## SURVEY NOTES

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2. Unauthorized alteration or addition to a survey map bearing a licensed land surveyor's seal is a violation of section 7209, sub-division 2, of the New York State Education Law.

3. Only boundary survey maps with the surveyor's embossed or red inked seal are genuine true and correct copies of the surveyor's original work and opinion. A copy of this document without a proper application of the surveyor's embossed or red inked seal should be assumed to be an unauthorized copy.

4. Certifications on this boundary survey map signify that the map was prepared in accordance with the current existing Code of Practice for Land Surveys adopted by the New York State Association of Professional Land Surveyors, Inc. The certification is limited to persons for whom the boundary survey map is prepared, to the title company, to the governmental agency, and to the lending institution listed on this boundary survey map.

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.

### FILED MAP REFERENCE

Map entitled "Subdivision Plat 171 Union Street" prepared by Hudson Land Design, certified by John J. Post, Jr, LS and filed in the Dutchess County Clerks office on 09/07/2011 as Map No. 12367.

Map entitled "Map of Lands at Mattewan N.Y. The Property of Frank B. Goodrich Esq." prepared by Sidney Scofield LS and filed in the Dutchess County Clerks office on 05/05/1884 as Map No.

Map entitled "Map of Lot Line Re-Alignment of Lands of Vassalo Landscaping Management, Inc." prepared by Walden Post Land Surveying, P.C. and filed in the Dutchess County Clerks office on 06/23/2011 as Map No. 12358.

Map entitled "Final Map of Lot Line Re–Alignment of Lands of William F. Vassalo and Prospect Realty Syndicate, Inc." prepared by John J. Post, Jr, LS and filed in the Dutchess County Clerks office on 12/03/2013 as Map No. 12358A.

### DEED REFERENCE

Arthur Chiusano

Jonathan Miller Recorded on 02/24/2016

# **TAX PARCEL NUMBER**

City of Beacon, Dutchess County, New York 130200–6054–14–278498–0000

#### ZONING

Subject parcel is located in the One Family Residential District (R1-7.5 7,500 ft<sup>2</sup>/dwelling) according to map entitled "Zoning – City of Beacon, NY" and dated February 2013.

#### FLOOD BOUNDARY

Subject Parcel is located in Zone X (Unshaded) and is determined to be outside the 0.2% annual chance floodplain according to Flood Insurance Rate Map # 36027C0577E. Effective date May 2, 2012. Community # 360217, City of Beacon.

WETLAND NOTE

No NYSDEC or Federal wetlands were found on site.

## **OWNER & APPLICANTS**

Jonathan Miller 451 Main Street Beacon NY 12508

#### AREA DATE OF SURVEY

Field Completion: 02/14/2017

Lot 1 18,747 ft² 0.430 Acres

Lot 2 14,299 ft² 0.328 Acres

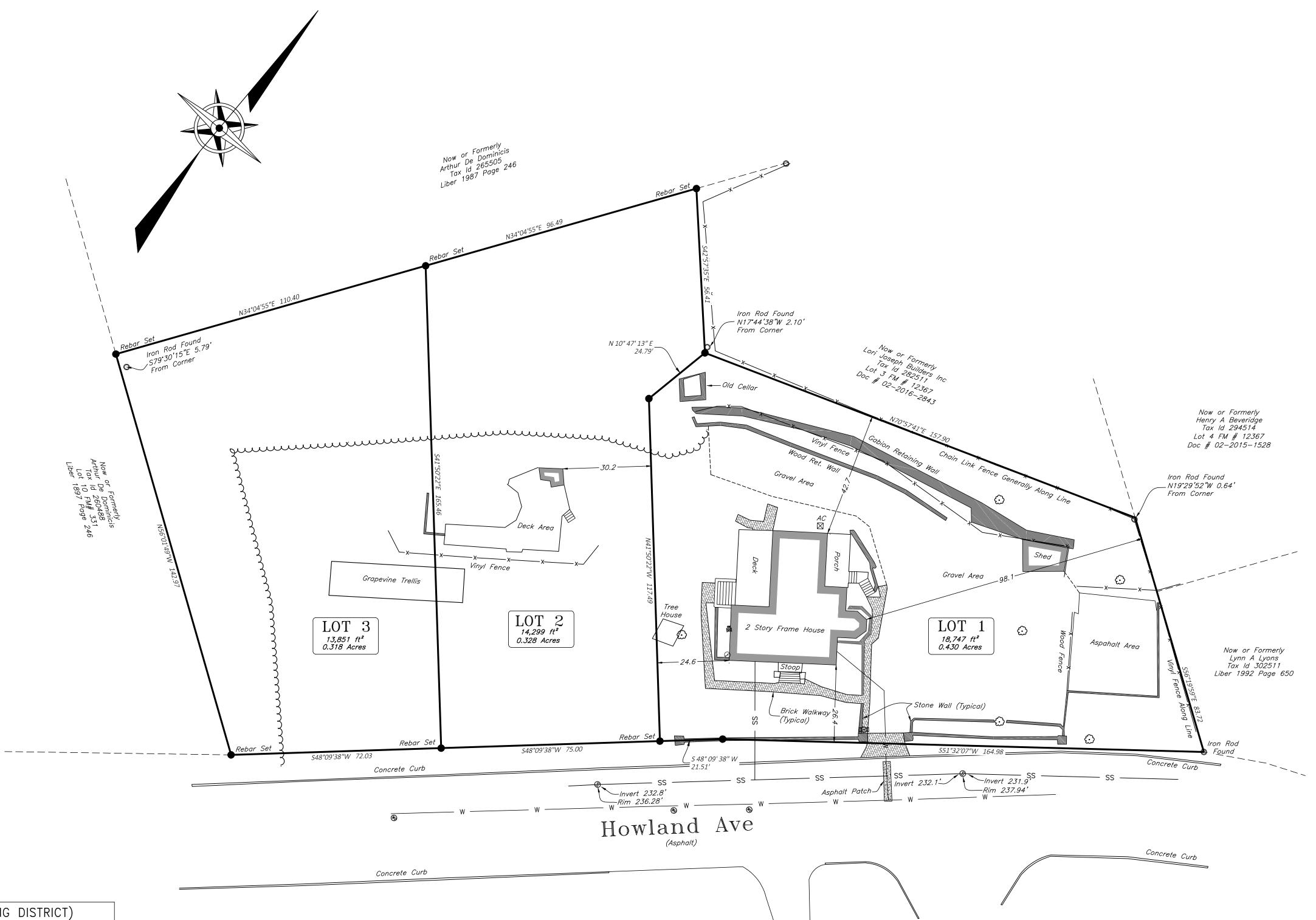
Lot 3 13,851 ft² 0.318 Acres

SCHEDULE OF REGULATIONS (R1-7.5 ZONING DISTRICT)					
AND LOT CONFORMANCE TABLE:					
PARAMETER	REQUIREMENT	LOT #1	LOT #2	LOT #3	
LOT AREA:	7,500 SQUARE FEET MIN	18,747	14,299	13,851	
LOT WIDTH:	75 FEET MINIMUM	89.9'	75.0 <b>'</b>	91.2'*	
LOT DEPTH:	100 FEET MINIMUM	105.8'**	165'	142.9'	
YARD SETBACKS (RESIDENTIAL USE):					
FRONT YARD:	30 FEET MINIMUM	26.4***	35.0	35.0	
SIDE YARD:	10 FEET MINIMUM	24.7	13.2	11.6	
SIDE YARD (TOTAL OF TWO):	20 FEET MINIMUM TOTAL	122.8	45.0	50.6	
REAR YARD:	30 FEET MINIMUM	42.7	115.4	93.2	
YARD SETBACKS (ACCESSORY STRUCTURE):					
SIDE YARD:	5 FEET MINIMUM	N/A	N/A	N/A	
REAR YARD:	5 FEET MINIMUM	N/A	N/A	N/A	
MAIN BUILDING HEIGHT:	MAX 35 FEET, 2.5 STORIES	<35/2-STORY	<35/2-STORY	<35/2-STORY	
MAIN BUILDING HEIGHT:	MIN 12 FEET, 1 STORY	>12	>12	>12	
ACCESSORY BLDG. HEIGHT:	MAX 15 FEET, 1 STORY	<15****	N/A	N/A	

\*LOT 3 WIDTH IS THE AVERAGE OF THE PARCEL'S WIDTHS. \*\*LOT 1 DEPTH IS THE AVERAGE OF THE PARCEL'S DEPTHS. \*\*\*LOT 1 IS A NON-CONFORMING, EXISTING LOT.

\*\*\*\*EXISTING SHED

rev. date description





# **OWNER'S CONSENT:**

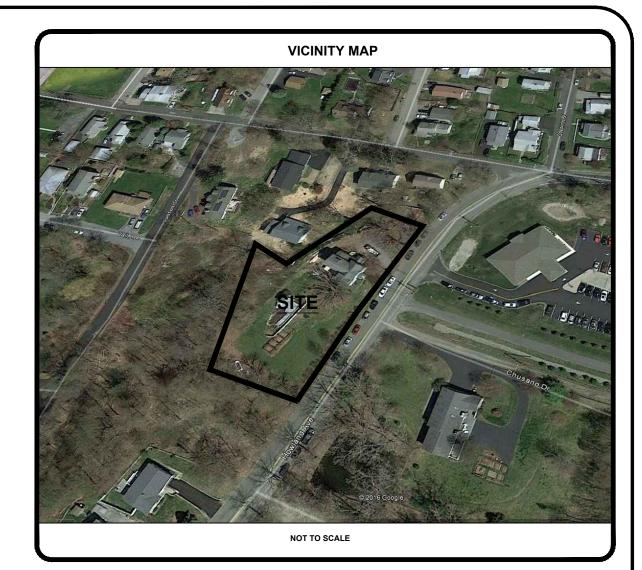
THE UNDERSIGNED OWNERS OF THE PROPERTY HEREON STATE THAT THEY ARE FAMILIAR WITH THIS MAP, ITS CONTENTS AND ITS LEGENDS AND HEREBY CONSENT TO ALL SAID TERMS AND CONDITIONS AS STATED

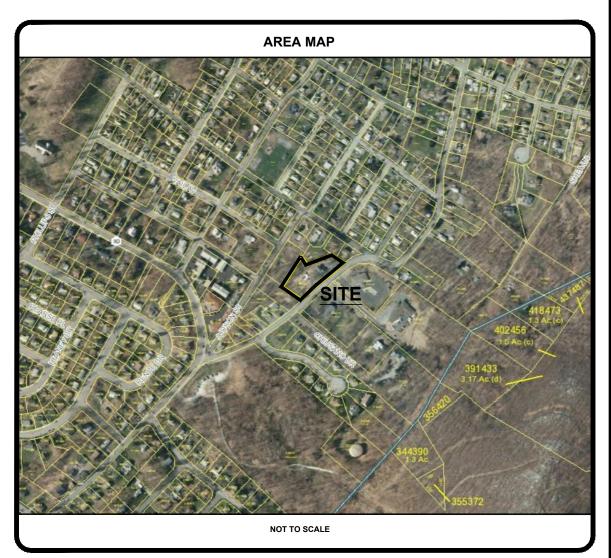
# PLANNING BOARD

APPROVED BY RESOLUTION OF THE PLANNING BOARD OF THE TOWN OF EAST FISHKILL, NEW YORK, ON THE \_\_\_\_\_ DAY OF YEAR \_\_\_\_\_ SUBJECT TO ALL REQUIREMENTS AND CONDITIONS OF SAID RESOLUTION. ANY CHANGE, ERASURE, MODIFICATION OR REVISION OF THIS PLAT AS APPROVED SHALL VOID THE APPROVAL. SIGNED THIS \_\_\_\_ DAY OF YEAR \_\_\_\_\_,

Jonathan Miller Date

\_\_\_CHAIRMAN





Lot 4 FM	
ron Rod Found \19*29'52''W 0.64'	
From Corner	

SHEET INDEX	
Sheet 1 – Preliminary Subdivision Sheet 2 – Preliminary Subdivision Sheet 3 – Erosion and Sediment Control Plan	
Sheet 4 – Details	

# **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.

\_\_\_\_\_ DATE AUTHORIZED REPRESENTATIVE OF THE COMMISSIONER OF HEALTH

> 278498 119 HOWLAND AVE date drawn 02–21–2017 JR scale checked 1" = 20' TEC ∎project no. 17-006 roject name 119 HOWLAND AVE 1 OF 4

119 HOWLAND AVE

PRELIMINARY SUBDIVISION PLAT PREPARED FOR JONATHAN MILLER

CITY OF BEACON, COUNTY OF DUTCHESS, STATE OF NEW YORK

THOMAS E. CERCHIARA, P.L.S. P.L.S. No. 50732