

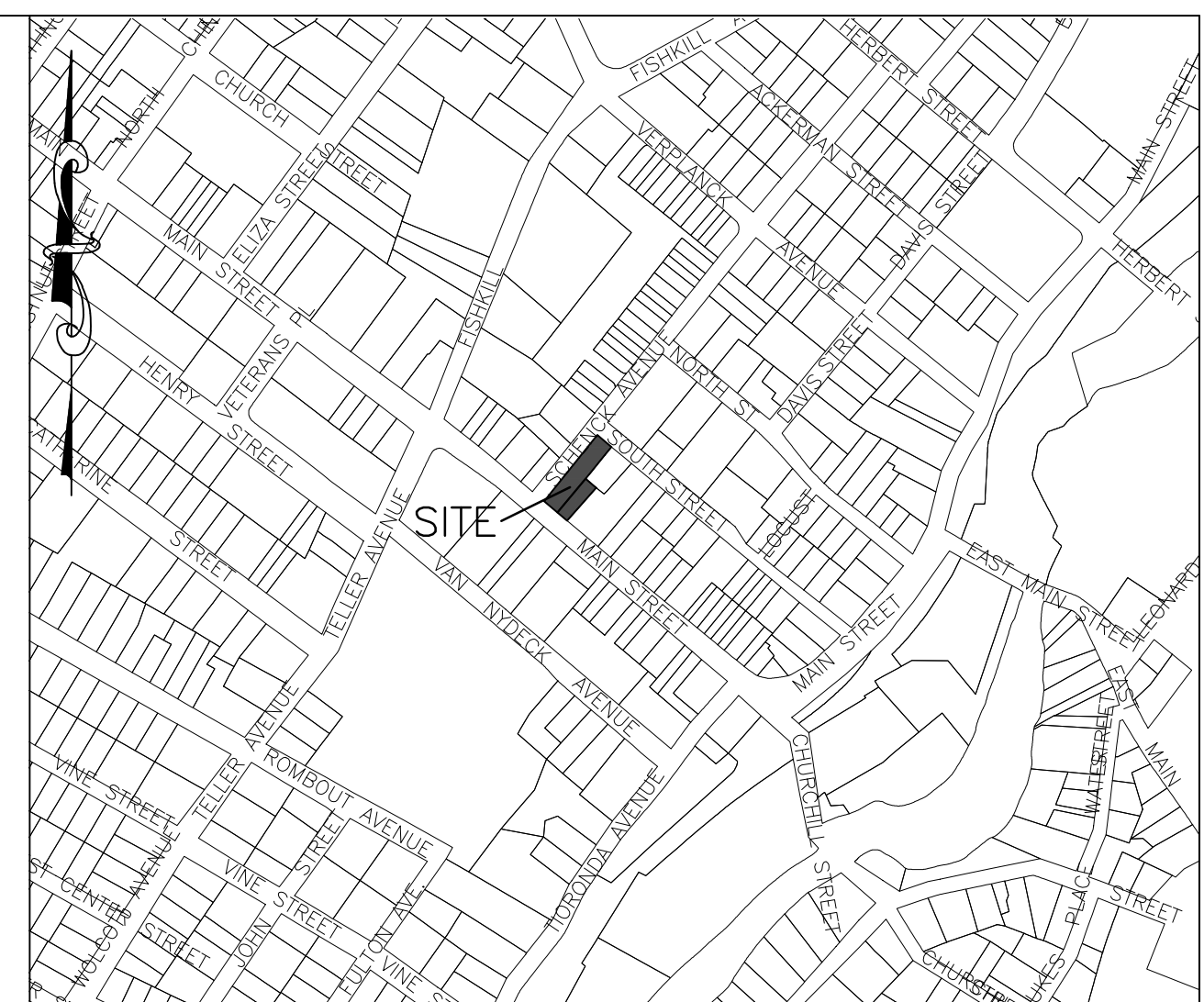
**LEGEND:**

- EXISTING PROPERTY LINE
- - - ADJOINING PROPERTY LINE
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- EXISTING CHAIN LINK FENCE
- W --- EXISTING WATER LINE
- SS --- EXISTING SANITARY SEWER LINE
- OHW --- EXISTING OVERHEAD WIRE
- G --- EXISTING GAS LINE
- T --- EXISTING TELEPHONE LINE
- F --- EXISTING FIRE HYDRANT
- WV --- EXISTING WATER VALVE
- SM --- EXISTING SEWER MANHOLE
- CB --- EXISTING CATCH BASIN
- LP --- EXISTING LIGHT POLE
- UP --- EXISTING UTILITY POLE
- EXISTING TREE

**SCHEDULE OF REGULATIONS (CMS & PB ZONING DISTRICT) AND LOT CONFORMANCE TABLE PROPOSED CONDITIONS:**

PARAMETER	REQUIREMENT PB	REQUIREMENT CMS	PROPOSED COMBINED PARCEL
LOT AREA:	N/A	N/A	10,673 S.F.
LOT WIDTH:	N/A	N/A	±40 FEET *
LOT DEPTH:	N/A	N/A	±100 FEET *
FRONT YARD:	N/A	0 FEET; 10 FEET MAX	---
SIDE YARD:	N/A	0 FEET	---
REAR YARD:	N/A	25 FEET	---
MAX. STORIES:	N/A	2 STORIES MIN.; 3 MAX.	---
BUILDING HEIGHT:	N/A	38 FEET MAX.	---

\* MINIMUM DIMENSION OF COMBINED LOT



**SITE LOCATION MAP** SCALE: 1" = 400'

**MAP REFERENCES:**

1. EXISTING FEATURES AS SHOWN ON THIS PLAN PROVIDED BY A SURVEY COMPLETED IN DECEMBER 22, 2019, BY TEC LAND SURVEYING P.C.

**SURVEY NOTES:**

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5. THE CERTIFICATIONS HEREIN ARE NOT TRANSFERABLE.
6. THE LOCATION OF UNDERGROUND IMPROVEMENTS OR ENCROACHMENTS ARE NOT ALWAYS KNOWN AND OFTEN MUST BE ESTIMATED. IF ANY UNDERGROUND IMPROVEMENTS OR ENCROACHMENTS EXIST OR ARE SHOWN, THE IMPROVEMENTS OR ENCROACHMENTS ARE NOT COVERED BY THIS CERTIFICATE.
7. SUBJECT TO THE FINDINGS OF A CURRENT TITLE SEARCH.
8. SUBJECT TO COVENANTS, EASEMENTS, RESTRICTIONS, CONDITIONS AND AGREEMENTS OF RECORD.
9. SUBJECT TO ANY RIGHT, TITLE OR INTEREST THE PUBLIC MAY HAVE FOR HIGHWAY USE.
10. BEARINGS AND NORTH SHOWN HEREON ARE REFERENCED TO NAD 83-NY EAST USING NYSNET RTN GPS.
11. CONTOUR INTERVAL IS ONE FOOT. ELEVATIONS SHOWN HEREON ARE REFERENCED TO NAVD 88 USING NYSNET RTN GPS.

**DEED REFERENCE**

Doc. #02 2016 8895  
DTE Diversified LLC  
To  
McDermott Properties  
December 15, 2016

**TAX PARCEL NUMBER**

City of Beacon, Dutchess County, New York  
6054-29-056774  
6054-29-056780

Doc. #02 2014 5391  
Fir Properties, Inc.  
To  
EB 1 LLC  
September 10, 2014

**AREA**

6054-29-056744  
2,947 Square Feet  
0.068 Acres

6054-29-056780  
7,726 Square Feet  
0.177 Acre

**DATE OF SURVEY**

Field Completion: December 22, 2019

**OWNERS**

416 Main Street Beacon, LLC  
420 Main Street, LLC D/B/A 420 Main Street Beacon, LLC

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

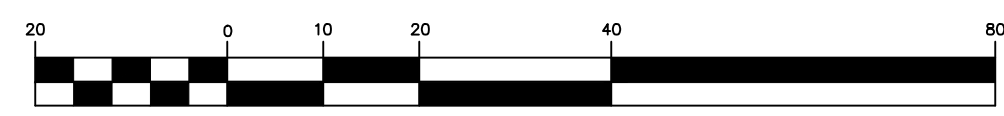
\_\_\_\_\_  
SECRETARY

IN ABSENCE OF THE CHAIRMAN OR SECRETARY, THE ACTING CHAIRMAN OR ACTING SECRETARY RESPECTIVELY MAY SIGN IN THIS PLACE.

**PRELIMINARY SUBDIVISION PLAT**

SCALE: 1"=20'

GRAPHIC SCALE



( IN FEET )  
1 inch = 20 ft.

**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

**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.

TOM LEE \_\_\_\_\_ DATE \_\_\_\_\_

SEAL

**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

**PRELIMINARY SUBDIVISION PLAT**

**416 MAIN STREET**

416-420 MAIN STREET  
CITY OF BEACON  
DUTCHESS COUNTY, NEW YORK  
TAX ID: 6054-29-056780 & 056774

JOB #: 2020-005

DATE: 4/28/2020

SCALE: 1" = 20'

TITLE: SUB-1

SHEET: 1 OF 1