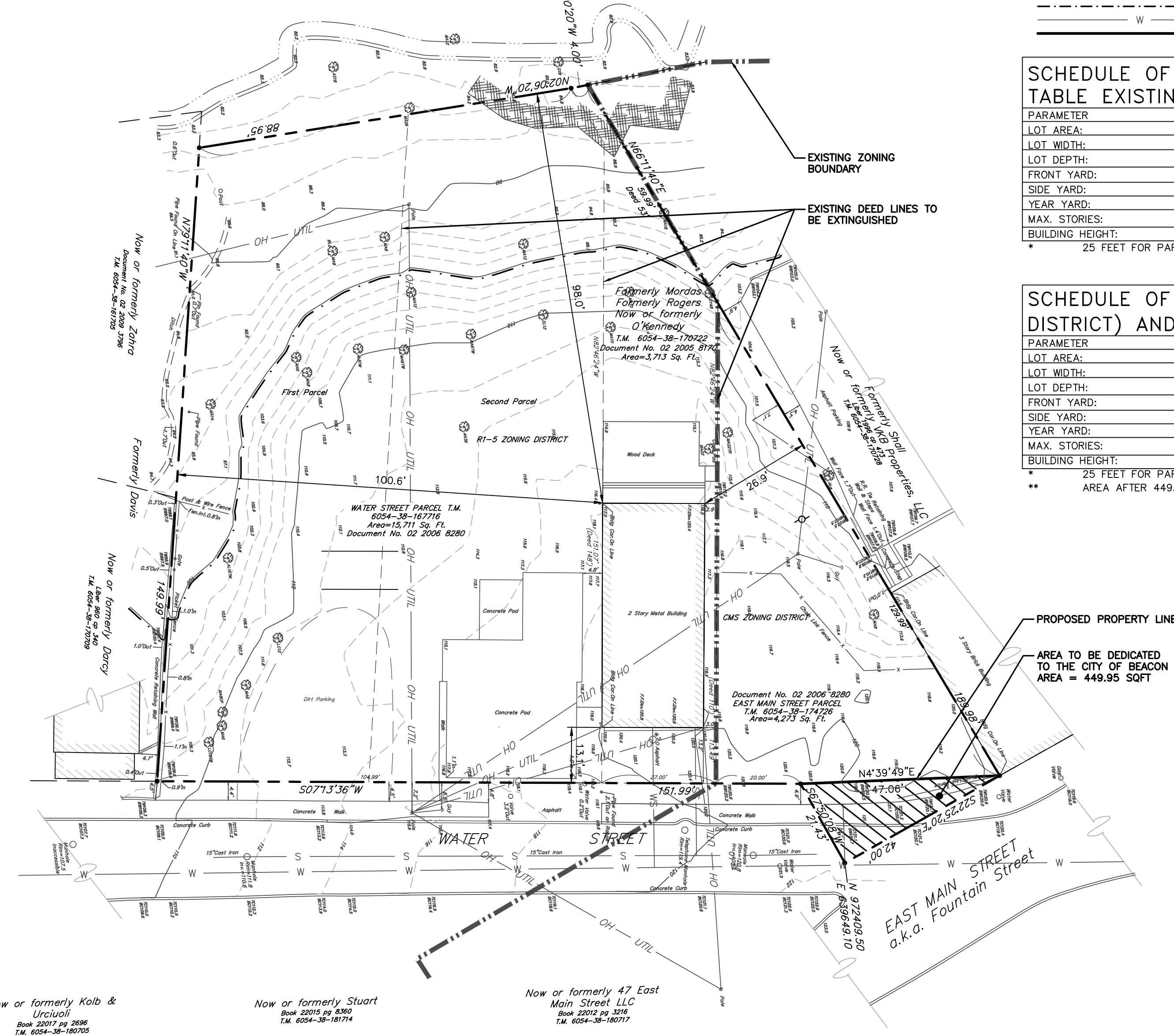


FISHKILL CREEK
a.k.a. 'the mill pond'
a.k.a. Matteawan Creek



LEGEND:

- EXISTING PROPERTY LINE
- ADJOINING PROPERTY LINE
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- S --- EXISTING SEWER LINE
- OH --- UTIL --- EXISTING OVERHEAD UTILITY LINE
- EXISTING CHAIN LINK FENCE
- EXISTING TREE
- EXISTING UTILITY POLE
- EXISTING ZONING BOUNDARY
- EXISTING 100-YEAR FLOOD BOUNDARY
- EXISTING WATER LINE
- W --- PROPOSED PROPERTY LINE

PROJECT INFORMATION:

APPLICANT:	POK BEACON, LLC, 3 WATER STREET BEACON, NY 12508
PROJECT SURVEYOR:	BADEY & WATSON SURVEYING AND ENGINEERING, P.C.
PARCEL LOCATION:	3 WATER STREET, BEACON, NY 12508
TAX PARCEL ID:	6054-38-170722
PARCEL AREA:	±0.53-ACRES
WATER SUPPLY:	MUNICIPAL
SEWAGE DISPOSAL:	MUNICIPAL

SCHEDULE OF REGULATIONS (CMS & R1-5 ZONING DISTRICT) AND LOT CONFORMANCE TABLE EXISTING CONDITIONS:

PARAMETER	REQUIREMENT R1-5	REQUIREMENT CMS	PARCEL 6054-38-167716	PARCEL 6058-38-170722	PARCEL 6058-38-174726
LOT AREA:	5,000 SQUARE FEET MIN	N/A	15,711 S.F.	3,713 S.F.	4,273 S.F.
LOT WIDTH:	50 FEET MINIMUM	N/A	±100 FEET	± 27 FEET	± 59 FEET
LOT DEPTH:	100 FEET MINIMUM	N/A	±158 FEET	± 133 FEET	± 73 FEET
FRONT YARD:	30 FEET	0 FEET; 10 FEET MAX	N/A	13.1 FEET	N/A
SIDE YARD:	10 FEET (20 TOTAL OF TWO)	0 FEET	N/A	0 FEET; 3 FEET	N/A
YEAR YARD:	30 FEET	25 FEET*	N/A	± 28 FEET	N/A
MAX. STORIES:	2 1/2 (1 STORY MIN.)	2 STORIES MIN.; 3 MAX.	N/A	2 STORIES	N/A
BUILDING HEIGHT:	35 FEET (12 FEET MIN.)	38 FEET	N/A	±24 FEET	N/A

* 25 FEET FOR PARCELS 100 FEET DEEP OR MORE AND MINIMUM 10 FEET FOR PARCELS UNDER 100 FEET DEEP.

SCHEDULE OF REGULATIONS (CMS & R1-5 ZONING DISTRICT) AND LOT CONFORMANCE TABLE PROPOSED CONDITIONS:

PARAMETER	REQUIREMENT R1-5	REQUIREMENT CMS	PARCEL 6054-38-170722
LOT AREA:	5,000 SQUARE FEET MIN	N/A	23,247 S.F.**
LOT WIDTH:	50 FEET MINIMUM	N/A	±158 FEET
LOT DEPTH:	100 FEET MINIMUM	N/A	±160 FEET
FRONT YARD:	30 FEET	0 FEET; 10 FEET MAX	N/A
SIDE YARD:	10 FEET (20 TOTAL OF TWO)	0 FEET	26.9 FEET; 127.5 FEET (TOTAL OF TWO)
YEAR YARD:	30 FEET	25 FEET*	98.0 FEET
MAX. STORIES:	2 1/2 (1 STORY MIN.)	2 STORIES MIN.; 3 MAX.	2 STORIES
BUILDING HEIGHT:	35 FEET (12 FEET MIN.)	38 FEET	±24 FEET

* 25 FEET FOR PARCELS 100 FEET DEEP OR MORE AND MINIMUM 10 FEET FOR PARCELS UNDER 100 FEET DEEP.
** AREA AFTER 449.95 S.F. CONVEYANCE TO THE CITY OF BEACON.

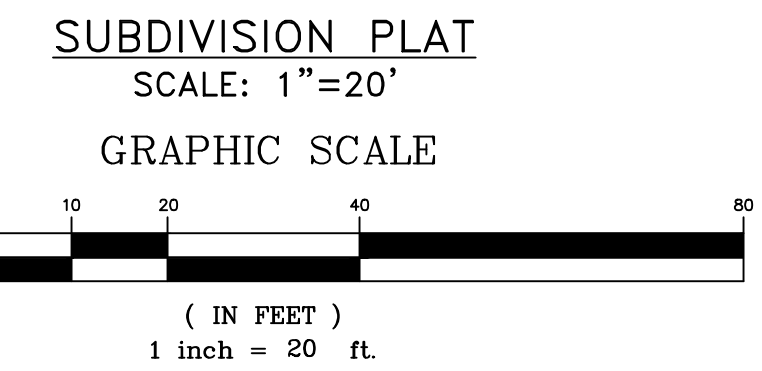


SITE LOCATION MAP SCALE: 1" = 200'

- SURVEY NOTES:**
- THE THREE PARCELS SHOWN ON THIS MAP HAVE BEEN CONSOLIDATED INTO ONE LOT WITH THE PARCEL NO. DESIGNATION 6054-38-170722, AND A TOTAL AREA OF ±0.53 AC, AND FILED WITH THE DUTCHESS COUNTY CLERK'S OFFICE IN AUGUST 2017. THE CONSOLIDATION SHOWN ON THESE PLANS ARE FOR THE PURPOSES OF THE CITY OF BEACON ONLY.
 - APPROXIMATELY 449 SQUARE FEET IS PROPOSED TO BE CONVEYED AND OFFERED FOR DEDICATION TO THE CITY OF BEACON.
 - THIS SURVEY IS OF PROPERTY DESCRIBED IN THE DUTCHESS COUNTY CLERK'S DOCUMENT NO'S 02 2005 8170 AND 02 2006 8280.
 - THE MERIDIAN, DISTANCES AND COORDINATE VALUES SHOWN HEREON REFER TO THE NEW YORK COORDINATE SYSTEM, EAST ZONE (NAD 83), EXPRESSED IN FEET. THE DISTANCES SHOWN ON THIS MAP ARE GRID DISTANCES. THEY HAVE BEEN SCALED BY A GRID FACTOR (SCALE FACTOR X SEA LEVEL FACTOR) OF 0.99991900. TO OBTAIN GROUND DISTANCES DIVIDE THE DISTANCES ON THIS MAP BY THE GRID FACTOR.
 - THE VERTICAL DATUM HEREON IS NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 1988).

- MAP REFERENCE:**
- EXISTING FEATURES AS SHOWN ON THIS PLAN PROVIDED BY A SURVEY ENTITLED "SURVEY OR PROPERTY PREPARED FOR POK BEACON, LLC" COMPLETED ON JULY 14, 2011, BY BADEY & WATSON.
 - THE LOCATION OF THE WATER MAIN SHOWN IN WATER STREET HAS NOT BEEN SURVEYED AND THE LOCATION IS CONSIDERED REPUTED.

- FLOOD BOUNDARY:**
- A PORTION OF THE SUBJECT PARCEL IS LOCATED IN ZONE AE (AREAS DETERMINED TO BE INSIDE THE 1% ANNUAL CHANCE FLOODPLAIN) PER PANEL 36027C0464E DATED MAY 2, 2012.



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 _____

DRAWN BY: CMB				CHECKED BY: MAB			
REVISIONS:				REVISIONS:			
NO.	DATE	DESCRIPTION	BY	NO.	DATE	DESCRIPTION	BY
1	04/28/2020	PER PLANNING BOARD COMMENTS	MAB				

SEAL

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

PRELIMINARY SUBDIVISION PLAT
3 WATER STREET
3 WATER STREET
CITY OF BEACON
DUTCHESS COUNTY, NEW YORK
TAX ID: 6054-38-170722

JOB #: 2020:013
DATE: 3/31/2020
SCALE: 1" = 20'
TITLE: SD-1
SHEET: 1 OF 1