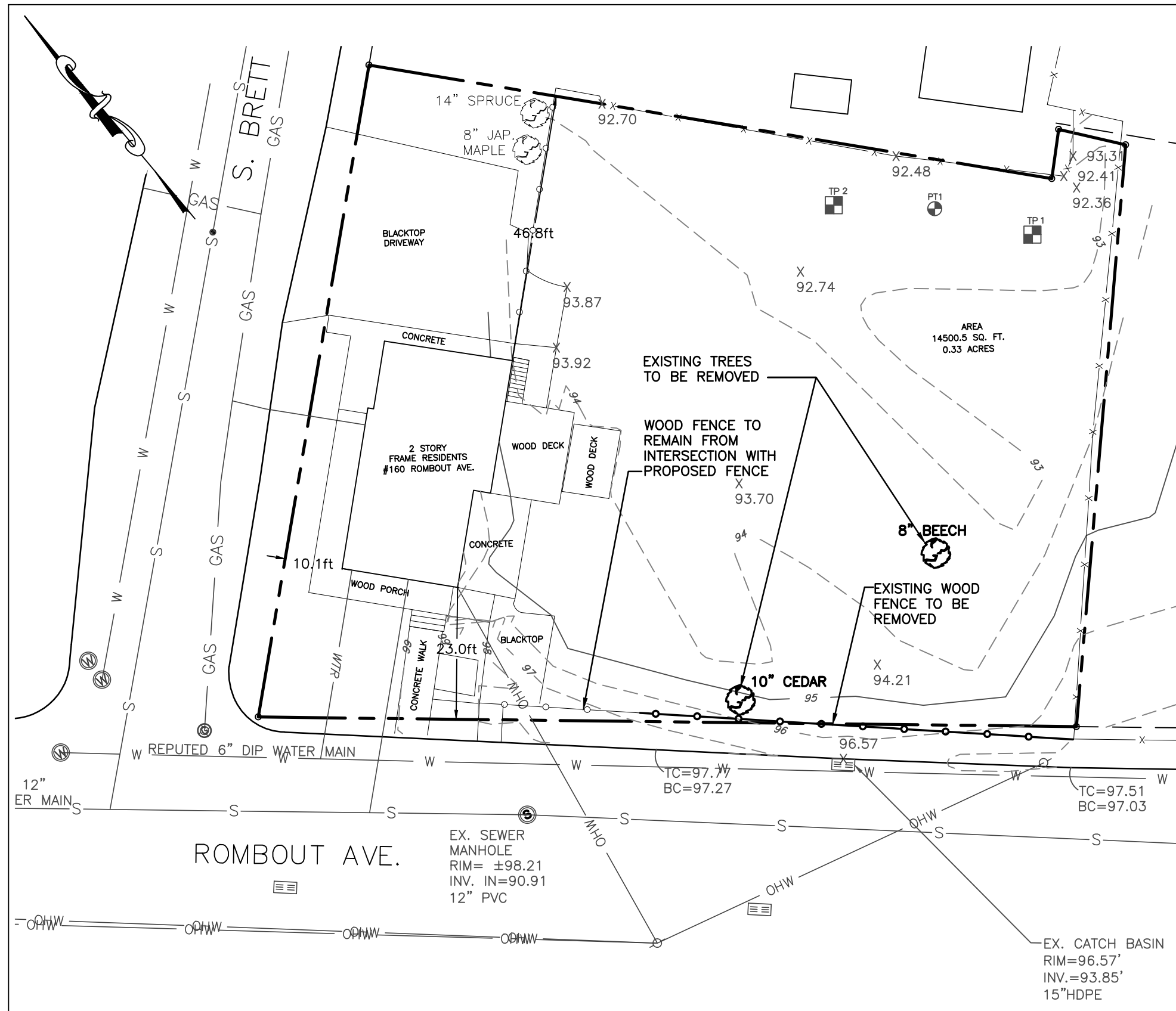


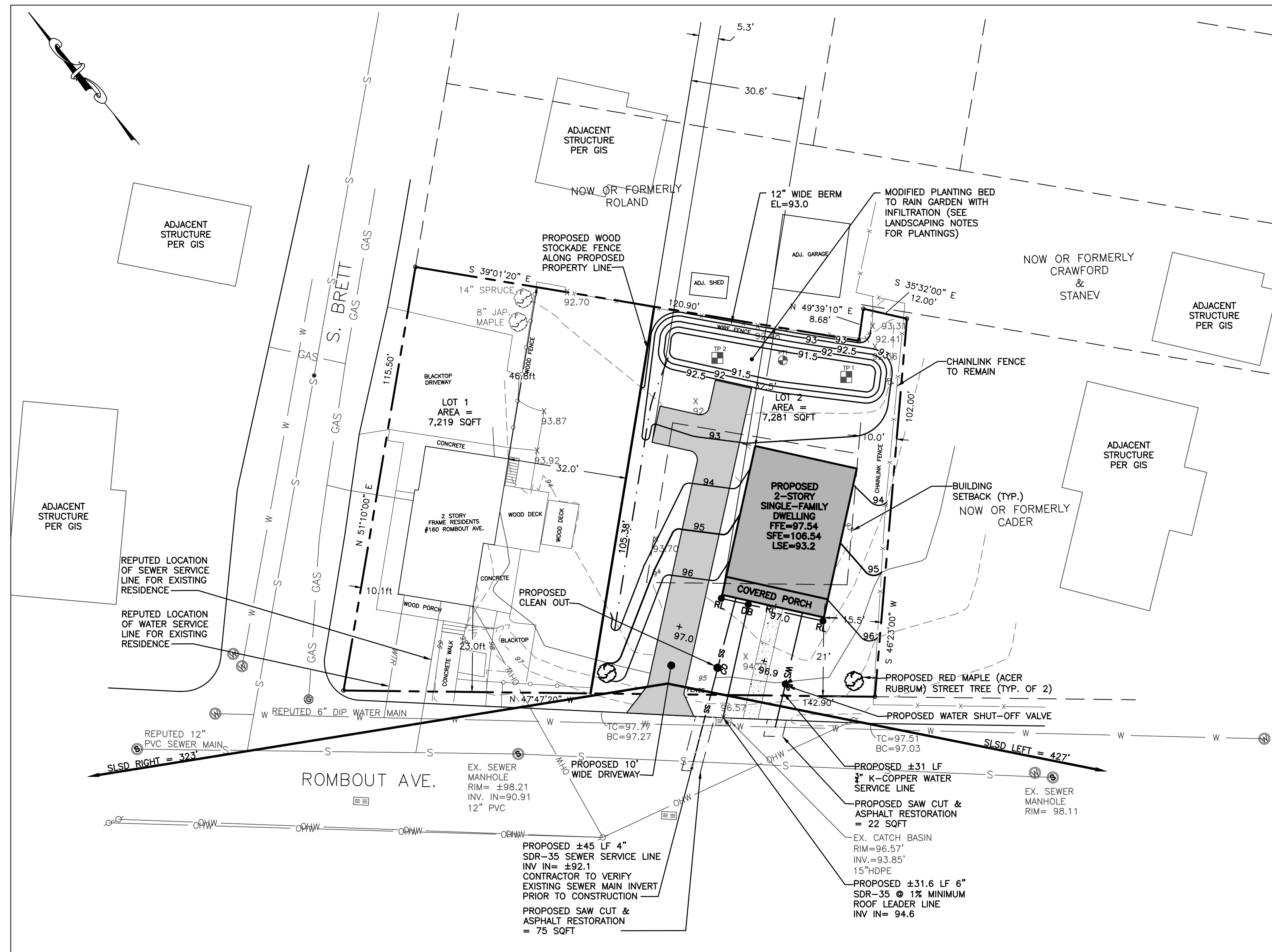
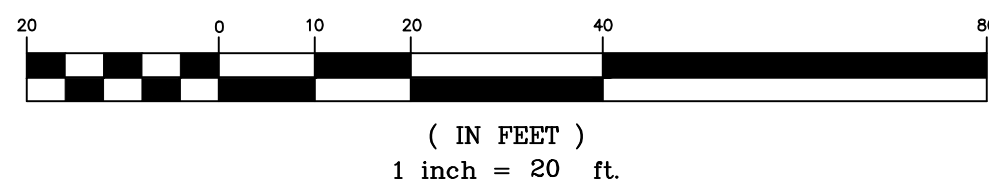
PROJECT INFORMATION:	
PARCEL OWNER:	KARIC ASSOCIATES, LLC; 4 SCHOEN LANE, NEW ROCHELLE, NY 10804
ENGINEER OF RECORD:	HUDSON LAND DESIGN P.C., 174 MAIN STREET, BEACON NY 12508
SURVEYOR OF RECORD:	JOHN J. POST JR., P.O. BOX 827, STONE RIDGE, NY 12484 (P) 845-331-3931
PROJECT LOCATION:	160 ROMBOUT AVENUE, 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

MAP REFERENCES:
 1. EXISTING FEATURES AS SHOWN ON THIS SUBDIVISION PLAN PROVIDED BY MAPPING OBTAINED FROM JOHN J. POST JR., L.S. FROM NOVEMBER 21, 2019.



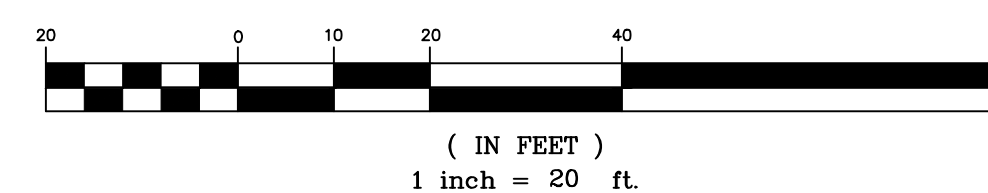
EXISTING CONDITIONS & REMOVALS PLAN
 SCALE: 1" = 20'

GRAPHIC SCALE

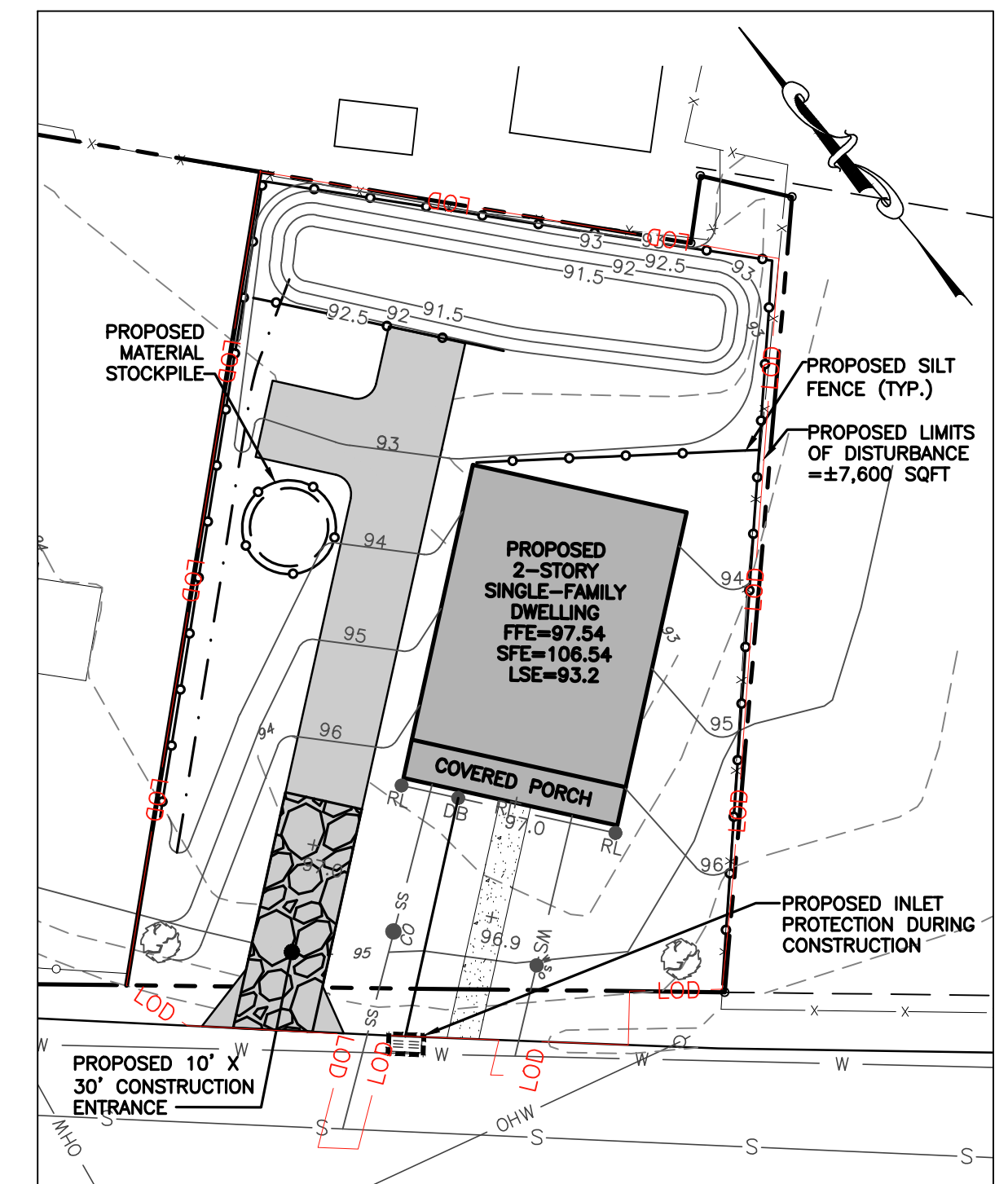


PRELIMINARY SUBDIVISION PLAN
 SCALE: 1" = 20'

GRAPHIC SCALE

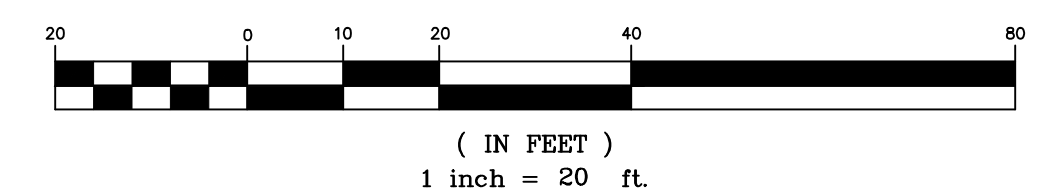


LEGEND:	
(Symbol)	EXISTING PROPERTY LINE
(Symbol)	ADJOINING PROPERTY LINE
(Symbol)	EXISTING MAJOR CONTOUR
(Symbol)	EXISTING MINOR CONTOUR
(Symbol)	EXISTING CHAINLINK FENCE
(Symbol)	EXISTING WOOD FENCE
(Symbol)	EXISTING WATER LINE
(Symbol)	EXISTING SEWER LINE
(Symbol)	EXISTING GAS LINE
(Symbol)	EXISTING OVERHEAD WIRE
(Symbol)	EXISTING WATER VALVE
(Symbol)	EXISTING SEWER MANHOLE
(Symbol)	EXISTING CATCH BASIN
(Symbol)	EXISTING UTILITY POLE
(Symbol)	PROPOSED PROPERTY LINE
(Symbol)	SETBACK LINE
(Symbol)	PROPOSED MAJOR CONTOUR
(Symbol)	PROPOSED MINOR CONTOUR
(Symbol)	PROPOSED SPOT ELEVATION
(Symbol)	PROPOSED WATER SERVICE LINE
(Symbol)	PROPOSED WATER SHUT OFF VALVE
(Symbol)	PROPOSED SWALE
(Symbol)	PROPOSED ROOF LEADER PIPE
(Symbol)	PROPOSED ROOF LEADER LOCATION
(Symbol)	PROPOSED DRAIN BASIN LOCATION
(Symbol)	PROPOSED CLEANOUT
(Symbol)	PROPOSED SEWER SERVICE LINE
(Symbol)	PROPOSED IMPERVIOUS SERVICE
(Symbol)	PROPOSED DEEP TEST PIT LOCATION
(Symbol)	INFILTRATION TEST HOLE LOCATION
(Symbol)	PROPOSED SILT FENCE
(Symbol)	PROPOSED LIMIT OF DISTURBANCE
(Symbol)	PROPOSED INLET PROTECTION
(Symbol)	PROPOSED CONSTRUCTION ENTRANCE



EROSION & SEDIMENT CONTROL PLAN
 SCALE: 1" = 20'

GRAPHIC SCALE



DEEP TEST HOLE TABLE:		
DEEP TEST HOLE RESULTS ESTABLISHED ON 2/21/2020		
TEST PIT ID	EX. ELEVATION	DESCRIPTION
TP-A1	±93	0'-2" TOPSOIL; 2"-16" SAND; 16"-18" ASH; 18"60" SANDY CLAY LOAM GROUNDWATER @ 60", NO MOTTLING, NO BEDROCK
TP-A2	±93	0'-2" TOPSOIL; 2"-16" SAND; 16"-18" ASH; 18"60" SANDY CLAY LOAM GROUNDWATER @ 60", NO MOTTLING, NO BEDROCK

INFILTRATION TEST TABLE:		
INFILTRATION TESTS RESULTS ESTABLISHED ON 2/21/2020 ALL TESTS PRESOAKED 24 HOURS PRIOR		
TEST ID	TEST HOLE BOTTOM ELEVATION	RESULTS
IT-1	90.4	11:31-11:57 24'/26 MINUTES; 11:58-12:36 24'/38 MINUTES; 12:37-13:15 24'/38 MINUTES

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	40.8 FEET
REAR YARD:	30 FEET MINIMUM	46.8 FEET	32.5 FEET
YARD SETBACKS (ACCESSORY STRUCTURE):			
FRONT 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
DWELLING UNITS PER LOT:	MAX 1	1	1

* EXISTING, NON-COMFORMING
 ** 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-COMFORMING, AND REMAINS SO FOLLOWING SUBDIVISION.

LANDSCAPING NOTES:

- PROVIDE THE RAIN GARDEN WITH 66 SWITCHGRASS PLUGS (PANICUM VIRGATUM) SPACED AT 2' ON CENTER.
- PROVIDE THE RAIN GARDEN WITH 7 SPICEBUSH PLANTINGS (LINDERA BENZOIN) SPACED AT 8' ON CENTER.

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 _____

DRAWN BY: CMB				CHECKED BY: DGK			
REVISIONS:				REVISIONS:			
NO.	DATE	DESCRIPTION	BY	NO.	DATE	DESCRIPTION	BY
1	2/25/2020	PER PLANNING BOARD COMMENTS	CMB				

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 PLAN

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

JOB #: 2019-050
 DATE: 12/31/19
 SCALE: AS NOTED
 TITLE: SP-1
 SHEET: 2 OF 4