

SURVEY NOTES

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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 Spafford LS and filed in the Dutchess County Clerks office on 05/05/1884 as Map No. 331.

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

Document # 02-2016-1160

Arthur Chiusano
To
Jonathan Miller

Recorded on 02/24/2016

TAX PARCEL NUMBER

City of Beacon, Dutchess County, New York
130200-6054-14-27B498-0000

ZONING

Subject parcel is located in the One Family Residential District (R1-7.5 7,500 ft²/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

Lot 1
18,747 ft²
0.430 Acres

Lot 2
14,299 ft²
0.328 Acres

Lot 3
13,851 ft²
0.318 Acres

DATE OF SURVEY

Field Completion: 02/14/2017

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'	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

TEC LAND SURVEYING
156 TIORONDA AVE. BEACON, NY 12508
PH: 845.445.6590 FX: 845.445.6591

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 HEREON.

Jonathan Miller

Date

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 ____

BY _____ CHAIRMAN

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

VICINITY MAP



NOT TO SCALE

AREA MAP



NOT TO SCALE

SHEET INDEX

Sheet 1 - Preliminary Subdivision Plat
Sheet 2 - Preliminary Subdivision Plan
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.

AUTHORIZED REPRESENTATIVE OF THE COMMISSIONER OF HEALTH _____ DATE _____

119 HOWLAND AVE

**PRELIMINARY SUBDIVISION PLAT
PREPARED FOR
JONATHAN MILLER**

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

tax id	278498
address	119 HOWLAND AVE
date	02-21-2017
scale	1" = 30'
project no.	17-006
project name	119 HOWLAND AVE
sheet	1 OF 4