosa Engineering P.C
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364 Main Street
Beacon, New York
Scale: $\frac{3}{32}$" = 1'-0"
May 25, 2021

Elevation: South

Scale: $\frac{1}{8}$" = 1'-0"

Elevation: East

Scale: $\frac{1}{8}$" = 1'-0"

Elevation: North

Scale: $\frac{1}{8}$" = 1'-0"

Elevation: West

Scale: $\frac{1}{8}$" = 1'-0"

NOTE THAT THE RENDERINGS ARE ARTISTIC INTERPRETATIONS OF THE PROPOSED BUILDING DESIGN TO AID IN REVIEWING THE PROPOSED DESIGN OF THE BUILDINGS ONLY, AND ARE NOT INTENDED AS DETAILED REPRESENTATIONS OF THE FINAL DESIGN OR OF SITE CONDITIONS. CHANGES TO WINDOW & DOOR PLACEMENT MAY OCCUR IN THE FINAL CONSTRUCTION DOCUMENTS TO SUIT TENANT LAYOUTS AND BUILDING CODE REQUIREMENTS. THE ELEVATION DRAWINGS SHOWN ON THIS SHEET INDICATE THE APPROVED DESIGN, AND IN THE CASE OF ANY DISCREPANCY BETWEEN DESIGN ELEMENTS DEPICTED ON THE ELEVATIONS AND RENDERINGS, THE ELEVATIONS SHALL GOVERN.

APPROVED BY RESOLUTION OF THE PLANNING BOARD OF THE CITY OF BEACON, NEW YORK, ON THE 19th DAY OF April 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 13th DAY OF September, 2022, BY

CHAIRMAN

SECRETARY

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7	02/22/22	REVISED PER PLANNING BOARD COMMENTS	AJS
8	03/29/22	REVISED PER PLANNING BOARD COMMENTS	AJS
9	06/30/22	FOR FINAL CONSULTANT REVIEW	AJS
10	09/01/22	PLANNING BOARD CHAIRMAN SIGNATURE	AJS

View: From Main Street

Not to Scale

View: From Main Street

Not to Scale

View: From Main Street

Not to Scale

View: Main Street

Not to Scale

Site Plan Application

Sheet 5 of 14 - Building Elevations

Owner:
O'Donnell Construction Corp.
P.O. Box 526
Fishkill, NY 12524

Architect:
Aryeh Siegel, Architect
84 Mason Circle
Beacon, New York 12508

Site / Civil Engineer:
Day & Stokosa Engineering P.C
3 Van Wyck Lane
Wappingers Falls, New York 12590

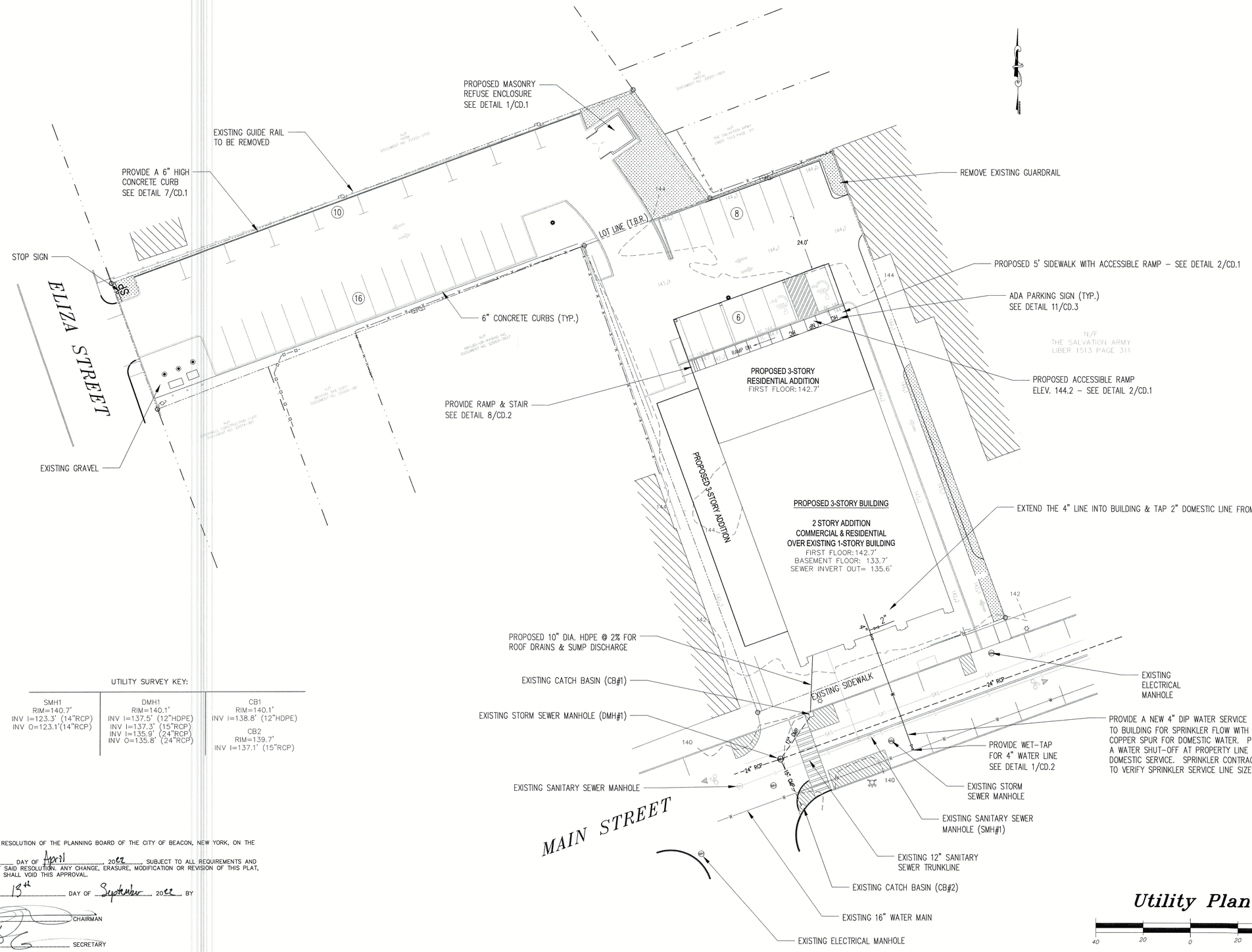
Landscape Designer:
Landscape Restorations
7 Creek Drive
Beacon, New York 12508

REGISTERED ARCHITECT STEVEN JOSEPH SIEGEL 024892 STATE OF NEW YORK

364 Main Street
Beacon, New York
Scale: $\frac{1}{8}$" = 1'-0"
May 25, 2021

PARKING AND ACCESS EASEMENTS:

THERE SHALL BE A BLANKET ACCESS AND PARKING EASEMENT OVER BOTH LOTS ALLOWING BOTH ACCESS AND PARKING FOR EACH LOT OVER THE OTHER LOT.



Utility Plan

UTILITY SURVEY KEY:

SMH1	DMH1	CB1
RIM=140.7'	RIM=140.1'	RIM=140.1'
INV I=123.3' (14"RCP)	INV I=137.5' (12"HDPE)	INV I=138.8' (12"HDPE)
INV O=123.1'(14"RCP)	INV I=137.3' (15"RCP)	
	INV I=135.9' (24"RCP)	CB2
	INV O=135.8' (24"RCP)	RIM=139.7'
		INV I=137.1' (15"RCP)

APPROVED BY RESOLUTION OF THE PLANNING BOARD OF THE CITY OF BEACON, NEW YORK, ON THE 12th DAY OF April, 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 13th DAY OF September, 2022, BY

CHAIRMAN

SECRETARY

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

IT IS A VIOLATION OF NEW YORK STATE EDUCATION LAW FOR ANY PERSONS TO ALTER THESE PLANS, SPECIFICATIONS, OR REPORTS IN ANY WAY, UNLESS ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER OR LAND SURVEYOR.

Final for Signature 09-01-22	Mark A. Day, PE
08-12-22	
03-22-22	
02-17-22	
01-07-22	
12-21-21	
11-27-21	
08-27-21	
Revisions 07-20-21	
Project No. 2020.475	License No. 069646

STATE OF NEW YORK · MARK A. DAY · No. 069646 · LICENSED PROFESSIONAL ENGINEER

DAY | STOKOSA ENGINEERING P.C.
3 Van Wyck
Lane Suite 2
Wappingers Falls, New York
(845)-223-3202

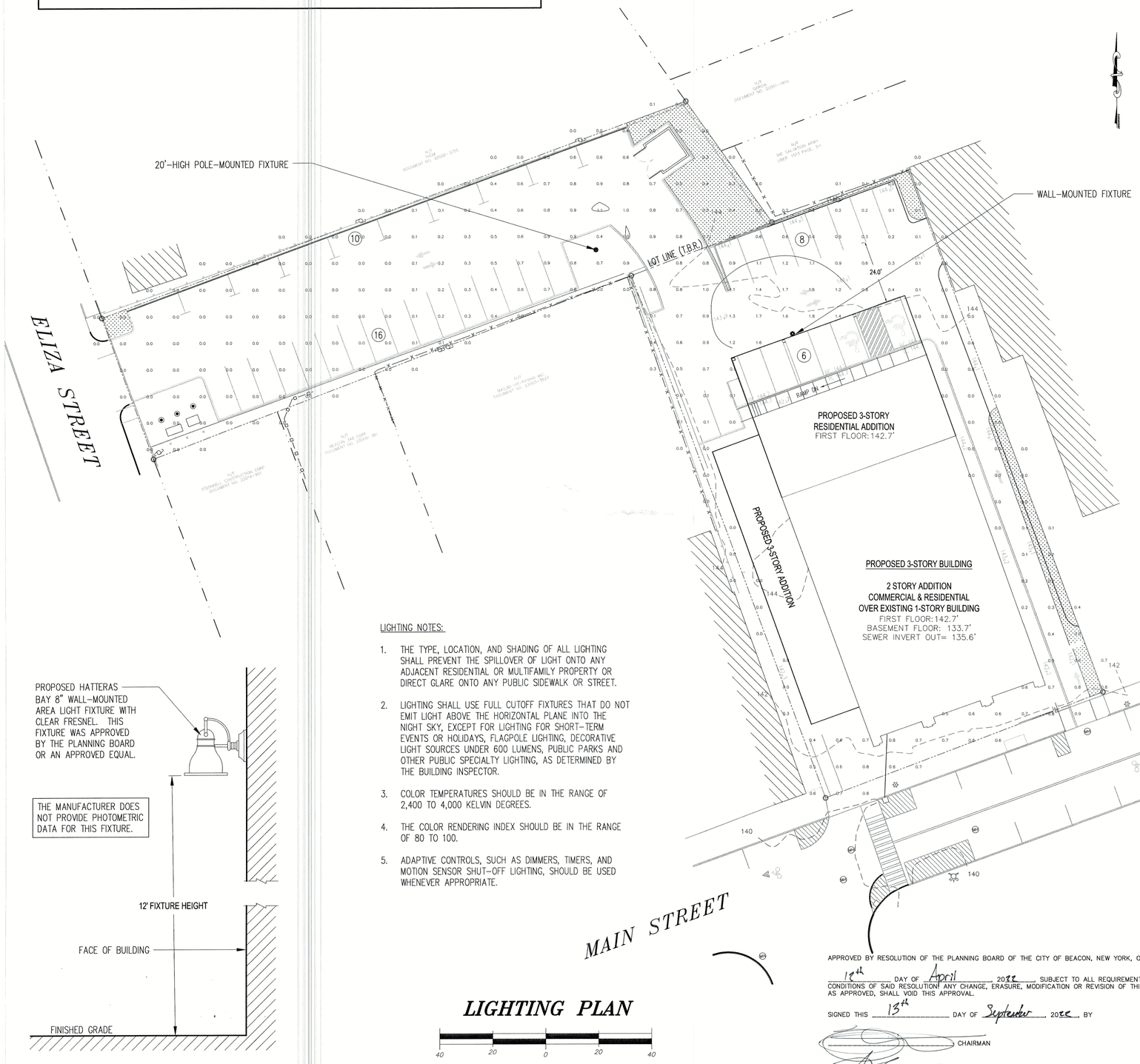
PROJECT
364 Main Street
City of Beacon Dutchess County, New York

DRAWING
Utility Plan

SCALE	DRAWN BY	DRAWING No.
1" = 20'	MAD	UP.1
DATE 04-02-21	CHECKED BY MAD	6 of 14

LIGHTING FIXTURE SCHEDULE

LP	ANP LED POLE-MOUNTED FIXTURE	20' POLE	CRI > 90	2 FIXTURES
WM	HATTERAS BAY WALL-MOUNTED LIGHT FIXTURE	12' MOUNTING HEIGHT	CRI > 98	1 FIXTURES



LIGHTING NOTES:

1. THE TYPE, LOCATION, AND SHADING OF ALL LIGHTING SHALL PREVENT THE SPILLOVER OF LIGHT ONTO ANY ADJACENT RESIDENTIAL OR MULTIFAMILY PROPERTY OR DIRECT GLARE ONTO ANY PUBLIC SIDEWALK OR STREET.
2. 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. COLOR TEMPERATURES SHOULD BE IN THE RANGE OF 2,400 TO 4,000 KELVIN DEGREES.
4. THE COLOR RENDERING INDEX SHOULD BE IN THE RANGE OF 80 TO 100.
5. ADAPTIVE CONTROLS, SUCH AS DIMMERS, TIMERS, AND MOTION SENSOR SHUT-OFF LIGHTING, SHOULD BE USED WHENEVER APPROPRIATE.

LIGHTING PLAN

40 20 0 20 40

APPROVED BY RESOLUTION OF THE PLANNING BOARD OF THE CITY OF BEACON, NEW YORK, ON THE 18th DAY OF April 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 13th DAY OF September 2022 BY

CHAIRMAN

SECRETARY

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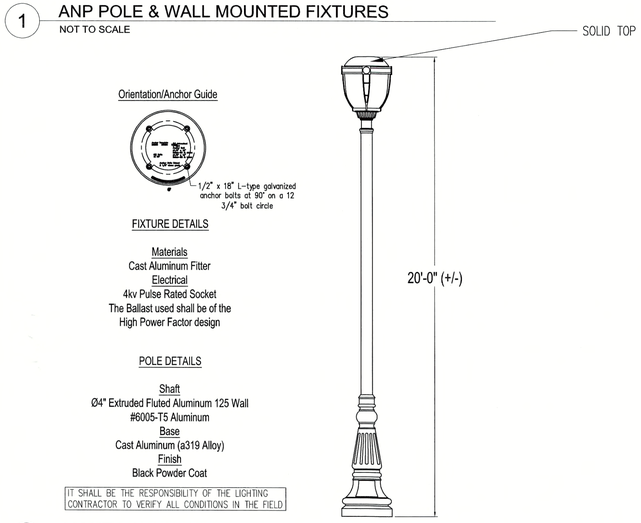
4 WALL-MOUNTED LIGHT FIXTURE DETAIL
NOT TO SCALE

ANP POLE MOUNTED LED FIXTURE
LA792-1-P046LD4-D-T3-35K-PC-PA5151-41
WM5161 WALL MOUNT BRACKET
COLOR TEMPERATURE - 3500K
FULL CUTOFF/DOWNLIGHT
POLE COLOR - BLACK

1 ANP POLE & WALL MOUNTED FIXTURES
NOT TO SCALE

PARKING AND ACCESS EASEMENTS:

THERE SHALL BE A BLANKET ACCESS AND PARKING EASEMENT OVER BOTH LOTS ALLOWING BOTH ACCESS AND PARKING FOR EACH LOT OVER THE OTHER LOT.



FIXTURE DETAILS

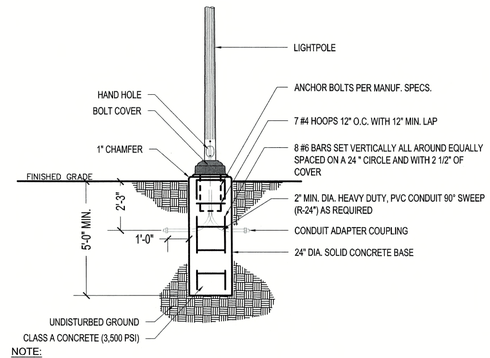
Materials
Cast Aluminum Fitter
Electrical
4kv Pulse Rated Socket
The Ballast used shall be of the High Power Factor design

POLE DETAILS

Shaft
Ø4" Extruded Fluted Aluminum 125 Wall
#6005-T5 Aluminum
Base
Cast Aluminum (a319 Alloy)
Finish
Black Powder Coat

IT SHALL BE THE RESPONSIBILITY OF THE LIGHTING CONTRACTOR TO VERIFY ALL CONDITIONS IN THE FIELD

2 LIGHT POLE DETAIL
NOT TO SCALE



NOTE:

1. CONCRETE SHALL HAVE A 28 DAY COMPRESSIVE STRENGTH OF 3,500 PSI, WITH AIR-ENTRAINMENT OF 5-7%
2. CHAMFER EXPOSED EDGES OF ALL FOUNDATIONS.
3. COLOR OF FIXTURE SHALL MATCH COLOR OF POLE

IT SHALL BE THE RESPONSIBILITY OF THE LIGHTING CONTRACTOR TO VERIFY ALL CONDITIONS IN THE FIELD

3 LIGHTPOLE DETAIL
NOT TO SCALE

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Revisions	07-20-21	
Project No.	2020.475	License No. 069646

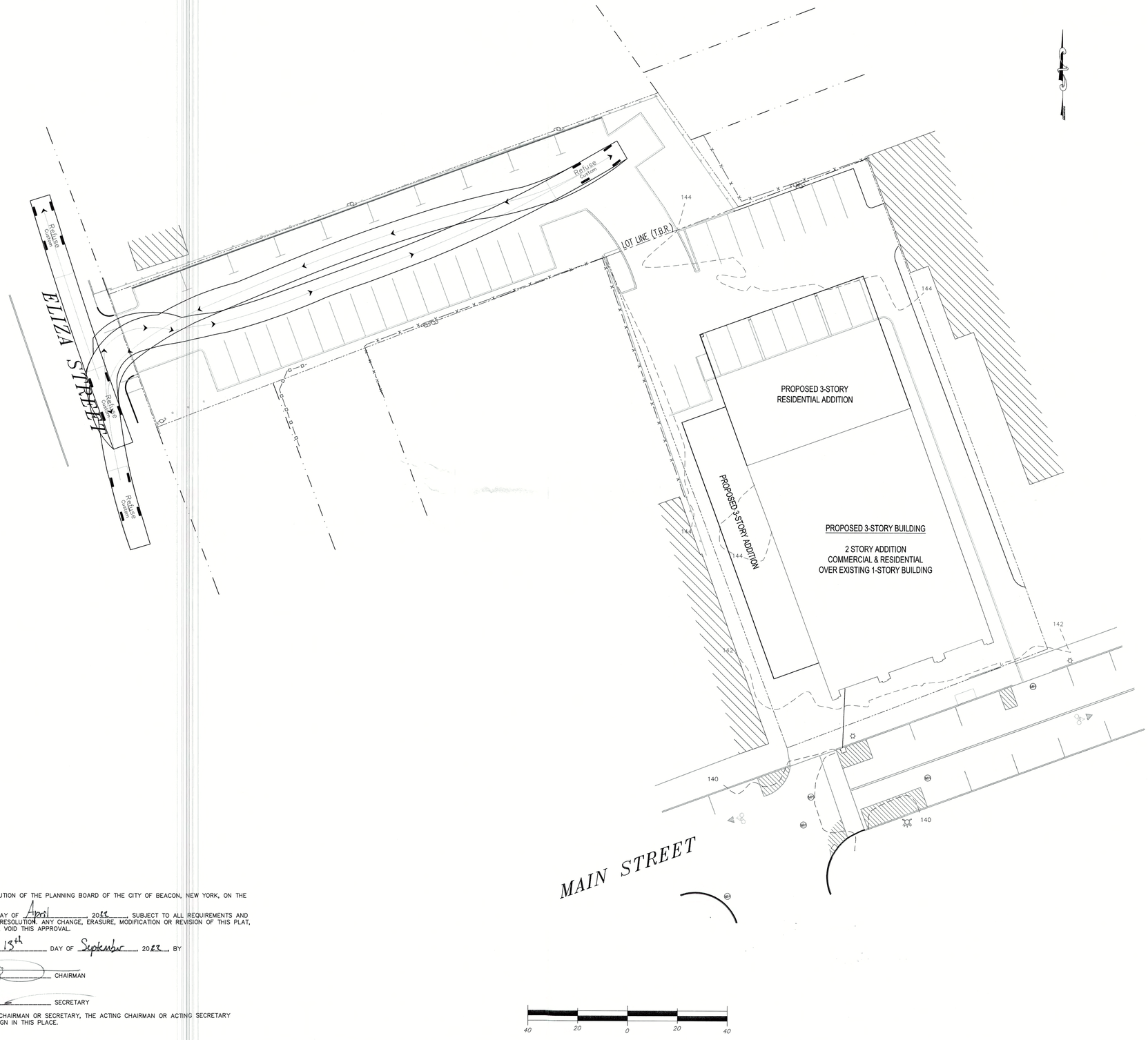
STATE OF NEW YORK MARK A. DAY No. 069646 LICENSED PROFESSIONAL ENGINEER

DAY | STOKOSA ENGINEERING P.C.
3 Van Wyck
Lane Suite 2
Wappingers Falls, New York
(845)-223-3202

PROJECT
364 Main Street
City of Beacon Dutchess County, New York

DRAWING
Lighting Plan

SCALE	DRAWN BY	DRAWING No.
1" = 20'	MAD	LP.1
DATE	CHECKED BY	7 of 14
04-02-21	MAD	



APPROVED BY RESOLUTION OF THE PLANNING BOARD OF THE CITY OF BEACON, NEW YORK, ON THE 12th DAY OF April, 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 13th DAY OF September, 2022, BY

CHAIRMAN

SECRETARY

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PROJECT

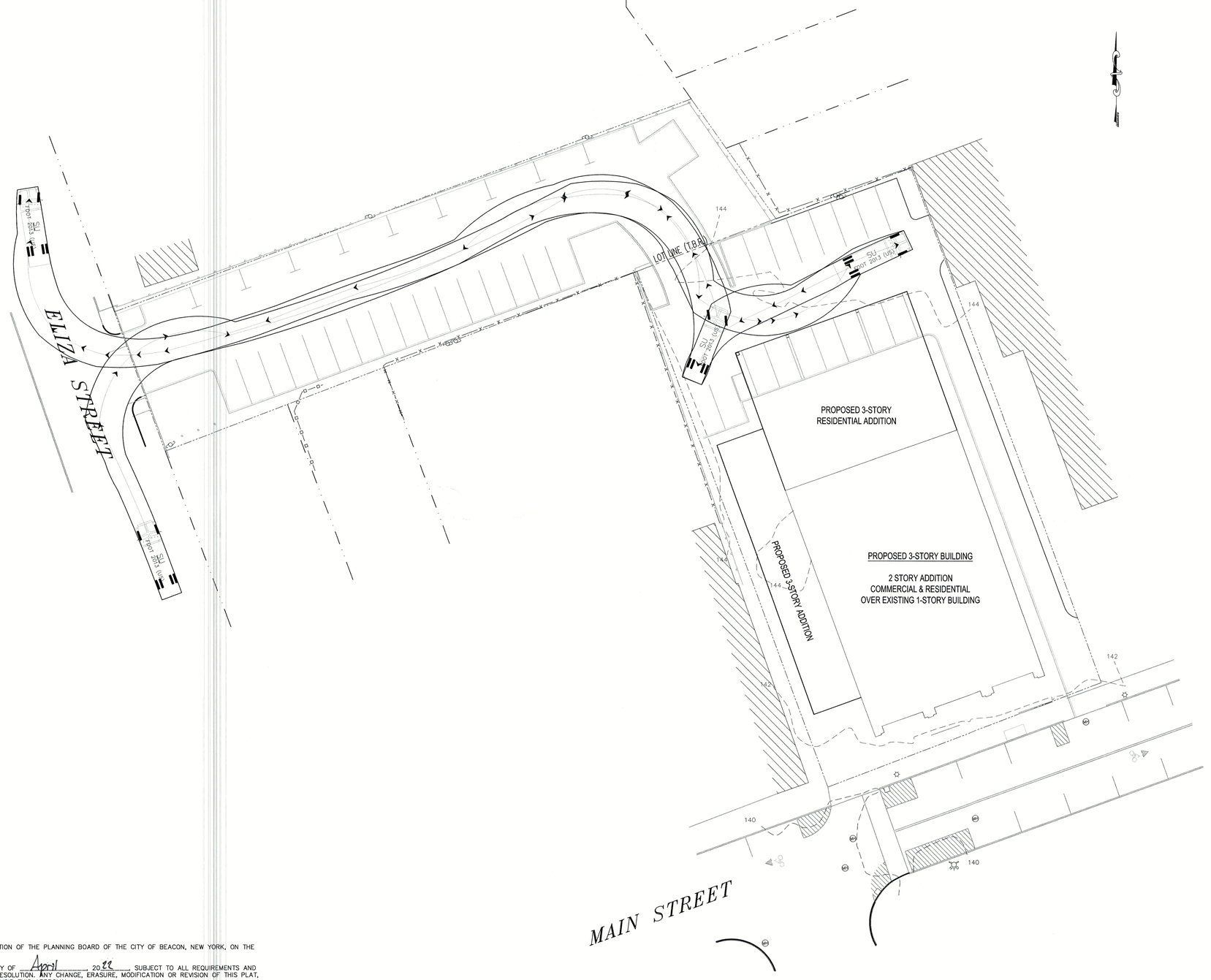
364 Main Street

City of Beacon Dutchess County, New York

DRAWING

Refuse Truck Movement Plan

SCALE	DRAWN BY	DRAWING No.
1" = 20'	MAD	VM.1
DATE 04-02-21	CHECKED BY MAD	8 of 14



APPROVED BY RESOLUTION OF THE PLANNING BOARD OF THE CITY OF BEACON, NEW YORK, ON THE 12th DAY OF April, 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 19th DAY OF September, 2022 BY

CHAIRMAN

SECRETARY

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3 Van Wyck
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PROJECT

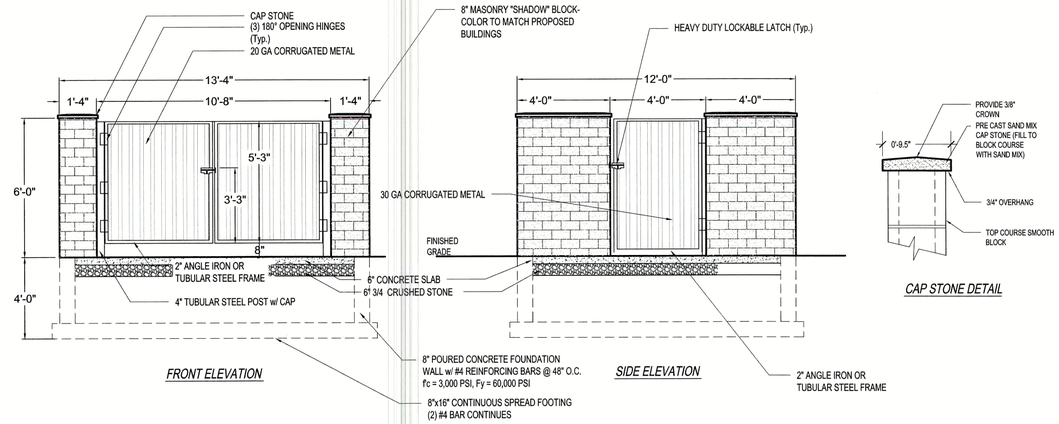
364 Main Street

City of Beacon Dutchess County, New York

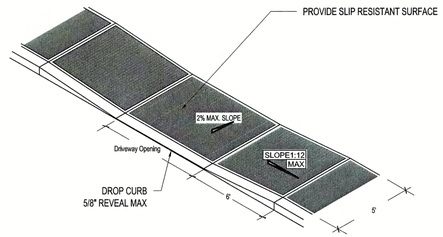
DRAWING

30' Truck Movement Plan

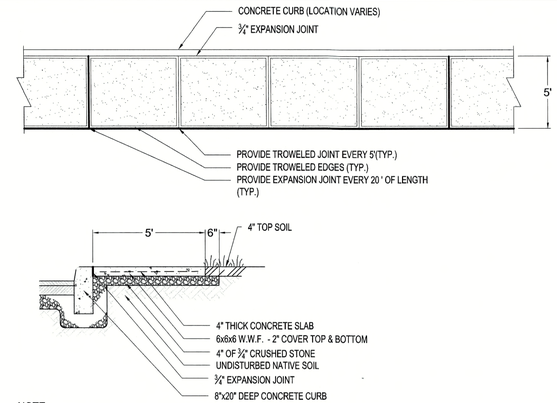
SCALE	DRAWN BY	DRAWING No.
1" = 20'	MAD	VM.2
DATE	CHECKED BY	
04-02-21	MAD	9 of 14



1 REFUSE ENCLOSURE DETAIL
NOT TO SCALE

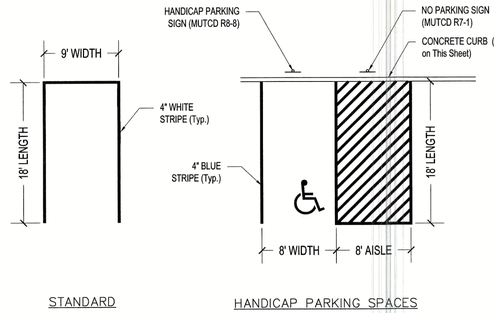


2 ADA RAMP & SIDEWALK DETAIL
NOT TO SCALE

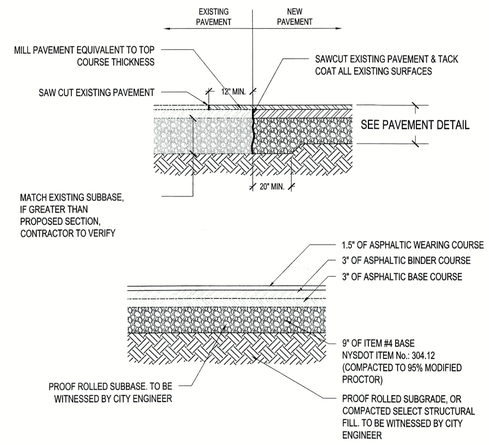


NOTE:
1. ALL CONCRETE SHALL HAVE A 28 COMPRESSIVE STRENGTH OF 4,000 PSI
2. ALL EXPOSED SURFACES SHALL HAVE A BROOM TEXTURED FINISH
3. ALL SIDEWALK SHALL BE 6" THICK AT DRIVEWAY CROSSINGS
4. EXPANSION JOINTS SHALL BE LOCATED AS MAXIMUM OF 20'-0" ON CENTER, OR AS INDICATED ON PLANS.

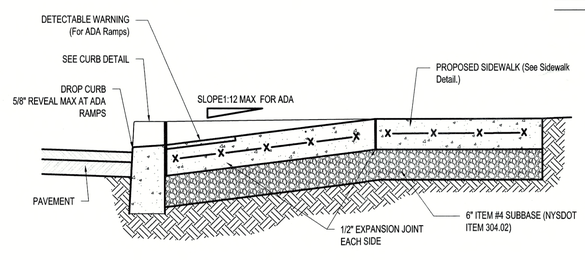
3 SIDEWALK & CURB DETAILS
NOT TO SCALE



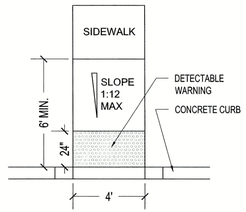
4 PARKING STALL DETAIL
NOT TO SCALE



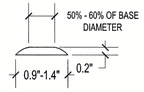
5 PARKING LOT PAVEMENT SECTION
NOT TO SCALE

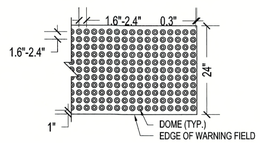


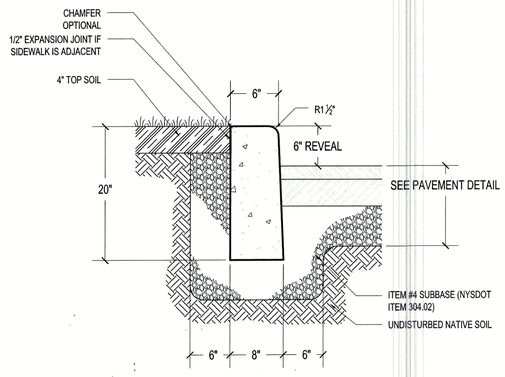
6 ADA RAMP DETAIL
NOT TO SCALE



NOTES:
1. THE SIZE OF THE DETECTABLE WARNING FIELD SHALL BE 24" IN THE DIRECTION OF TRAVEL AND SHALL EXTEND THE FULL WIDTH OF THE CURB RAMP OR FLUSH SURFACE, EXCLUSIVE OF SIDE FLARES.
2. THE ROWS OF DOMES SHALL BE ALIGNED TO BE PERPENDICULAR OR RADIAL TO THE GRADE BREAK BETWEEN THE RAMP LANDING OR CURB RAMP AND THE STREET.
3. WHERE DOMES ARE ARRAYED RADIALLY THEY MAY DIFFER IN DOME DIAMETER AND CENTER-TO-CENTER SPACING WITHIN THE RANGES SPECIFIED ON THIS SHEET.
4. DETECTABLE WARNING SHALL BE LOCATED SO THAT THE EDGE OR CORNER OF THE WARNING FIELD NEAREST TO THE ROADWAY IS 5" TO 9" FROM THE CURB TO THE ROADWAY EDGE.







NOTE:
1. CONCRETE SHALL HAVE A 28 DAY COMPRESSIVE STRENGTH OF 4,000 PSI
2. EXPANSION JOINTS OF 1/2" CELLULOSE OR SIMILAR MATERIAL SHALL NE INSTALLED WHERE REQUIRED (AT CURB BOXES, CATCH BASINS, BRIDGES, ETC.). CONSTRUCTION (CONTROL) JOINTS SHALL BE INSTALLED AT 20' INTERVALS

7 CAST-IN-PLACE CONCRETE CURB DETAIL
NOT TO SCALE

SIGN SCHEDULE

SYMBOL	MUTCD NUMBER	PANEL	SIZE (WxH)	QUANTITY
HC	NY R7-8	RESERVED PARKING	12 x 18	8
		PERMIT REQUIRED TOW-AWAY ZONE	12 x 6	8
NP	R7-1	NO PARKING ANY TIME	12 x 18	3
SP	R1-1	STOP	36x36	3
OW	R6-2L	ONE WAY	12" x 18"	1
DNE	R3-15C	DO NOT ENTER	30"x 30"	1

8 PROPOSED SIGNAGE
NOT TO SCALE

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SIGNED THIS 13th DAY OF September 2022 BY

CHAIRMAN

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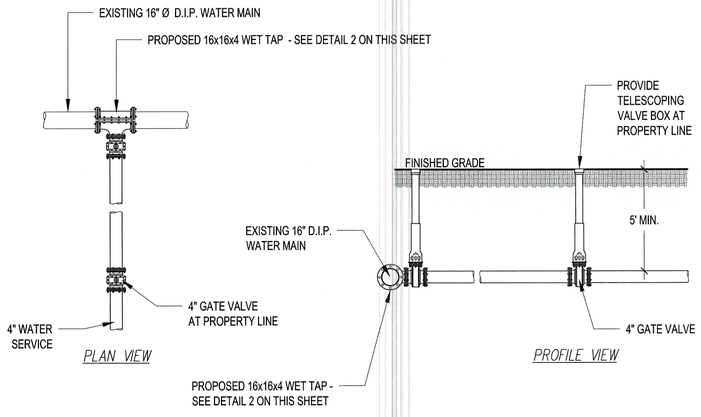
Revisions	07-20-21	
Project No.	2020.475	License No. 069646

DAY | STOKOSA ENGINEERING P.C.
3 Van Wyck
Lane Suite 2
Wappingers Falls, New York
(845)-223-3202

PROJECT
364 Main Street
City of Beacon — Dutchess County, New York

DRAWING
Construction Details

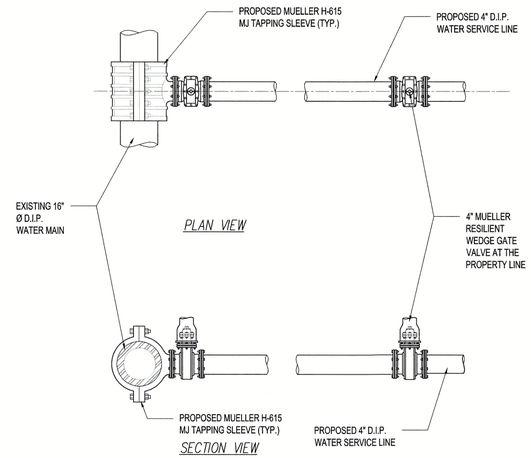
SCALE	DRAWN BY	DRAWING No.
As Noted	MAD	CD.1
DATE	CHECKED BY	10 of 14
04-02-21	MAD	



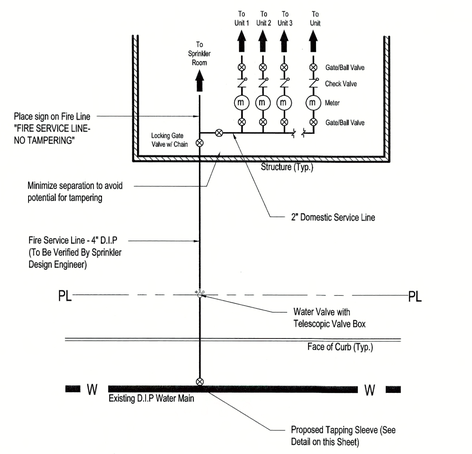
NOTES:

1. PRESSURE AND LEAKAGE TESTING SHALL BE DONE IN ACCORDANCE WITH THE LATEST AWWA SPECIFICATIONS.
2. ALL MECHANICAL JOINT FITTINGS SHALL BE SUPPLIED WITH RETAINER GLANDS. ALL FITTINGS SHALL BE COMPACT DUCTILE IRON TYPE MANUFACTURED IN ACCORDANCE WITH APPLICABLE AWWA STANDARDS. FOREIGN-MADE FITTINGS SHALL NOT BE ALLOWED.
3. THE CONTRACTOR SHALL NOTIFY THE LOCAL WATER DEPARTMENT PRIOR TO CONSTRUCTION.
4. ALL WATER LINE INSTALLED SHALL BE DISINFECTED IN ACCORDANCE WITH CURRENT AWWA SPECIFICATIONS FOR DISINFECTION OF WATER LINES (WITH THE EXCEPTION OF THE TABLET METHOD). DISINFECTED WATER SHALL REMAIN IN THE NEWLY INSTALLED PIPING FOR A MINIMUM OF 24 HOURS. THE LINES SHALL BE FLUSHED AND BACTERIOLOGICAL TEST TAKEN. THIS PROCEDURE SHALL BE REPEATED UNTIL AN ACCEPTABLE BACTERIOLOGICAL TESTS ARE TAKEN.
5. ALL NEW WATER LINE INSTALLED SHALL BE FILLED WITH WATER FOR A MINIMUM PERIOD OF 48 HOURS PRIOR TO A MINIMUM 2 HOUR HYDROSTATIC PRESSURE TEST OF 1.5 TIMES THE NORMAL WORKING PRESSURE AT THE LOWEST ELEVATION OF THE NEWLY INSTALLED PIPE.

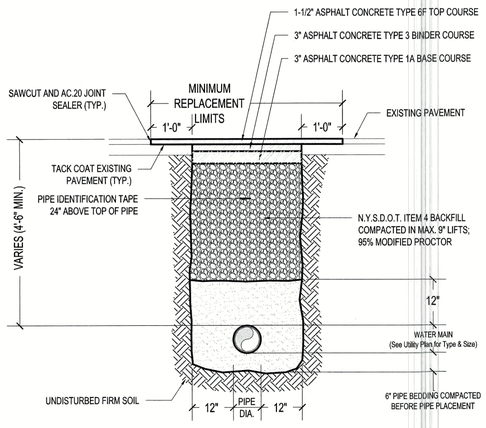
1 WET TAP AND VALVE INSTALLATION DETAIL
NOT TO SCALE



2 TAPPING SLEEVE AND VALVE INSTALLATION DETAIL
NOT TO SCALE

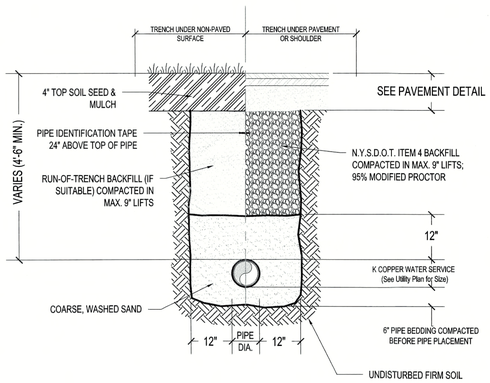


3 WATER SERVICE DETAIL
NOT TO SCALE



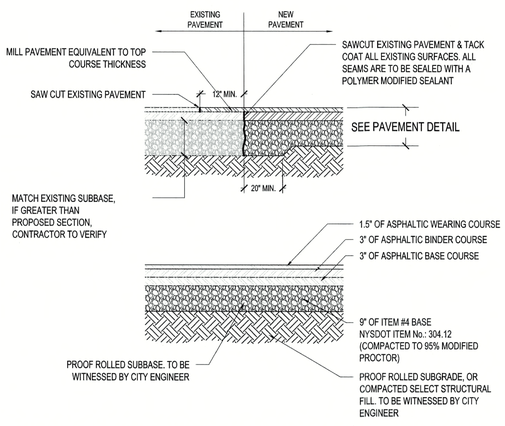
PORTIONS OF MAIN STREET HAVE CONCRETE UNDER THE ASPHALT. PAVEMENT THICKNESS SHALL BE INCREASED TO THE THICKNESS OF THE CONCRETE PLUS ASPHALT.

4 UTILITY TRENCH DETAIL (Below Existing Pavement)
NOT TO SCALE



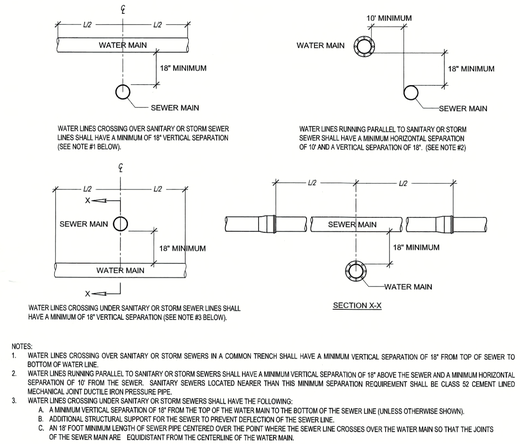
PORTIONS OF MAIN STREET HAVE CONCRETE UNDER THE ASPHALT. PAVEMENT THICKNESS SHALL BE INCREASED TO THE THICKNESS OF THE CONCRETE PLUS ASPHALT.

5 TYPICAL WATER SERVICE (BELOW 2" DIA.) DETAIL
NOT TO SCALE



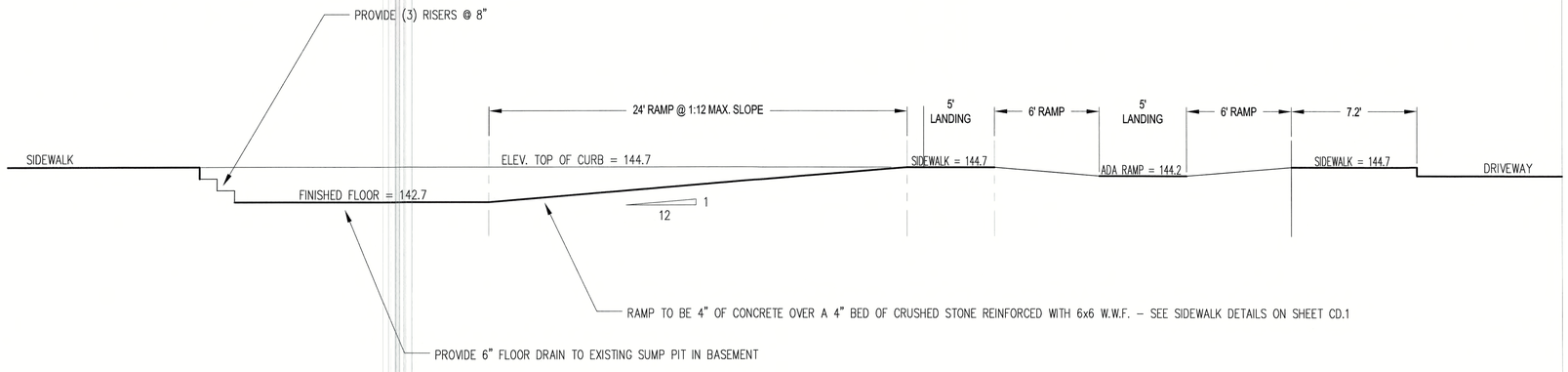
PORTIONS OF MAIN STREET HAVE CONCRETE UNDER THE ASPHALT. PAVEMENT THICKNESS SHALL BE INCREASED TO THE THICKNESS OF THE CONCRETE PLUS ASPHALT.

6 PAVEMENT SECTION
NOT TO SCALE



NOTES:
1. WATER LINES CROSSING OVER SANITARY OR STORM SEWERS IN A COMMON TRENCH SHALL HAVE A MINIMUM VERTICAL SEPARATION OF 18" FROM TOP OF SEWER TO BOTTOM OF WATER LINE.
2. WATER LINES RUNNING PARALLEL TO SANITARY OR STORM SEWERS SHALL HAVE A MINIMUM VERTICAL SEPARATION OF 18" ABOVE THE SEWER AND A MINIMUM HORIZONTAL SEPARATION OF 10' FROM THE SEWER. SANITARY SEWERS LOCATED NEARER THAN THIS MINIMUM SEPARATION REQUIREMENT SHALL BE CLASS 52 CEMENT LINED MECHANICAL JOINT DUCTILE IRON PRESSURE PIPE.
3. WATER LINES CROSSING UNDER SANITARY OR STORM SEWERS SHALL HAVE THE FOLLOWING:
   A. A MINIMUM VERTICAL SEPARATION OF 18" FROM THE TOP OF THE WATER MAIN TO THE BOTTOM OF THE SEWER LINE (UNLESS OTHERWISE SHOWN).
   B. ADDITIONAL STRUCTURAL SUPPORT FOR THE SEWER TO PREVENT DEFLECTION OF THE SEWER LINE.
   C. AN 18' FOOT MINIMUM LENGTH OF SEWER PIPE CENTERED OVER THE POINT WHERE THE SEWER LINE CROSSES OVER THE WATER MAIN SO THAT THE JOINTS OF THE SEWER MAIN ARE EQUIDISTANT FROM THE CENTERLINE OF THE WATER MAIN.

7 WATER & SEWER SEPARATION
NOT TO SCALE



8 RAMP PROFILE AT REAR OF BUILDING
NOT TO SCALE

APPROVED BY RESOLUTION OF THE PLANNING BOARD OF THE CITY OF BEACON, NEW YORK, ON THE 19th DAY OF April, 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 13th DAY OF September, 2022 BY

CHAIRMAN

SECRETARY

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

IT IS A VIOLATION OF NEW YORK STATE EDUCATION LAW FOR ANY PERSONS TO ALTER THESE PLANS, SPECIFICATIONS, OR REPORTS IN ANY WAY, UNLESS ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER OR LAND SURVEYOR.

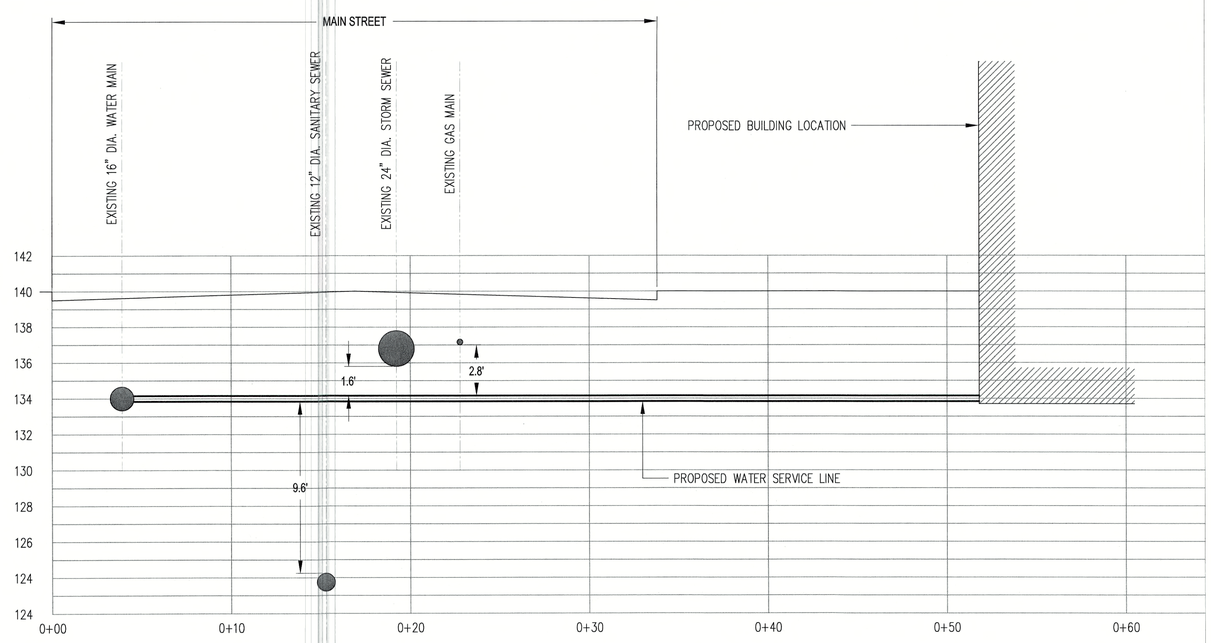
Final for Signature	09-01-22	Mark A. Day, PE
	08-12-22	
	03-22-22	
	02-17-22	
	01-07-22	
	12-21-21	
	11-27-21	
	08-27-21	
Revisions	07-20-21	
Project No.	2020.475	License No. 069646

DAY | STOKOSA ENGINEERING P.C.
3 Van Wyck
Lane Suite 2
Wappingers Falls, New York
(845)-223-3202

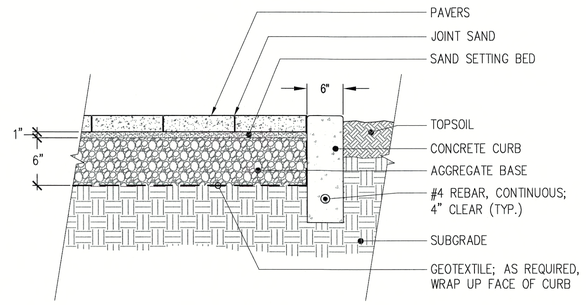
PROJECT
364 Main Street
City of Beacon Dutchess County, New York

DRAWING
Construction Details

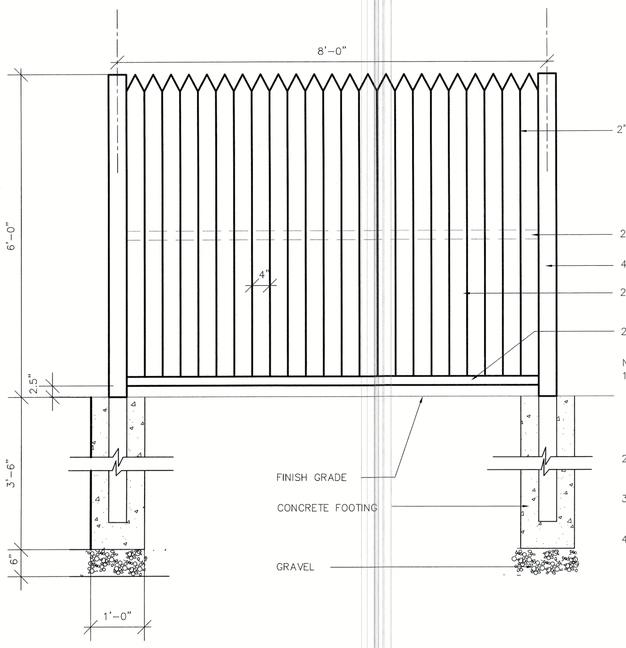
SCALE	DRAWN BY	DRAWING No.
As Noted	MAD	CD.2
DATE	CHECKED BY	11 of 14
04-02-21	MAD	



8 WATER LINE PROFILE
1" = 4' (HORIZONTAL & VERTICAL)

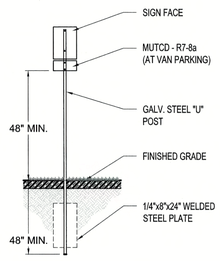


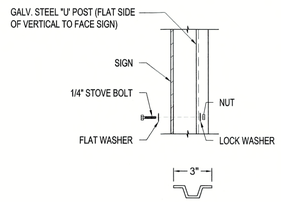
9 BRICK PAVER DETAIL
NOT TO SCALE



NOTE:
1. FENCE SHALL BE FACTORY STAINED NATURAL COLOR AND TOUCHED UP AFTER INSTALLATION. ENTIRE FENCE SHALL BE SEALED WITH AN OUTDOOR WOOD SEALER (STAIN COLOR AND SEALER TO BE APPROVED BY LANDSCAPE ARCHITECT PRIOR TO STAINING.
2. FENCE DIMENSIONS MAY VARY FROM PLAN. FIELD VERIFY FENCE PRIOR TO PURCHASING AND INSTALLING FENCE.
3. ALL FENCE MATERIALS SHALL BE CLEAR RED CEDAR (FREE FROM KNOTS) AND CONNECTED WITH GALVANIZED SCREWS.
4. FENCE STYLE SHALL BE A HOMESTEAD STYLE. SEE ATTCHED PHOTO AND COORDINATE WITH LANDSCAPE ARCHITECT.

10 WOOD STOCKADE FENCE DETAIL
N.T.S.





MUTCD NY R7-8
HC

MUTCD R7-1
NP

MUTCD R7-8a

11 ADA PARKING SIGN & POST DETAIL
N.T.S.

APPROVED BY RESOLUTION OF THE PLANNING BOARD OF THE CITY OF BEACON, NEW YORK, ON THE 12th DAY OF April, 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 13th DAY OF September, 2022, BY

CHAIRMAN

SECRETARY

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Final for Signature 09-01-22	Mark A. Day, PE
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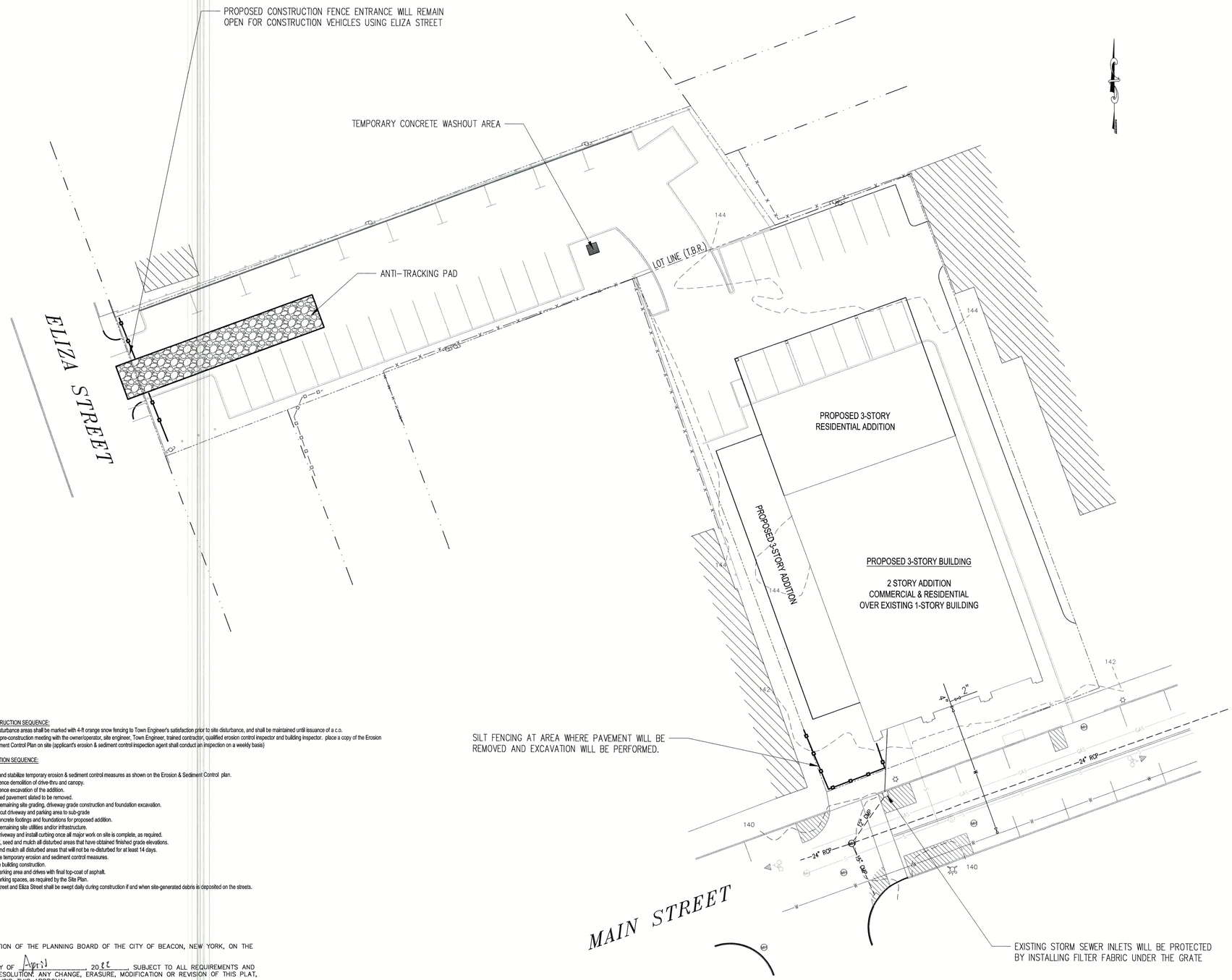
Revisions 07-20-21	
Project No. 2020.475	License No. 069646

DAY | STOKOSA ENGINEERING P.C.
3 Van Wyck
Lane Suite 2
Wappingers Falls, New York
(845)-223-3202

PROJECT
364 Main Street
City of Beacon Dutchess County, New York

DRAWING
Construction Details

SCALE	DRAWN BY	DRAWING No.
As Noted	MAD	CD.3
DATE 04-02-21	CHECKED BY MAD	12 of 14



PRE-CONSTRUCTION SEQUENCE:

1) Non-disturbance areas shall be marked with 4-ft orange snow fencing to Town Engineer's satisfaction prior to site disturbance, and shall be maintained until issuance of a c.o.
2) Hold a pre-construction meeting with the owner/operator, site engineer, Town Engineer, trained contractor, qualified erosion control inspector and building inspector. place a copy of the Erosion & Sediment Control Plan on site (applicant's erosion & sediment control inspection agent shall conduct an inspection on a weekly basis)

CONSTRUCTION SEQUENCE:

1. Install and stabilize temporary erosion & sediment control measures as shown on the Erosion & Sediment Control plan.
2. Commence demolition of drive-thru and canopy.
3. Commence excavation of the addition.
4. Removed pavement slated to be removed.
5. Begin remaining site grading, driveway grade construction and foundation excavation.
6. Rough cut driveway and parking area to sub-grade
7. Pour concrete footings and foundations for proposed addition.
8. Install remaining site utilities and/or infrastructure.
9. Pave driveway and install curbing once all major work on site is complete, as required.
10. Topsoil, seed and mulch all disturbed areas that have obtained finished grade elevations.
11. Seed and mulch all disturbed areas that will not be re-disturbed for at least 14 days.
12. Remove temporary erosion and sediment control measures.
13. Finalize building construction.
14. Pave parking area and drives with final top-coat of asphalt.
15. Strip parking spaces, as required by the Site Plan.
16. Main Street and Eliza Street shall be swept daily during construction if and when site-generated debris is deposited on the streets.

APPROVED BY RESOLUTION OF THE PLANNING BOARD OF THE CITY OF BEACON, NEW YORK, ON THE 12th DAY OF April, 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.

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Revisions	
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	08-12-22
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	07-20-21
Project No.	2020.475

Mark A. Day, PE

STATE OF NEW YORK MARK A. DAY LICENSED PROFESSIONAL ENGINEER No. 069646

License No. 069646

DAY | STOKOSA ENGINEERING P.C.
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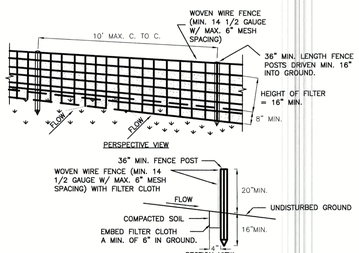
Lane Suite 2
Wappingers Falls, New York
(845)-223-3202

PROJECT
364 Main Street
City of Beacon Dutchess County, New York

DRAWING
Erosion & Sediment Control Plan

SCALE	DRAWN BY	DRAWING No.
1" = 20'	MAD	ESC.1
DATE	CHECKED BY	13 of 14
04-02-21	MAD	

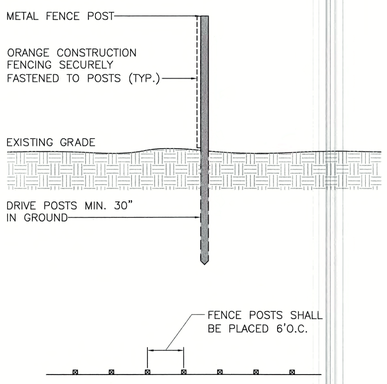


CONSTRUCTION SPECIFICATIONS

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.

1 SILT FENCE DETAIL

NOT TO SCALE



3 TYPICAL ORANGE CONSTRUCTION FENCE DETAIL

NOT TO SCALE

EROSION AND SEDIMENT CONTROL MEASURES:

1. ALL EROSION AND SEDIMENT CONTROL MEASURES ARE TO BE IN STRICT COMPLIANCE WITH "NEW YORK STATE STANDARDS AND SPECIFICATIONS FOR EROSION AND SEDIMENT CONTROL", AUGUST 2005.
2. DAMAGE TO SURFACE WATERS RESULTING FROM EROSION AND SEDIMENTATION SHALL BE MINIMIZED BY STABILIZING DISTURBED AREAS AND BY REMOVING SEDIMENT FROM CONSTRUCTION SITE DISCHARGES.
3. SITE PREPARATION ACTIVITIES SHALL BE PLANNED TO MINIMIZE THE SCOPE AND DURATION OF SOIL DISRUPTION.
4. PERMANENT TRAFFIC CORRIDORS SHALL BE ESTABLISHED AND "ROUTES OF CONVENIENCE" SHALL BE AVOIDED. STABILIZED CONSTRUCTION ENTRANCES SHALL BE INSTALLED AT ALL POINTS OF ENTRY ONTO THE PROJECT SITE.
6. SEEDED AREAS TO BE MULCHED WITH STRAW OR HAY MULCH IN ACCORDANCE WITH VEGETATIVE COVER SPECIFICATIONS.
7. THE CONTRACTOR IS RESPONSIBLE FOR THE INSTALLATION AND MAINTENANCE OF ALL EROSION AND SEDIMENT CONTROL MEASURES THROUGHOUT THE COURSE OF CONSTRUCTION.
8. THE CONTRACTOR IS RESPONSIBLE FOR CONTROLLING DUST BY SPRINKLING EXPOSED SOIL AREAS PERIODICALLY WITH WATER AS REQUIRED. THE CONTRACTOR IS TO SUPPLY ALL EQUIPMENT AND WATER.
9. WHEN ALL DISTURBED AREAS ARE STABLE, ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHALL BE REMOVED.

MAINTENANCE OF EROSION AND SEDIMENT CONTROL MEASURES:

A. PERMANENT AND TEMPORARY VEGETATION:
INSPECT ALL AREAS THAT HAVE RECEIVED VEGETATION EVERY SEVEN DAYS. ALL AREAS DAMAGED BY EROSION OR WHERE SEED HAS NOT ESTABLISHED SHALL BE REPAIRED AND RESTABILIZED IMMEDIATELY.

B. STABILIZED CONSTRUCTION ENTRANCE:
INSPECT THE ENTRANCE PAD EVERY SEVEN DAYS. CHECK FOR MUD, SEDIMENT BUILD-UP AND PAD INTEGRITY. MAKE DAILY INSPECTIONS DURING WET WEATHER. RESHAPE PAD AS NEEDED FOR DRAINAGE AND 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.

C. SILT FENCE:
INSPECT FOR DAMAGE EVERY SEVEN DAYS. MAKE ALL REPAIRS IMMEDIATELY. REMOVE SEDIMENT FROM THE UP-SLOPE FACE OF THE FENCE BEFORE IT ACCUMULATES TO A HEIGHT EQUAL TO 1/3 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.

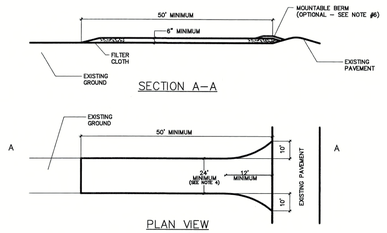
D. INLET PROTECTION:
INSPECT INLET PROTECTION FOR DAMAGE EVERY SEVEN DAYS. MAKE ALL REPAIRS IMMEDIATELY. REMOVE SEDIMENT AS NECESSARY TO PROVIDE FOR ADEQUATE STORAGE VOLUME FOR SUBSEQUENT RAINS.

E. DUST CONTROL:
SCHEDULE CONSTRUCTION OPERATIONS TO MINIMIZE THE AMOUNT OF DISTURBED AREAS AT ANY ONE TIME DURING THE COURSE OF WORK. 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.

5 EROSION & SEDIMENT CONTROL NOTES

NOT TO SCALE



NOTES:

1. STONE SIZE – USE 2" 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 – 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 OF 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, DRIPPED, 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. PERIODIC INSPECTION AND NEEDED MAINTENANCE SHALL BE PROVIDED AFTER EACH RAIN.

2 ANTI-TRACKING PAD DETAIL

NOT TO SCALE

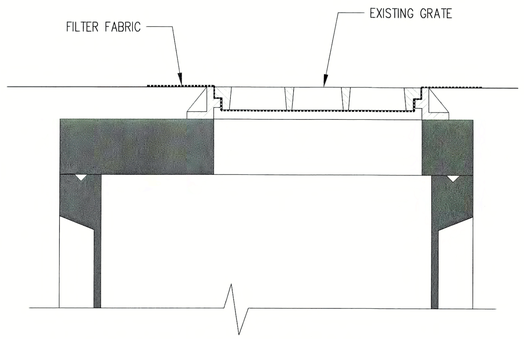
1. ALL SEDIMENT & EROSION CONTROL MEASURES SHALL BE INSTALLED IN ACCORDANCE WITH THESE PLANS & DETAILS. CHANGES, OMISSIONS AND/OR OTHER ALTERATIONS CAN NOT BE MADE TO THESE PLANS WITHOUT THE CONSENT OF THE DESIGN ENGINEER.
2. SILT FENCE SHALL BE INSTALLED AS SHOWN ON THIS DRAWING PRIOR TO BEGINNING ANY 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.

4 SEEDING & MULCHING NOTES

NOT TO SCALE



1. THE FILTER FABRIC SHALL HAVE AN EOS OF 40–85.
2. THE FILTER SHALL BE PLACED UNDER THE EXISTING GRATE AND HELD FIRMLY AT THE FRAME BY THE WEIGHT OF THE GRATE.
3. THE FILTER SHALL BE A CONTINUOUS PIECE WITH NO JOINTS OR SEAMS.

6 FILTER FABRIC DROP INLET PROTECTION DETAIL

NOT TO SCALE

Construction Waste Management Plan

Construction waste management practices are designed to maintain a clean and orderly work environment. This will reduce the potential for significant materials to come into contact with stormwater. A maintenance schedule shall be developed for these areas. The general contractor shall implement the following practices:

1. Material resulting from the clearing and grubbing operation will be stockpiled up slope from adequate sedimentation controls.
2. Equipment cleaning, maintenance, and repair areas shall be designated and protected by a temporary perimeter berm.
3. The use of detergents for large scale washing is prohibited (i.e., vehicles, buildings, pavement surfaces, etc.).
4. Spill Prevention and Response
   A Spill Prevention and Response Plan shall be developed for the site by the general contractor. The plan shall detail the steps needed to be followed in the event of an accidental spill and shall identify contact names and phone numbers of people and agencies that must be notified.

   The plan shall include Material Safety Data Sheets (MSDS) for all materials to be stored on-site. All workers on-site will be required to be trained on safe handling and spill prevention procedures for all materials used during construction. Regular tailgate safety meetings shall be held and all workers that are expected on the site during the week shall be required to attend.
5. Material Storage
   Construction materials shall be stored in a dedicated staging area. The staging area shall be located in an area that minimizes the impacts of the construction materials effecting stormwater quality.

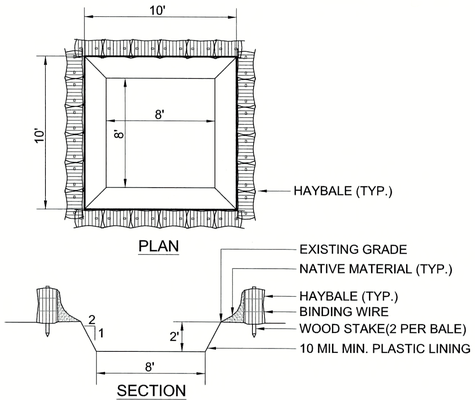
   Chemicals, paints, solvents, fertilizers, and other toxic material must be stored in waterproof containers. Except during application, the contents must be kept in trucks or within storage facilities. Runoff containing such material must be collected, removed from the site, treated and disposed at an approved solid waste or chemical disposal facility.
6. Temporary Concrete Washout Facility
   Temporary concrete washout facilities should be located a minimum of 50 ft from storm drain inlets, open drainage facilities, and watercourses. Each facility should be located away from construction traffic or access areas to prevent disturbance or tracking. A sign should be installed adjacent to each washout facility to inform concrete equipment operators to utilize the proper facilities.

   When temporary concrete washout facilities are no longer required for the work, the hardened concrete shall be removed and disposed of. Materials used to construct the temporary concrete washout facilities shall be removed from the site and disposed of. Holes, depressions or other ground disturbance caused by the removal of the temporary concrete washout facilities shall be backfilled and/or repaired and seeded and mulched for final stabilization.
7. Solid Waste Disposal
   No solid materials, including building materials, are allowed to be discharged from the site with stormwater. All solid waste, including disposable materials incidental to the major construction activities, must be collected and placed in containers. The containers will be emptied periodically by a contract trash disposal service and hauled away from the site.

   Substances that have the potential for polluting surface and/or groundwater must be controlled by whatever means necessary in order to ensure that they do not discharge from the site. As an example, special care must be exercised during equipment fueling and servicing operations. If a spill occurs, it must be contained and disposed so that it will not flow from the site or enter groundwater, even if this requires removal, treatment, and disposal of soil. In this regard, potentially polluting substances should be handled in a manner consistent with the impact they represent.
8. Water Source
   Non-stormwater components of site discharge must be clean water. Water used for construction, which discharges from the site, must originate from a public water supply or private well approved by the Health Department. Water used for construction that does not originate from an approved public supply must not discharge from the site. It can be retained in the ponds until it infiltrates and evaporates.

7 CONSTRUCTION WASTE MANAGEMENT PLAN

NOT TO SCALE



CONSTRUCTION SPECIFICATIONS

1) THE LINER SHALL BE PLASTIC SHEETING WITH A MINIMUM THICKNESS OF 10 MILS WITH NO HOLES OR TEARS, AND ANCHORED BEYOND THE TOP OF THE PIT WITH AN EARTHEN BERM, SAND BAGS, STONE, OR OTHER STRUCTURAL APPURTENANCE EXCEPT AT THE ACCESS POINT.

2) LOCATE THE FACILITY A MINIMUM OF 100 FEET FROM DRAINAGE SWALES, STORM DRAIN INLETS, WETLANDS, STREAMS AND OTHER SURFACE WATERS. PREVENT SURFACE WATER FROM ENTERING THE STRUCTURE EXCEPT FOR THE ACCESS ROAD. PROVIDE APPROPRIATE ACCESS WITH A GRAVEL ACCESS ROAD SLOPED DOWN TO THE STRUCTURE. SIGNS SHALL BE PLACED TO DIRECT DRIVERS TO THE FACILITY AFTER THEIR LOAD IS DISCHARGED. .

3) ALL CONCRETE WASHOUT FACILITIES SHALL BE INSPECTED DAILY. DAMAGED OR LEAKING FACILITIES SHALL BE DEACTIVATED AND REPAIRED OR REPLACED IMMEDIATELY. EXCESS RAINWATER THAT HAS ACCUMULATED OVER HARDENED CONCRETE SHOULD BE PUMPED TO A STABILIZED AREA, SUCH AS A GRASS FILTER STRIP.

4) ACCUMULATED HARDENED MATERIAL SHALL BE REMOVED WHEN 75% OF THE STORAGE CAPACITY OF THE STRUCTURE IS FILLED. ANY EXCESS WASH WATER SHALL BE PUMPED INTO A CONTAINMENT VESSEL AND PROPERLY DISPOSED OF OFF SITE.

5) DISPOSE OF THE HARDENED MATERIAL OFF-SITE IN A CONSTRUCTION/DEMOLITION LANDFILL. ON-SITE DISPOSAL MAY BE ALLOWED IF THIS HAS BEEN APPROVED AND ACCEPTED AS PART OF THE PROJECTS SWPPP. IN THAT CASE, THE MATERIAL SHOULD BE RECYCLED AS SPECIFIED, OR BURIED AND COVERED WITH A MINIMUM OF 2 FEET OF CLEAN COMPACTED EARTHFILL THAT IS PERMANENTLY STABILIZED TO PREVENT EROSION.

6) THE PLASTIC LINER SHALL BE REPLACED WITH EACH CLEANING OF THE WASHOUT FACILITY.

7) INSPECT THE PROJECT SITE FREQUENTLY TO ENSURE THAT NO CONCRETE DISCHARGES ARE TAKING PLACE IN NON-DESIGNATED AREAS.

8 TEMPORARY CONCRETE WASHOUT BASIN DETAIL

NOT TO SCALE

APPROVED BY RESOLUTION OF THE PLANNING BOARD OF THE CITY OF BEACON, NEW YORK, ON THE 12th DAY OF April, 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 13th DAY OF September, 2022, BY

CHAIRMAN

SECRETARY

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

IT IS A VIOLATION OF NEW YORK STATE EDUCATION LAW FOR ANY PERSONS TO ALTER THESE PLANS, SPECIFICATIONS, OR REPORTS IN ANY WAY, UNLESS ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER OR LAND SURVEYOR.

Final for Signature	09-01-22	Mark A. Day, PE
	08-12-22	
	03-22-22	
	02-17-22	
	01-07-22	
	12-21-21	
	11-27-21	
	08-27-21	
Revisions	07-20-21	
Project No.	2020.475	License No. 069646

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PROJECT
364 Main Street
City of Beacon Dutchess County, New York

DRAWING
Erosion & Sediment Control Details

SCALE	DRAWN BY	DRAWING No.
As Noted	MAD	ESC.2
DATE	CHECKED BY	
04-02-21	MAD	14 of 14