

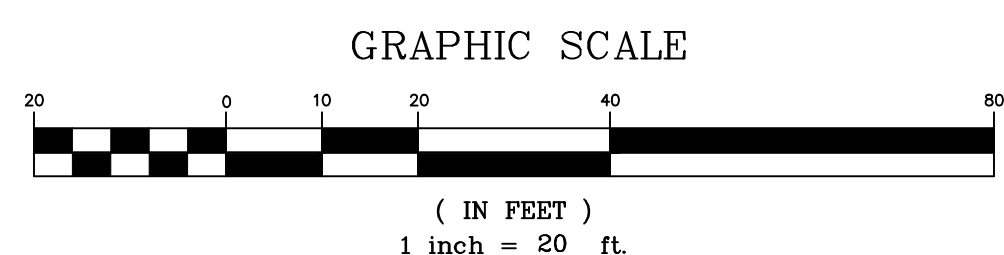
**LEGEND:**

- EXISTING PROPERTY LINE
- - - ADJOINING PROPERTY LINE
- - - 2.50' EXISTING MAJOR CONTOUR
- - - 2.32' EXISTING MINOR CONTOUR
- EXISTING UTILITY POLE
- EXISTING OVERHEAD WIRE
- EXISTING WATER MAIN
- EXISTING WATER VALVE
- EXISTING HYDRANT
- ⊙ EXISTING SEWER MANHOLE
- EXISTING SEWER MAIN
- - - EXISTING STORMWATER LINE
- ▨ EXISTING BUILDINGS

**SCHEDULE OF REGULATIONS (R1-7.5 ZONING DISTRICT) AND LOT CONFORMANCE TABLE:**

PARAMETER	REQUIREMENT	LOT 1	LOT 2
LOT AREA:	7,500 S.F.	12,391 S.F.	17,082 S.F.
LOT WIDTH:	75 FT	±101 FEET	±75.1 FEET
LOT DEPTH:	100 FT	±127.8 FEET	±221 FEET
<b>YARD SETBACKS:</b>			
FRONT YARD:	30 FEET MINIMUM	56.8 FEET	30.5 FEET
SIDE YARDS/TOTAL OF 2:	10 FEET MINIMUM/20 FEET	16.5/42.9 FEET	10.1/28.2 FEET
REAR YARD:	30 FEET MINIMUM	36.7 FEET	105.2 FEET
BUILDING COVERAGE:	MAX 30%	11.7%	15.8%

**SUBDIVISION PLAT**  
SCALE: 1" = 20'



I HEREBY CERTIFY THAT THE SURVEY SHOWN HEREON IS BASED ON AN ACTUAL FIELD SURVEY COMPLETED ON DECEMBER 24, 2017.

JOHN DECKER, LLS, NYS LIC. #050572

**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.

ANDREW G. MACDONALD \_\_\_\_\_ 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

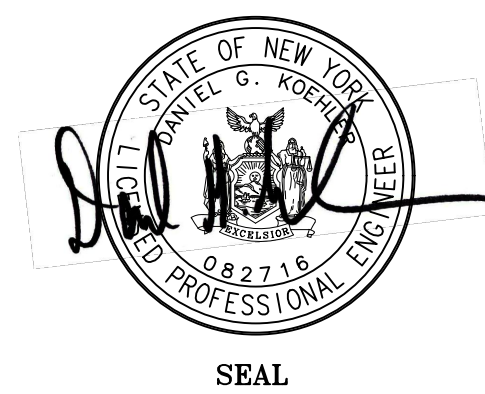
\_\_\_\_\_ CHAIRMAN

\_\_\_\_\_ 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

BEFORE UNDERTAKING ANY DIGGING, DRILLING, BLASTING OR DISTURBANCE TO THE GROUND IN ANY WAY, FOR ANY REASON, ALL INDIVIDUALS MUST CONTACT DIG SAFELY NEW YORK AT 811 OR WWW.CALL811.COM



**HUDSON LAND DESIGN**  
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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

**SUBDIVISION PLAT**  
**1182 NORTH AVENUE**  
 1182 NORTH AVENUE  
 CITY OF BEACON  
 DUTCHESS COUNTY, NEW YORK  
 TAX ID: 5955-19-738049 & 5955-19-747060

<b>JOB #:</b> 2019-021
<b>DATE:</b> 9/24/19
<b>SCALE:</b> 1" = 20'
<b>TITLE:</b> PL
<b>SHEET:</b> 1 OF 1