

# SITE PLAN DRAWINGS

# BEACON COMMONS

## TAX MAP SECTION 5954 | BLOCK 25 | LOT 616969

## DUTCHESS COUNTY

## 16 WEST MAIN STREET

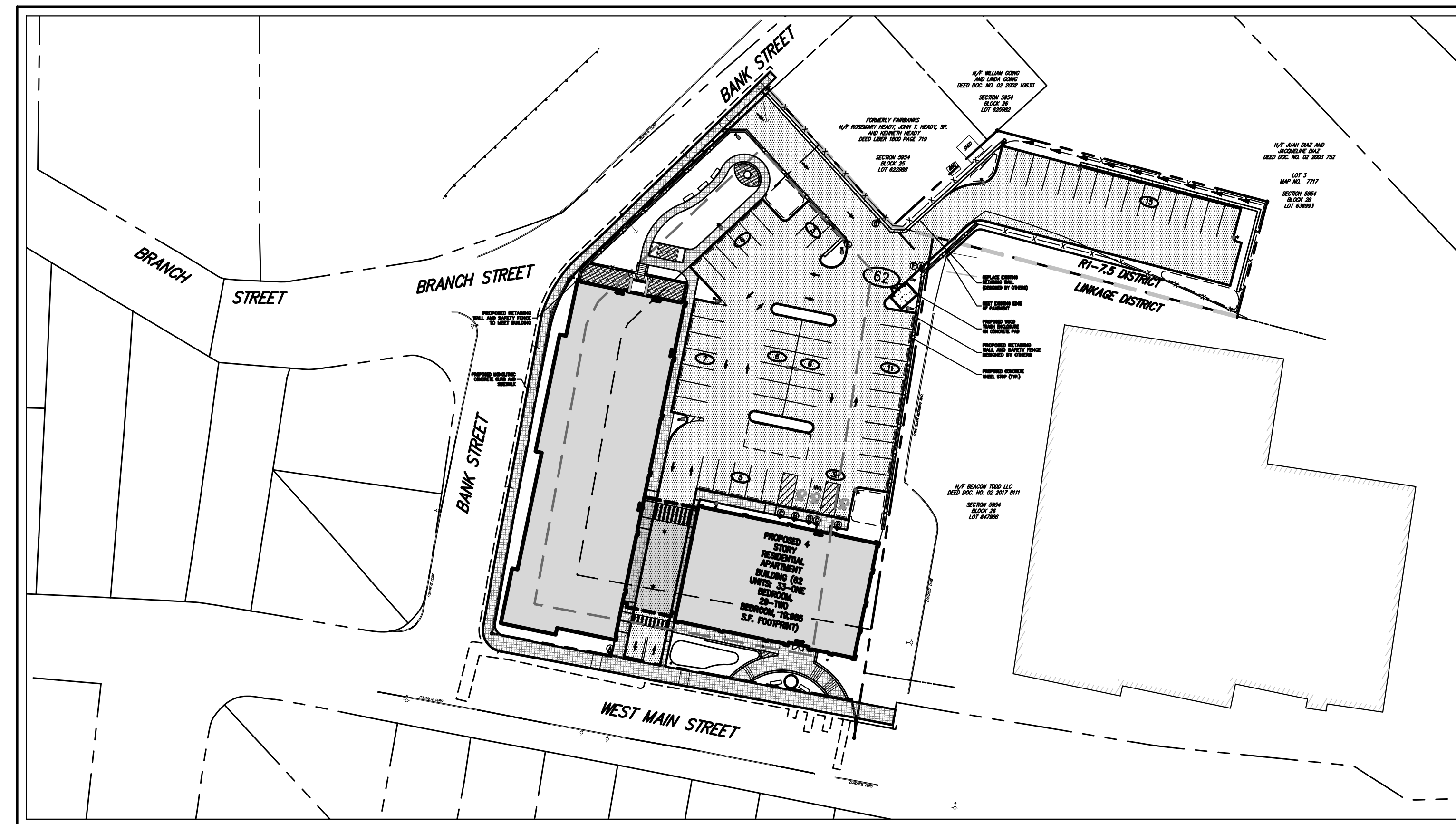
## BEACON, NY 12508

**Applicant:**  
**FARRELL BUILDING COMPANY**  
 2317 MONTAUK HIGHWAY  
 BRIDGEHAMPTON, NY 11932  
 (631) 549-9800

**Architect:**  
**ARYEH SIEGEL ARCHITECT**  
 84 MASON CIRCLE  
 BEACON, NY 12508  
 (845) 838-2490

**JMC** 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



**JMC Drawing List:**

C-000 (SHEET 1 OF 24)	COVER SHEET
C-010 (SHEET 2 OF 24)	EXISTING CONDITIONS PLAN
C-020 (SHEET 3 OF 24)	DEMOLITION PLAN
C-100 (SHEET 4 OF 24)	SITE PLAN
C-200 (SHEET 5 OF 24)	GRADING PLAN
C-300 (SHEET 6 OF 24)	UTILITIES PLAN
C-400 (SHEET 7 OF 24)	SEDIMENT AND EROSION CONTROL PLAN
C-600 (SHEET 8 OF 24)	LIGHTING PLAN
C-700 (SHEET 9 OF 24)	GARBAGE TRUCK TURNING PLAN (FRONT-LOADING)
C-701 (SHEET 10 OF 24)	GARBAGE TRUCK TURNING PLAN (REAR-LOADING)
C-702 (SHEET 11 OF 24)	FIRE TRUCK TURNING PLAN (SCENARIO 1)
C-703 (SHEET 12 OF 24)	FIRE TRUCK TURNING PLAN (SCENARIO 2)
C-704 (SHEET 13 OF 24)	FIRE TRUCK TURNING PLAN (SCENARIO 3)
C-900 (SHEET 14 OF 24)	CONSTRUCTION DETAILS
C-901 (SHEET 15 OF 24)	CONSTRUCTION DETAILS
C-902 (SHEET 16 OF 24)	CONSTRUCTION DETAILS
C-903 (SHEET 17 OF 24)	CONSTRUCTION DETAILS
C-904 (SHEET 18 OF 24)	CONSTRUCTION DETAILS
C-905 (SHEET 19 OF 24)	CONSTRUCTION DETAILS
C-906 (SHEET 20 OF 24)	CONSTRUCTION DETAILS
C-907 (SHEET 21 OF 24)	CONSTRUCTION DETAILS
L-100 (SHEET 22 OF 24)	LANDSCAPING PLAN
A-100 (SHEET 23 OF 24)	AERIAL SITE PLAN
S-100 (SHEET 24 OF 24)	SIGHT DISTANCE PLAN

**ARYEH SIEGEL ARCHITECT Drawing List:**

A-100	BUILDING PLANS
A-101	BUILDING PLANS
A-200	ELEVATIONS / VIEWS

**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**

DESCRIPTION	REQUIRED	EXISTING	PROPOSED
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**

DESCRIPTION	REQUIRED	EXISTING	PROPOSED
FRONT/SIDE (FOR CORNER) PARKING SETBACK (FEET)	40'/40'	29'/24'	97'/40'
REAR PARKING SETBACK (FEET)	-	-	-
SIDE PARKING SETBACK (FEET)	-	-	-

**PARKING SUMMARY**

DESCRIPTION	REQUIRED	EXISTING	PROPOSED
TOTAL SPACES REQUIRED (1 SPACE/UNIT)	62	28	62
STANDARD SPACES	59	26	59
ACCESSIBLE SPACES	3	2	3

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.

**GENERAL CONSTRUCTION NOTES APPLY TO ALL WORK HEREIN:**

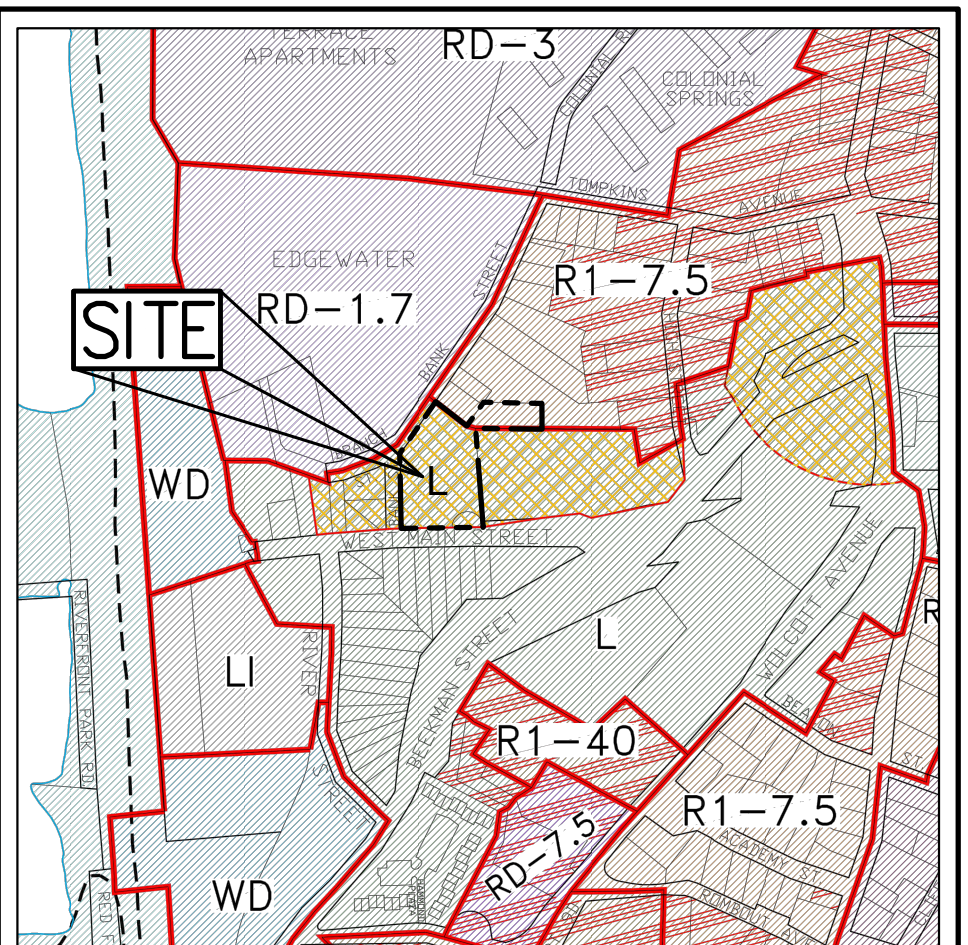
- PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL CALL 811 "DIG SAFELY" (1-800-962-7962) TO HAVE UNDERGROUND UTILITIES LOCATED. EXPLORATORY EXCAVATIONS SHALL COMPLY WITH CODE 753 REQUIREMENTS. NO WORK SHALL COMMENCE UNTIL ALL THE OPERATORS HAVE NOTIFIED THE CONTRACTOR THAT THEIR UTILITIES HAVE BEEN LOCATED. 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.
- 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.
- CONTRACTOR IS RESPONSIBLE FOR OBTAINING ANY AND ALL LOCAL PERMITS REQUIRED.
- 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 NYSOT 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.
- CONTRACTOR SHALL MAINTAIN ACCESS TO ALL PROPERTIES AFFECTED BY THE SCOPE OF WORK SHOWN HEREON AT ALL TIMES TO THE SATISFACTION OF THE OWNER'S 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.
- CONTRACTOR SHALL MAINTAIN THE INTEGRITY OF EXISTING PAVEMENT TO REMAIN.

**AREA MAP**  
 SCALE: 1" = 50'

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.



No.	Revision	Date	By
1.	REVISED PER CITY COMMENTS	12/30/19	AH



**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

**ZONING / VICINITY MAP**  
 SCALE: 1" = 500'  
 CITY OF BEACON.ORG:  
 ZONING / 10/04/2017

**JMC** Planning, Engineering, Landscape Architecture & Land Surveying, PLLC  
 JMC Site Development Consultants, LLC  
 John Meyer Consulting, Inc.  
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Drawn: AH Approved: SS  
 Scale: AS SHOWN  
 Date: 10/29/2019  
 Project No: 18119  
 1819-COVER COVER COVER.scr  
 Drawing No: **C-000**  
 (Sheet 1 of 24)

NOT FOR CONSTRUCTION