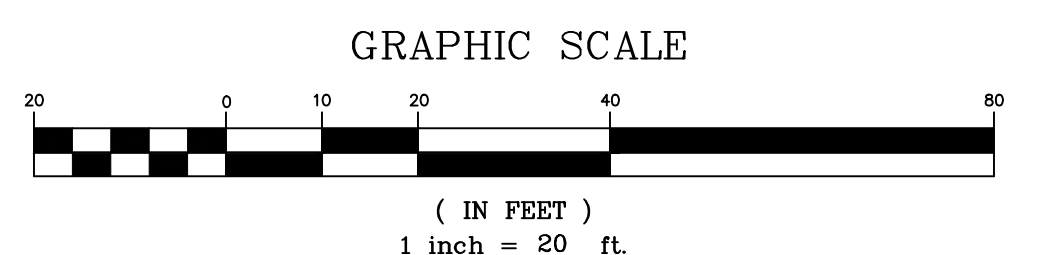
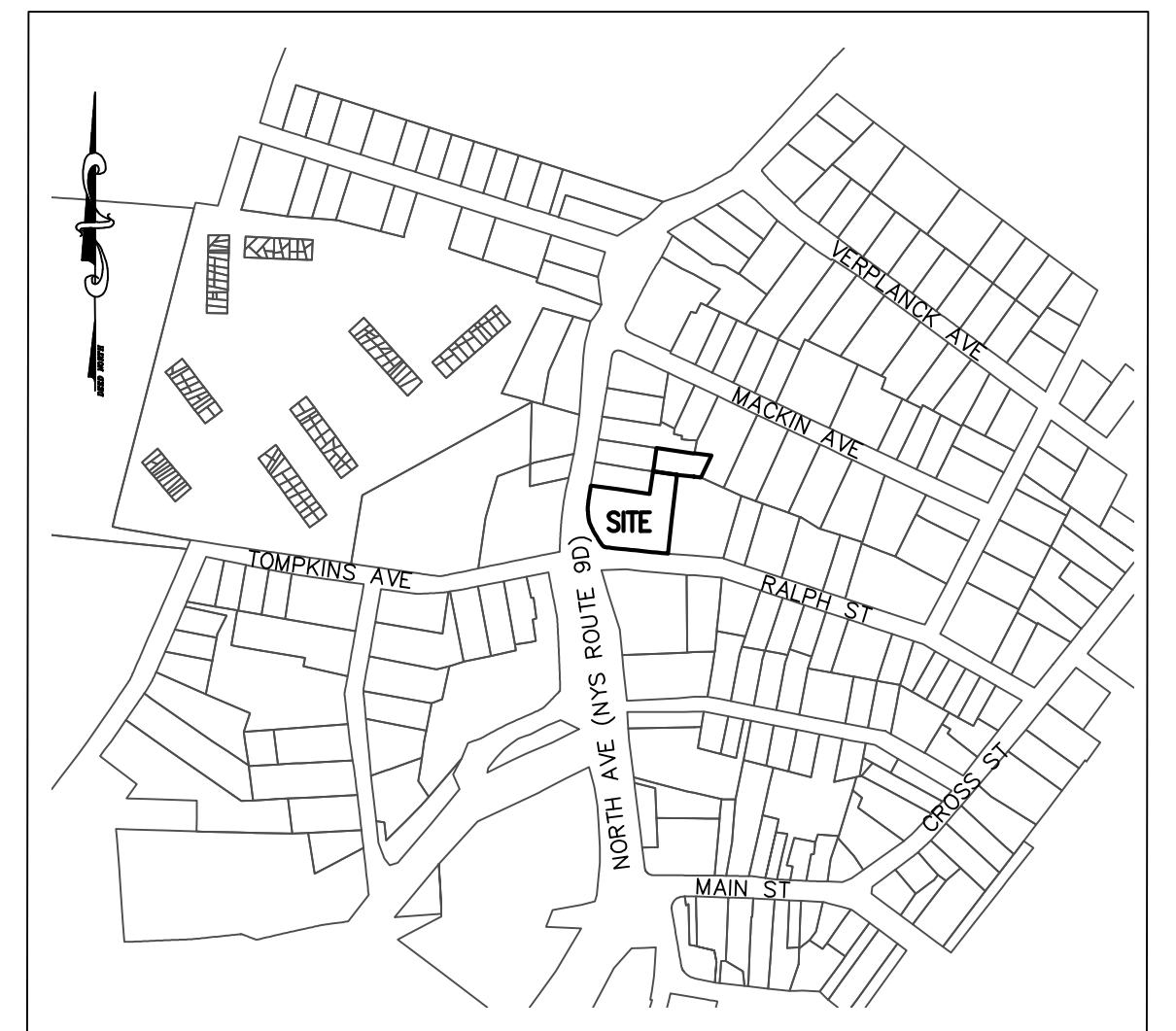


PRELIMINARY SUBDIVISION PLAT  
SCALE: 1" = 20'



**LEGEND:**

- EXISTING PROPERTY LINE
- - - ADJOINING PROPERTY LINE
- - - 2.30 EXISTING MAJOR CONTOUR
- - - 2.32 EXISTING MINOR CONTOUR
- EXISTING UTILITY POLE
- O W — O W — O W EXISTING OVERHEAD WIRE
- WTR — WTR — WTR EXISTING WATER MAIN
- ⊗ EXISTING WATER VALVE
- ⊕ EXISTING HYDRANT
- ⊙ EXISTING SEWER MANHOLE
- S — EXISTING SEWER MAIN
- - - EXISTING STORMWATER LINE
- ▨ EXISTING BUILDINGS



SITE LOCATION MAP SCALE: 1" = 400'

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

PARAMETER	REQUIREMENT	LOT 1	LOT 2
LOT AREA:	17,500 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
YARD SETBACKS:			
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%

- SURVEY NOTES:**
- THE PARCEL SHOWN HEREON ARE GENERALLY AS DESCRIBED PER DOCUMENT 02 2013 6916 RECORDED IN THE DUTCHESS COUNTY CLERK'S OFFICE.
  - SUBJECT TO ANY EASEMENTS AND/OR RIGHTS OF WAY THAT AN ACCURATE UP TO DATE ABSTRACT OF TITLE MAY SHOW.
  - SURVEYED AS PER RECORD DEED, EXISTING MONUMENTATION, RECORDED AND UNRECORDED MAPS.

**MAP REFERENCE:**  
1. EXISTING FEATURES AS SHOWN ON THIS SUBDIVISION PLAN PROVIDED BY MAPPING OBTAINED FROM DECKER SURVEYING, LLC DATED MARCH 3, 2019.

**TOTAL PARCEL AREA:**  
±29,473 S.F. OR ± 0.68 ACRE.

**TAX MAP REFERENCE:**  
CITY OF BEACON 5955-19-738049 & 5955-19-747060.

**VERTICAL DATUM:**  
ASSUMED

**FLOOD BOUNDARY:**  
1. SUBJECT PARCEL IS LOCATED IN ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANGE FLOODPLAIN) PER PANEL 36027C0463E DATED MAY 2, 2012.

**WETLAND NOTE:**  
1. NO NYSDEC OR FEDERAL WETLANDS WERE FOUND ONSITE.

I HEREBY CERTIFY THAT THE SURVEY SHOWN HEREON IS BASED ON AN ACTUAL FIELD SURVEY COMPLETED ON MARCH 3, 2019.

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
1	11/26/19	PER PLANNING BOARD COMMENTS	AG				

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



SEAL

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

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

JOB #:	2019-021
DATE:	09/24/19
SCALE:	1" = 20'
TITLE:	PL
SHEET:	1 OF 1