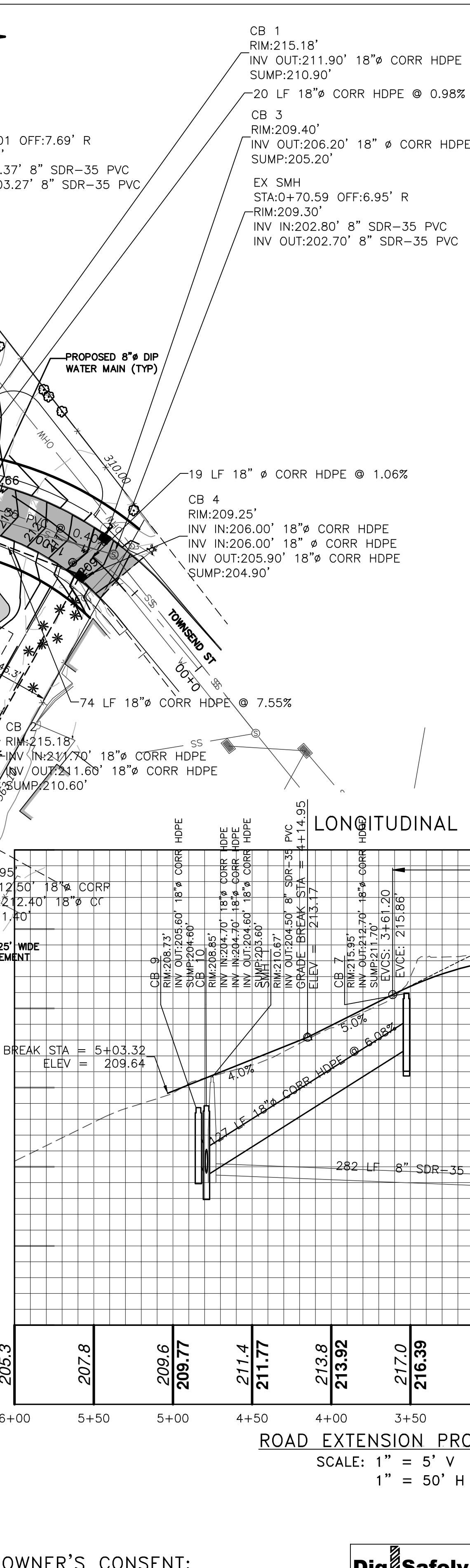
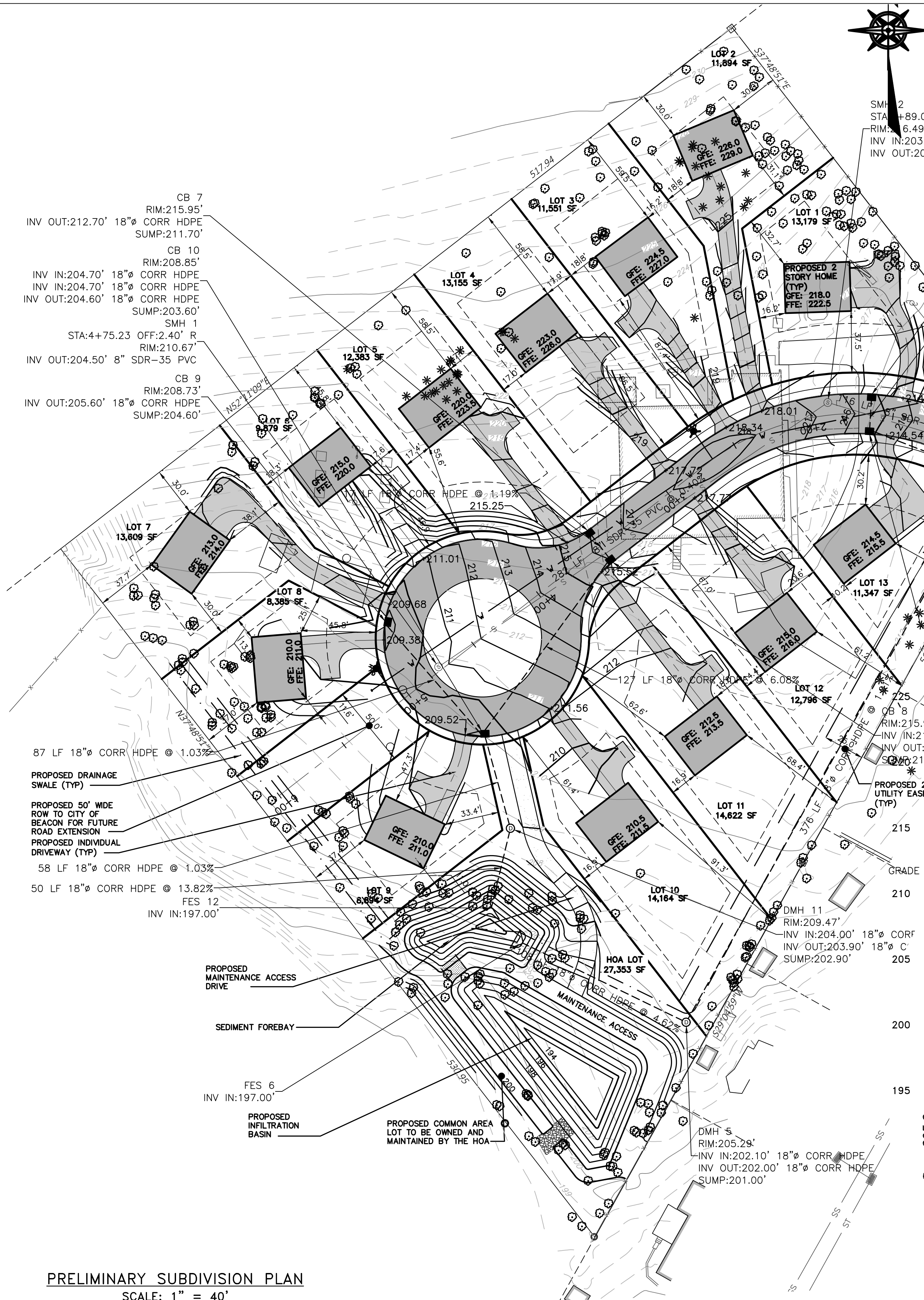




PROJECT INFORMATION:	
PARCEL OWNER:	AK PROPERTY HOLDING LLC, 730 COLUMBUS AVE - APT 3D NY, NY 10025
PROJECT ENGINEER:	HUDSON LAND DESIGN P.C., 174 MAIN STREET, BEACON NY 12508
PARCEL LOCATION:	25 TOWNSEND STREET, BEACON NY
TAX PARCEL ID:	6055-03-383149
PARCEL AREA:	±5.0-ACRES
WATER SUPPLY:	MUNICIPAL
SEWAGE DISPOSAL:	MUNICIPAL

MAP REFERENCES:
1. EXISTING FEATURES AS SHOWN ON THIS PLAN PER MAP ENTITLED "SURVEY OF PROPERTY PREPARED FOR ALLA BARES", DATED 7-7-15, AND PREPARED BY THOMAS E. CERCHIARA, L.S.

SITE SPECIFIC NOTES:
1. THE CONTRACTOR SHALL PERFORM A UTILITIES CALL-OUT PRIOR TO CONSTRUCTION TO VERIFY ALL UNDERGROUND UTILITY LOCATIONS BY CONTACTING UFPO @ 1-800-962-7962. SPECIFIC ATTENTION SHALL BE PAID TO THE LOCATIONS OF THE GAS (IF APPLICABLE), WATER AND SEWER MAINS WITH RESPECT TO THE PROPOSED LOCATIONS FOR THE SERVICE LINES.
2. THE CONTRACTOR SHALL CONTACT THE CITY OF BEACON WATER AND SEWER DEPARTMENTS TO SCHEDULE A PRE-CONSTRUCTION MEETING TO ENSURE THAT THE ARRANGEMENTS FOR WATER SUPPLY AND SEWAGE DISPOSAL ARE COMMENCED IN ACCORDANCE WITH THE APPROVED PLANS AND AMENDMENTS THERETO AND GENERALLY ACCEPTED STANDARDS.
3. THE PROPOSED LOTS SHALL BE SERVED BY THE CITY OF BEACON MUNICIPAL WATER AND SEWER SERVICES.
4. THE WATER SERVICE LINES AND METERS SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF BEACON WATER DEPARTMENT REQUIREMENTS.
5. THE WATER SERVICE LINES SHALL BE 1" K-COPPER.
6. THE SEWER SERVICE LINES SHALL BE 4" SDR 35 PVC PIPE WITH PITCH AS SHOWN ON THE PLAN (MINIMUM OF 1/4" PER FOOT SHALL BE MAINTAINED).
7. A ROAD OPENING PERMIT SHALL BE REQUIRED FOR THE EXTENSION OF THE PROPOSED WATER AND SEWER MAINS TO SERVICE THE NEW LOTS. STREET CLOSURE FOR WATER AND SEWER CONNECTIONS SHALL BE PERFORMED IN ACCORDANCE WITH CITY OF BEACON REQUIREMENTS.
8. ALL EROSION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO CONSTRUCTION. THE PROPOSED DRIVEWAY SHALL HAVE A STABILIZED CONSTRUCTION ENTRANCE.
9. ROOF LEADER AND FOOTING DRAIN CONNECTIONS TO BE MINIMUM 4" PVC OR HDPE @ 0.5% MIN.
10. SUMP PUMPS TO BE PROVIDED FOR FOOTING DRAINS, IF NECESSARY. THE TYPE OF PUMP AND METHODS USED TO ENSURE PROPER DRAINAGE SHALL BE ACCEPTABLE TO THE CITY OF BEACON BUILDING DEPARTMENT.
11. ADDITIONAL WATER SUPPLY AND WASTEWATER DISPOSAL DETAILS TO PROVIDED IN A FUTURE SUBMISSION.

SCHEDULE OF REGULATIONS (R1-7.5 ZONING DISTRICT) AND LOT CONFORMANCE TABLE:		
PARAMETER	REQUIREMENT	ALL PROPOSED LOTS
LOT AREA:	7,500 SQUARE FEET MIN	>7,500 SF
LOT WIDTH:	75 FEET MINIMUM	>75 FT
LOT DEPTH:	100 FEET MINIMUM	>100 FT
YARD SETBACKS (RESIDENTIAL USE):		
FRONT YARD:	30 FEET MINIMUM	>30 FT
SIDE YARD:	10 FEET MINIMUM	>10 FT
SIDE YARD (TOTAL OF TWO):	20 FEET MINIMUM TOTAL	>20 FT
REAR YARD:	30 FEET MINIMUM	>30 FT
BUILDING COVERAGE:	MAX 30%	<30%
DWELLING UNITS PER LOT:	MAX 1	1

• 5' MINIMUM FOR ACCESSORY BUILDINGS

LEGEND	
	EXISTING PROPERTY LINE
	PROPOSED PROPERTY LINE
	EXISTING ADJOINER LINE
	EXISTING TREE
	EXISTING MAJOR CONTOUR
	EXISTING MINOR CONTOUR
	PROPOSED MAJOR CONTOUR
	PROPOSED MINOR CONTOUR
	PROPOSED SILT FENCE
	EXISTING OVERHEAD WIRE
	EXISTING FENCE
	EXISTING WATER MAIN
	EXISTING WATER SERVICE LINE
	PROPOSED DRAINAGE LINE
	PROPOSED WATER MAIN
	PROPOSED WATER SHUT-OFF VALVE
	PROPOSED HYDRANT
	PROPOSED SEWER MANHOLE
	PROPOSED CATCH BASIN

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 _____
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 _____

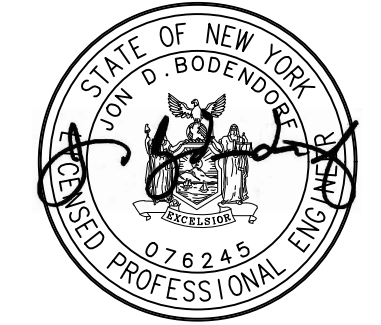
CHAIRMAN

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

PRELIMINARY SUBDIVISION PLAN 25 TOWNSEND STREET

25 TOWNSEND STREET
CITY OF BEACON
DUTCHESS COUNTY, NEW YORK
TAX ID: 6055-03-383149
SCALE: 1" = 40'
DECEMBER 7, 2015

HUDSON LAND DESIGN
PROFESSIONAL ENGINEERING P.C.
174 MAIN STREET
BEACON, NEW YORK 12508
PH: 845-440-6926 F: 845-440-6637



SEAL
JON D. BODENDORF, P.E.
NYS LICENSE NO. 076245
DANIEL G. KOEHLER, P.E.
NYS LICENSE NO. 082716

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.
ALLA KORMILITSYNA _____ DATE _____

Dig Safely. New York
800-962-7962
www.digsafelynewyork.org
☐ Call Before You Dig
☐ Wait The Required Time
☐ Confirm Utility Response
☐ Respect The Marks
☐ Dig With Care

DRAWN BY: JDB		CHECKED BY: MAB	JOB NO.: 2015:025
REVISIONS:			
NO.	DATE	DESCRIPTION	BY
1	05/31/16	PER PLANNING BOARD COMMENTS	CMB
2	03/28/17	PER PLANNING BOARD COMMENTS	DGK

