

SURVEY NOTES:

1. MAP REFERENCE: FILED MAP 579, LOTS 8,9,&10.
2. SURVEYED AS PER RECORD DESCRIPTIONS AND EXISTING MONUMENTATION.
3. SUBJECT TO ANY EASEMENTS AND/OR RIGHTS OF WAY THAT AN ACCURATE UP TO DATE ABSTRACT OF TITLE MAY SHOW.

MAP REFERENCE:

1. "EXISTING CONDITIONS SURVEY OF 160 ROMBOUT AVE" DATED NOVEMBER 21, 2019 AS PREPARED BY JOHN J. POST JR., LAND SURVEYOR, N.Y.S. LICENSE NO. 50643.

TOTAL PARCEL AREA:

±14,500.5 S.F. OR ± 0.34 ACRE

TAX MAP REFERENCE:

CITY OF BEACON 5954-35-853796

VERTICAL DATUM:

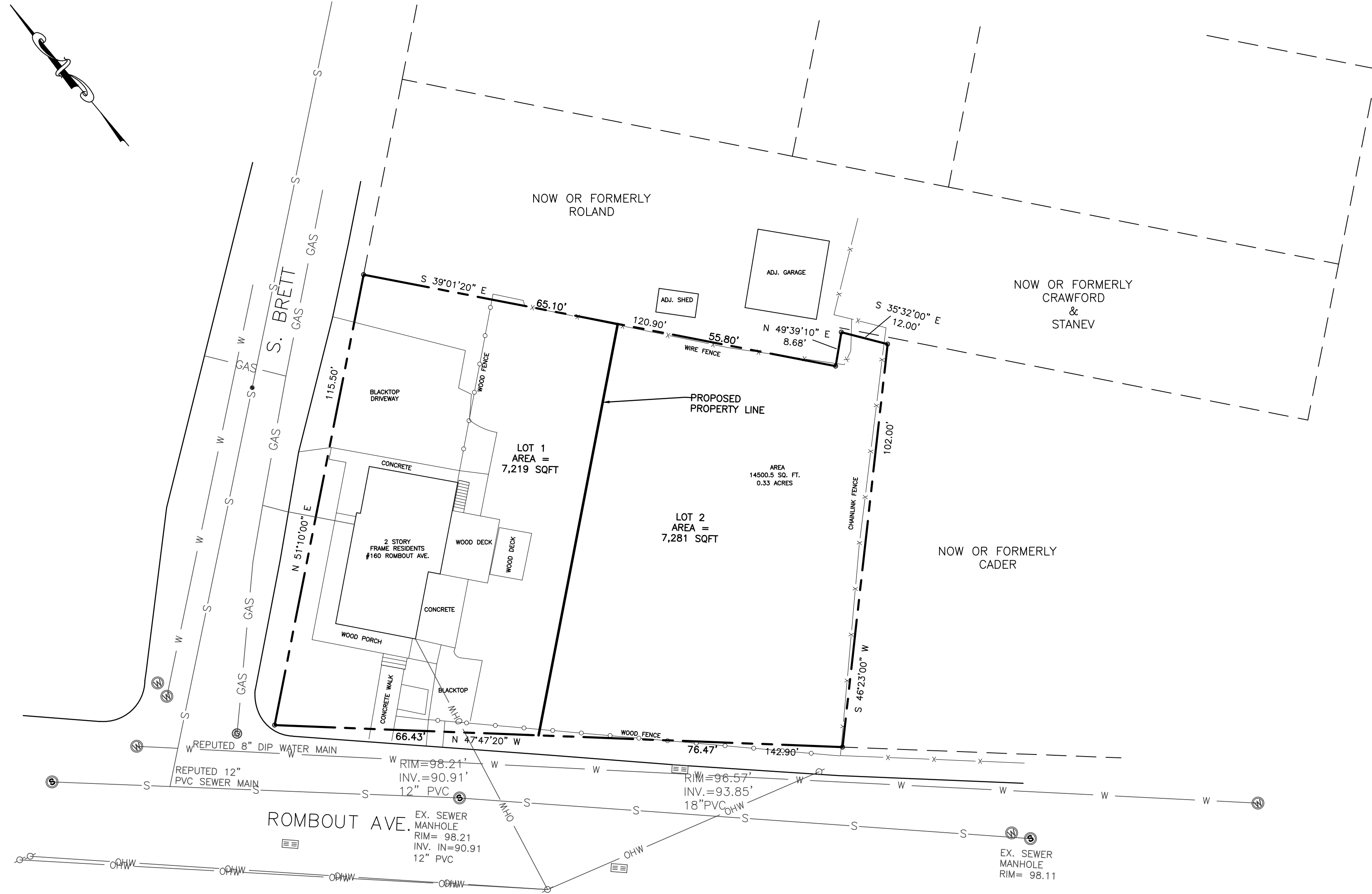
ASSUMED

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.

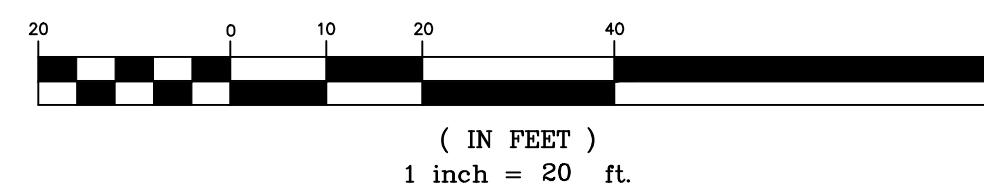
WETLAND NOTE:

1. NO NYSDEC OR FEDERAL WETLANDS WERE FOUND ONSITE.



PRELIMINARY SUBDIVISION PLAT
SCALE: 1" = 20'

GRAPHIC SCALE



DCDOH STANDARD NOTE:

FOR PERMISSION TO FILE

THIS PLAN DOES NOT CONSTITUTE A REALTY SUBDIVISION AS DEFINED BY ARTICLE XI, TITLE II, SECTION 1115 OF THE PUBLIC HEALTH LAW OF THE STATE OF NEW YORK, AND ARTICLE XI OF THE DUTCHESS COUNTY SANITARY CODE. PERMISSION IS HEREBY GRANTED FOR THE FILING OF THIS MAP WITH THE CLERK OF DUTCHESS COUNTY. APPROVAL FOR ARRANGEMENTS FOR WATER SUPPLY AND/OR SEWAGE DISPOSAL IS NEITHER SOUGHT NOR GRANTED.

AUTHORIZED REPRESENTATIVE OF THE COMMISSIONER OF HEALTH _____ 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.

SCHEDULE OF REGULATIONS (R1-5 ZONING DISTRICT) AND LOT CONFORMANCE TABLE:

PARAMETER	REQUIREMENT	LOT #1	LOT #2
LOT AREA:	5,000 SQUARE FEET MIN	7,219 S.F.	7,281 S.F.
LOT WIDTH:	50 FEET MINIMUM	65.3 FEET	72 FEET (AVG)
LOT DEPTH:	100 FEET MINIMUM	105.4 FEET	101.0 FEET (AVG)
YARD SETBACKS (RESIDENTIAL USE):			
FRONT YARD:	30 FEET MINIMUM	23 FEET**	21.0 FEET**
SIDE YARD:	10 FEET MINIMUM	10.1 FEET**	10.0 FEET
SIDE YARD (TOTAL OF TWO):	20 FEET MINIMUM TOTAL	32.1 FEET	40.1 FEET
REAR YARD:	30 FEET MINIMUM	46.8 FEET	38.1 FEET
YARD SETBACKS (ACCESSORY STRUCTURE):			
SIDE YARD:	5 FEET MINIMUM	N/A	N/A
REAR YARD:	5 FEET MINIMUM	N/A	N/A
MAX. BUILDING HEIGHT:	MAX 35 FEET, 2.5 STORIES	<35 FEET	<35 FEET
MIN. BUILDING HEIGHT:	MIN 12 FEET, 1 STORY	>12 FEET	>12 FEET
ACCESSORY BLDG. HEIGHT:	MAX 15 FEET, 1 STORY	N/A	N/A
BUILDING COVERAGE:	MAX 30%	12.3%	15.8%
DWELLING UNITS PER LOT:	MAX 1	1	1

* EXISTING, NON-CONFORMING
 ** THE APPLICANT REQUESTS RELIEF FROM THE PLANNING BOARD FOR THE FRONT YARD REQUIREMENT ON LOT #2 (TO PROVIDE A CONSISTENT FRONT YARD SETBACK TO HOUSES ALONG ROMBOUT AVE.)
 *** LOT 1 IS A CORNER LOT. IT IS ASSUMED THAT THE FRONT YARD ALONG SOUTH BRETT STREET IS REDUCED TO 0.25 X LOT WIDTH = 16.3'. THE YARD FROM SOUTH BRETT STREET IS CURRENTLY NON-CONFORMING, AND REMAINS SO FOLLOWING SUBDIVISION.

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.

KARIC ASSOCIATES LLC _____ DATE _____

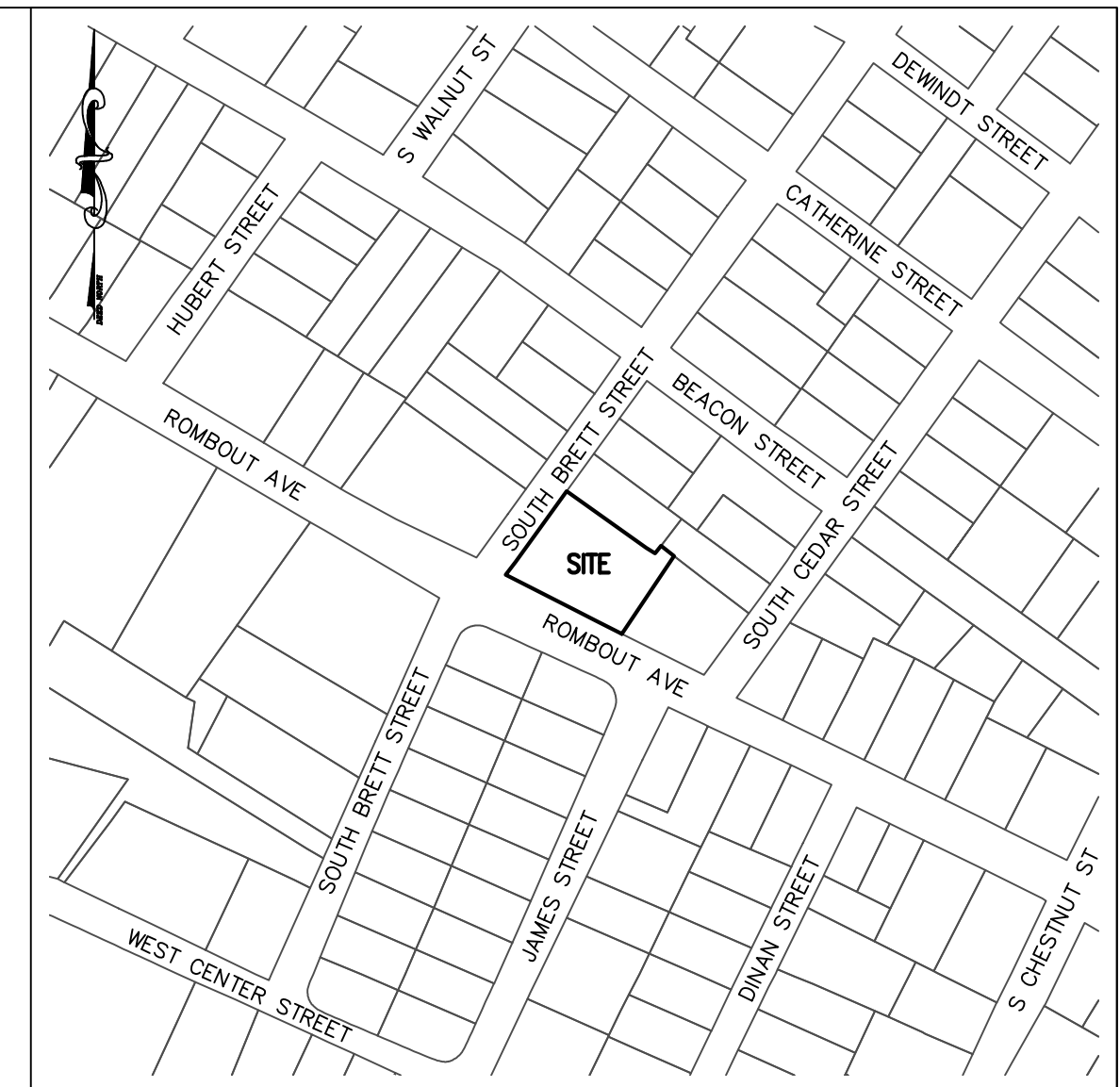
I HEREBY CERTIFY THAT THE SURVEY SHOWN HEREON IS BASED ON AN ACTUAL FIELD SURVEY COMPLETED ON NOVEMBER 21, 2019.

By: John J. Post, Jr., L.L.S. N.Y. State Lic. no. 50643

SEAL

LEGEND:

- EXISTING PROPERTY LINE
- ADJOINING PROPERTY LINE
- 95 --- EXISTING MAJOR CONTOUR
- 94 --- EXISTING MINOR CONTOUR
- x --- EXISTING CHAINLINK FENCE
- o --- EXISTING WOOD FENCE
- W --- EXISTING WATER LINE
- S --- EXISTING SEWER LINE
- GAS --- EXISTING GAS LINE
- OHW --- EXISTING OVERHEAD WIRE
- ⊗ --- EXISTING WATER VALVE
- ⊕ --- EXISTING SEWER MANHOLE
- ⊙ --- EXISTING CATCH BASIN
- ⊚ --- EXISTING GAS VALVE
- ⊛ --- EXISTING UTILITY POLE
- - - - - PROPOSED PROPERTY LINE



SITE LOCATION MAP SCALE: 1" = 200'

PROJECT INFORMATION:

PARCEL OWNER:	KARIC ASSOCIATES, LLC; 4 SCHOEN LANE, NEW ROCHELLE, NY 10804
ENGINEER OF RECORD:	HUDSON LAND DESIGN P.C., 174 MAIN STREET, BEACON NY 12508
SURVEYOR OF RECORD:	JOHN J. POST JR.; PO BOX 827, STONE RIDGE, NY 12484 (P) 845-331-3931
PROJECT LOCATION:	160 ROMBOUT AVENUE, BEACON NY 12508
TAX PARCEL ID:	CITY OF BEACON: 5954-35-853796
PARCEL AREA:	0.34 ACRES TOTAL
ZONING DISTRICT:	R1-5 ZONING DISTRICT
POTABLE WATER SUPPLY:	MUNICIPAL WATER
SEWAGE DISPOSAL:	MUNICIPAL SEWER

DRAWING INDEX:

- SHEET 1: PRELIMINARY SUBDIVISION PLAT (PL-1)
- SHEET 2: PRELIMINARY SITE PLAN (SP-1)
- SHEET 3: CONSTRUCTION DETAILS (CD-1)
- SHEET 4: CONSTRUCTION DETAILS & NOTES (CD-2)

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
 HUDSON LAND DESIGN
 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

160 ROMBOUT AVENUE SUBDIVISION
PRELIMINARY SUBDIVISION PLAT
 160 ROMBOUT AVENUE
 CITY OF BEACON
 DUTCHESS COUNTY, NEW YORK
 TAX ID: 5954-35-853796

JOB #:	2019-050
DATE:	12/31/19
SCALE:	1" = 20'
TITLE:	PL-1
SHEET:	1 OF 4