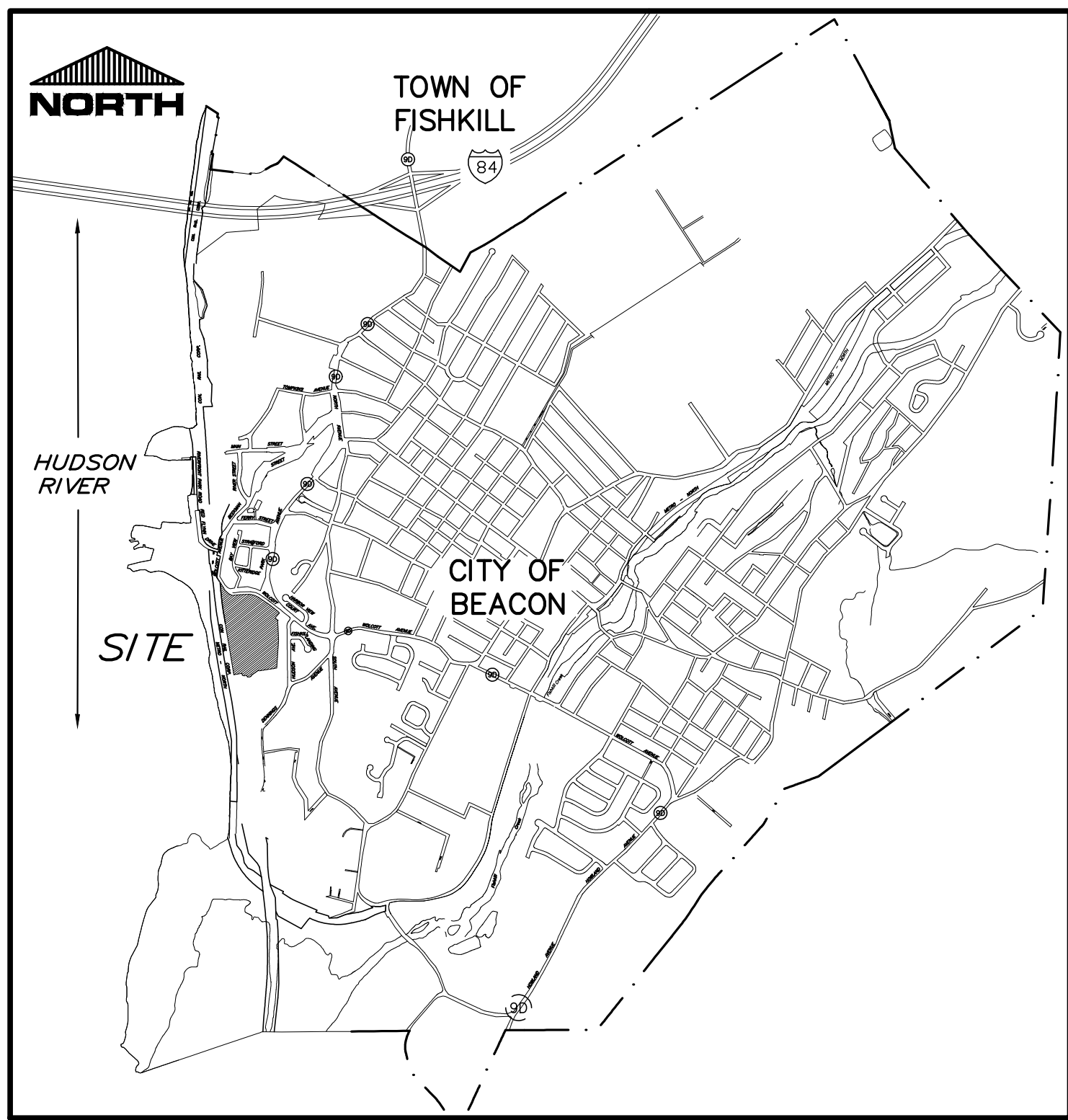




VICINITY MAP
SCALE: 1"= 2000'

LEGEND

---	PROPERTY LINE
---	ADJOINING LOT LINE
---	WATER EDGE OR STREAM
---	GUIDE RAIL
---	FENCE LINE
---	EDGE OF PAVEMENT
---	CONCRETE CURB
---	OVERHEAD UTILITY LINE
---	UTILITY POLE
---	SEWER MANHOLE (EXIST)
---	STORM SEWER (EXIST)
---	CATCH BASIN (EXIST)
---	HYDRANT (EXIST)
---	WATER VALVE
---	WATER MAIN (EXIST, SIZE IN INCHES)
---	WATER MAIN (PROP, SIZE IN INCHES)
---	SANITARY SEWER (GRAVITY)
---	SANITARY LATERAL (GRAVITY)

SURVEY AND PARCEL INFORMATION:

- MAP REFERENCE: "SUBDIVISION PLAT, DIA CENTER FOR THE ARTS, CITY OF BEACON, DUTCHESS COUNTY, NEW YORK," DATED AUGUST 27, 2002, LAST REVISED SEPTEMBER 19, 2002, PREPARED BY T.M. DEPUY ENGINEERING & LAND SURVEYING, P.C. AND FILED IN THE DUTCHESS COUNTY CLERK'S OFFICE ON OCTOBER 18, 2002 AS MAP NO. 9679A..
- MAP REFERENCE: "SUBDIVISION OF PROPERTY FOR FEDERAL PAPER BOARD COMPANY, INC." FILED IN THE DUTCHESS COUNTY CLERK'S OFFICE ON MARCH 25, 1983 AS MAP #9679.
- MAP REFERENCE: "SUBDIVISION MAP OF PROPERTY LINE REALIGNMENT BETWEEN BEACON COMMUNITY DEVELOPMENT AGENCY AND NABISCO, INC.," FILED IN THE DUTCHESS COUNTY CLERK'S OFFICE ON AUGUST 26, 1983 AS MAP #6690.
- MAP REFERENCE: "SUBDIVISION PLAT, SECTION 1 OF FISHKILL LANDING" FILED IN THE DUTCHESS COUNTY CLERK'S OFFICE ON SEPTEMBER 9, 1983 AS MAP #6708.
- MAP REFERENCE: "SUBDIVISION PLAT, SECTION 2 OF FISHKILL LANDING" FILED IN THE DUTCHESS COUNTY CLERK'S OFFICE ON SEPTEMBER 30, 1983 AS MAP #6724.
- MAP REFERENCE: "SURVEY OF PROPERTIES FOR NATIONAL BISCUIT COMPANY AKA NABISCO, INC., CITY OF BEACON, DUTCHESS COUNTY, NEW YORK," DATED NOVEMBER 26, 1984 AND PREPARED BY JAMES DILLON, L.S.
- MAP REFERENCE: "NEW YORK STATE DEPARTMENT OF TRANSPORTATION, DESCRIPTION AND MAPS FOR THE ACQUISITION OF PROPERTY, CITY OF BEACON, NORTH-SOUTH ARTERIAL, DUTCHESS COUNTY" DATED NOVEMBER 26, 1984. (ROYAL ABSTRACT SCH.B-58) MAP #125, PARCEL 150 MAP #126, PARCEL 151
- STREET RIGHT-OF-WAY AS PER MAP REFERENCE #7, M126, P151.
- SUBJECT TO A RAILROAD TRACK EASEMENT AND MAINTENANCE AGREEMENT, WATER LINE EASEMENT AS DESCRIBED IN LIBER 1926 OF DEEDS, PAGE 249. (ROYAL ABSTRACT SCH.B-5A)
- SUBJECT TO A GRANT OF EASEMENT TO CENTRAL HUDSON GAS AND ELECTRIC CORP. AND NEW YORK TELEPHONE CO. AS DESCRIBED LIBER 1614 OF DEEDS, PAGE 918. (ROYAL ABSTRACT SCH.B-5C)
- SUBJECT TO A DRAINAGE EASEMENT GRANTED TO THE CITY OF BEACON AS DESCRIBED IN LIBER 1615 OF DEEDS, PAGE 696. (ROYAL ABSTRACT SCH.B-5D)
12. SUBJECT TO A SEWER LINE EASEMENT GRANTED TO THE CITY OF BEACON AS DESCRIBED IN LIBER 1087 OF DEEDS, PAGE 489. (ROYAL ABSTRACT SCH.B-5E)
- SUBJECT TO ENVIRONMENTAL CONSTRAINT DEED RESTRICTION.
- THE PROPERTY IS LOCATED IN FLOOD ZONE C AS DESIGNATED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) WHICH INDICATES TO BE AREAS OF MINIMAL FLOODING. THIS IS BASED ON THE FLOOD INSURANCE RATING MAP, CITY OF BEACON, NEW YORK, DUTCHESS COUNTY COMMUNITY - PANEL #360217 0003B EFFECTIVE MARCH 1, 1984.
- TITLE REPORT REFERENCE: ROYAL ABSTRACT, COMMONWEALTH LAND TITLE INSURANCE COMPANY TITLE NO. 817892 (1458712) (NO DATE).

PARCEL, OWNER AND ZONING INFORMATION

- RECORD OWNER: DIA CENTER FOR THE ARTS
3 BECKMAN ST
BEACON, NEW YORK 12508
- TAX MAP REFERENCE: 130200-5954-41-605699
- PARCEL AREA: 20.500 ACRES
- DEED MAP REFERENCE: DEED BOOK 21999, PAGE 10481
- MAP REFERENCE: FILED MAP NO 9679A
- ZONING DISTRICT: LB - LOCAL BUSINESS DISTRICT
- ZONING REQUIREMENTS: SEE "CITY OF BEACON" CHART AT LEFT

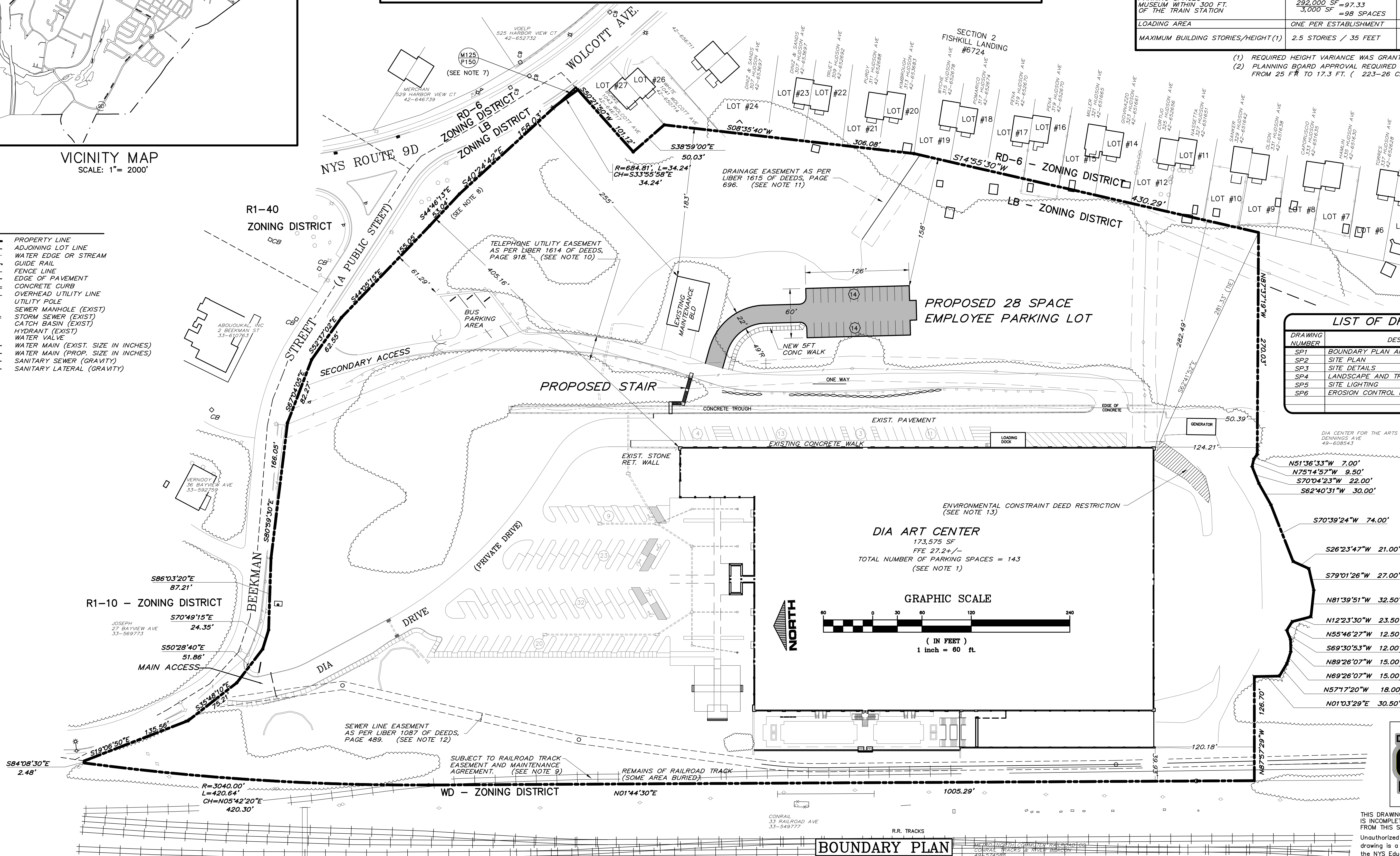
CITY OF BEACON LB (LOCAL BUSINESS DISTRICT)

MUSEUM USE	REQUIREMENT	EXISTING
MINIMUM LOT AREA	PERMITTED	PERMITTED
MINIMUM LOT WIDTH	20.500 AC.	20.500 AC.
MINIMUM LOT DEPTH	800'	800'
MINIMUM FRONT YARD	100 FEET	1270'
MINIMUM SIDE	0 FEET	61.29' (BUS PARKING)
MINIMUM REAR YARD	20 FEET	39.93'
PARKING SPACES	25 FEET	50.39' (GEN SET)
MUSEUM WITHIN 300 FT. OF THE TRAIN STATION	1 SPACE PER 300 SF (1) 292,000 SF = 97.33 3,000 SF = 98 SPACES	143 PARKING SPACES w/ 7 HANDICAP SPACES w/ 3 BUS PARKING
LOADING AREA	ONE PER ESTABLISHMENT	(1)
MAXIMUM BUILDING STORIES/HEIGHT (1)	2.5 STORIES / 35 FEET	EXIST. ONE STORY + BSMT / 60'

- (1) REQUIRED HEIGHT VARIANCE WAS GRANTED BY THE ZBA 2/15/00.
(2) PLANNING BOARD APPROVAL REQUIRED FOR ACCESS ROAD REDUCTION FROM 25 FT TO 17.3 FT. (223-26 C2C)

LIST OF DRAWINGS

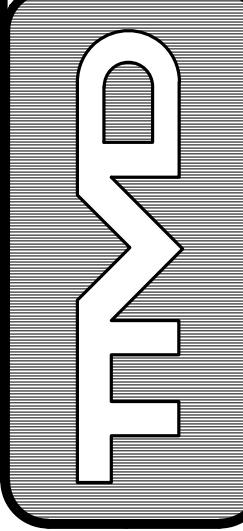
DRAWING NUMBER	DESCRIPTION
SP1	BOUNDARY PLAN AND ZONING DATA
SP2	SITE PLAN
SP3	SITE DETAILS
SP4	LANDSCAPE AND TREE CLEARING PLAN
SP5	SITE LIGHTING
SP6	EROSION CONTROL PLAN



THIS DRAWING IS ONE IN A SET OF DRAWINGS & IS INCOMPLETE & INVALID WHEN IT IS SEPARATED FROM THIS SET.
Unauthorized alteration or addition to this drawing is a violation of Section 7209 (2) of the NYS Education Law.

NO.	DATE	DESCRIPTION	BY
1.	2/27/19	RESPONSE TO REVIEW COMMENTS	D.W.

T.M. DEPUY
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2656 ROUTE 302, MIDDLETOWN, NY 10941
PHONE: (845) 361-5421 FAX: (845) 361-5229



PROPOSED EMPLOYEE PARKING LOT
DIA CENTER FOR THE ARTS
CITY OF BEACON
DUTCHESS COUNTY, NEW YORK



TITLE
BOUNDARY PLAN AND ZONING DATA

JOB: 99021
DATE: JAN. 28, 2019
SCALE: 1" = 20"
DWG.

SP1
OF 6