

LOCATION MAP

|                     |                                      |
|---------------------|--------------------------------------|
| Zone Classification | R1-5 (1 Family Residential District) |
| Use                 | Single Family Home                   |
| Tax Map Parcel No   | 130200-5954-28-885953                |

Topographic Datum      NAVD 88  
Total Acreage:          0.33 Ac.

Water Supply: City of Beaconsfield  
Sewage Disposal: City of Beaconsfield

| Bulk Regulations:                                 |       | Required | Proposed             |                      |
|---------------------------------------------------|-------|----------|----------------------|----------------------|
|                                                   |       |          | Lot 1                | Lot 2                |
| <b><u>Minimum Lot Size</u></b>                    |       |          |                      |                      |
| Area (sf)                                         | 5,000 |          | 6,669                | 7,850                |
| Lot Area per Dwelling Unit (sf)                   | 5,000 |          | 6,669                | 7,850                |
| Width (feet)                                      | 50    |          | 57                   | 50                   |
| Depth (feet)                                      | 100   |          | 117                  | 157                  |
| <b><u>Minimum Yard</u></b>                        |       |          |                      |                      |
| Front                                             | 30    |          | 19.8 <sup>(a)</sup>  | 14/20 <sup>(b)</sup> |
| Side                                              |       |          |                      |                      |
| Minimum (feet)                                    | 10    |          | 2.1 <sup>(a)</sup>   | 10                   |
| Total of 2                                        | 20    |          | 12.9 <sup>(a)</sup>  | 20                   |
| Rear (feet)                                       | 30    |          | 26.50 <sup>(b)</sup> | 30                   |
| Minimum Distance between Building on the Same Lot | None  |          | --                   | --                   |
| <b><u>Maximum Height</u></b>                      |       |          |                      |                      |
| Main Building                                     |       |          |                      |                      |
| Stories                                           | 2 ½   |          | 2                    | <2 ½                 |
| Feet                                              | 35    |          | <35                  | <35                  |

(a) Existing non-conforming

(b) Area variance was granted by the Zoning Board of Appeals on February 22, 2017 to allow for a 26.5 ft rear yard set back where 30 ft is required by code.

(c) Section 223-13 (k) - Exception for existing alignment of buildings. If on one side of a street within 250 feet of any lot there is a pronounced uniformity of alignment of the fronts of existing buildings and of the depths of front yards greater or less than the depth specified in the Schedules of Regulations, a front yard shall be required in connection with any new building which shall conform as nearly as practicable to those existing on the adjacent lots

AREA MAP

SCALE: 1" = 400'

# 16 CHURCH STREET

Tax Map No. 130200-5954-28-885953

# City of Beacon

PREPARED FOR  
Seven & One Development LLC  
268 Main Street  
Beacon, New York 12508

## GENERAL SITE NOTES

1. THE CONTRACTOR IS TO VISIT THE SITE AND THOROUGHLY ACQUAINT HIMSELF WITH ALL EXISTING CONDITIONS. TO CHECK AND VERIFY ALL CONDITIONS, DIMENSIONS, ETC. AND REPORT TO THE ARCHITECT ANY ERRORS, OMISSIONS, OR VARIATION FROM INTENT OF THE PLANS, PRIOR TO THE START OF WORK.
2. DRAWINGS ARE NOT TO BE SCALED: USE DIMENSIONS ONLY.
3. CONTRACTOR TO OBTAIN AND PAY FOR ALL REQUIRED LOCAL PERMITS. NO WORK IS TO COMMENCE UNTIL ALL PERMITS ARE OBTAINED.
4. THOSE ITEMS NOT NOTED, BUT IMPLIED AS NECESSARY FOR THE PERFORMANCE OF THE CONTRACT ARE CONSIDERED PART OF THE WORK.
5. ALL MATERIAL AND WORKMANSHIP IS TO BE GUARANTEED BY THE CONTRACTOR TO BE FREE OF DEFECTS FOR A PERIOD OF ONE YEAR. THE CONTRACTOR AGREES TO CORRECT, WITHOUT CHARGE SUCH CONDITIONS AS MAY OCCUR DURING THE GUARANTEE PERIOD.
6. ALL WORK IS TO BE EXECUTED BY MECHANICS SKILLED IN THEIR TRADES.
7. ALL CHANGES AND/OR SUBSTITUTIONS ARE TO BE APPROVED IN WRITING BEFORE BEING INCORPORATED INTO THE WORK.
8. ALL TRADES TO COOPERATE WITH EACH OTHER TO FACILITATE THE PROGRESS OF THE ENTIRE JOB.
9. CONTRACTOR SHALL VERIFY WITH LOCAL UTILITY COMPANY THE POSSIBILITY OF ANY UNDERGROUND UTILITIES PRIOR TO ANY EXCAVATION.
10. CONTRACTOR IS TO REMOVE ALL RUBBISH FROM THE SITE RESULTING FROM HIS WORK DURING THE PROGRESS OF CONSTRUCTION AND SHALL LEAVE THE PREMISES IN A CONDITION SATISFACTORY TO THE OWNER PRIOR TO THE FINAL PAYMENT.
11. ALL MATERIALS, ASSEMBLIES, CONSTRUCTION AND EQUIPMENT SHALL CONFORM TO THE REGULATIONS OF THE BUILDING CODE OF NEW YORK STATE AND SHALL CONFORM TO GENERALLY ACCEPTED STANDARDS.

# Table of Contents

| Sheet No.    | Sheet Title                      |
|--------------|----------------------------------|
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| CS102 3 of 4 | Grading and Erosion Control Plan |
| CS501 4 of 4 | Construction Details             |

IT IS A VIOLATION OF NEW YORK STATE EDUCATION LAW FOR ANY PERSONS TO ALTER THESE PLANS, SPECIFICATIONS, OR REPORTS IN ANY WAY, UNLESS ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER OR LAND SURVEYOR.

|                         |                    |
|-------------------------|--------------------|
|                         | Mark A. Day, PE    |
|                         |                    |
|                         |                    |
|                         |                    |
|                         |                    |
| 04-24-2017              |                    |
| Revisions<br>03-27-2017 |                    |
| Project No.<br>2016-325 | License No. 069646 |

**M.A. DAY Engineering, PC**  
Consulting Engineers

3 Van Wyck  
Lane Suite 2  
Wappingers Falls, New York  
(845)-223-3202

PROJECT

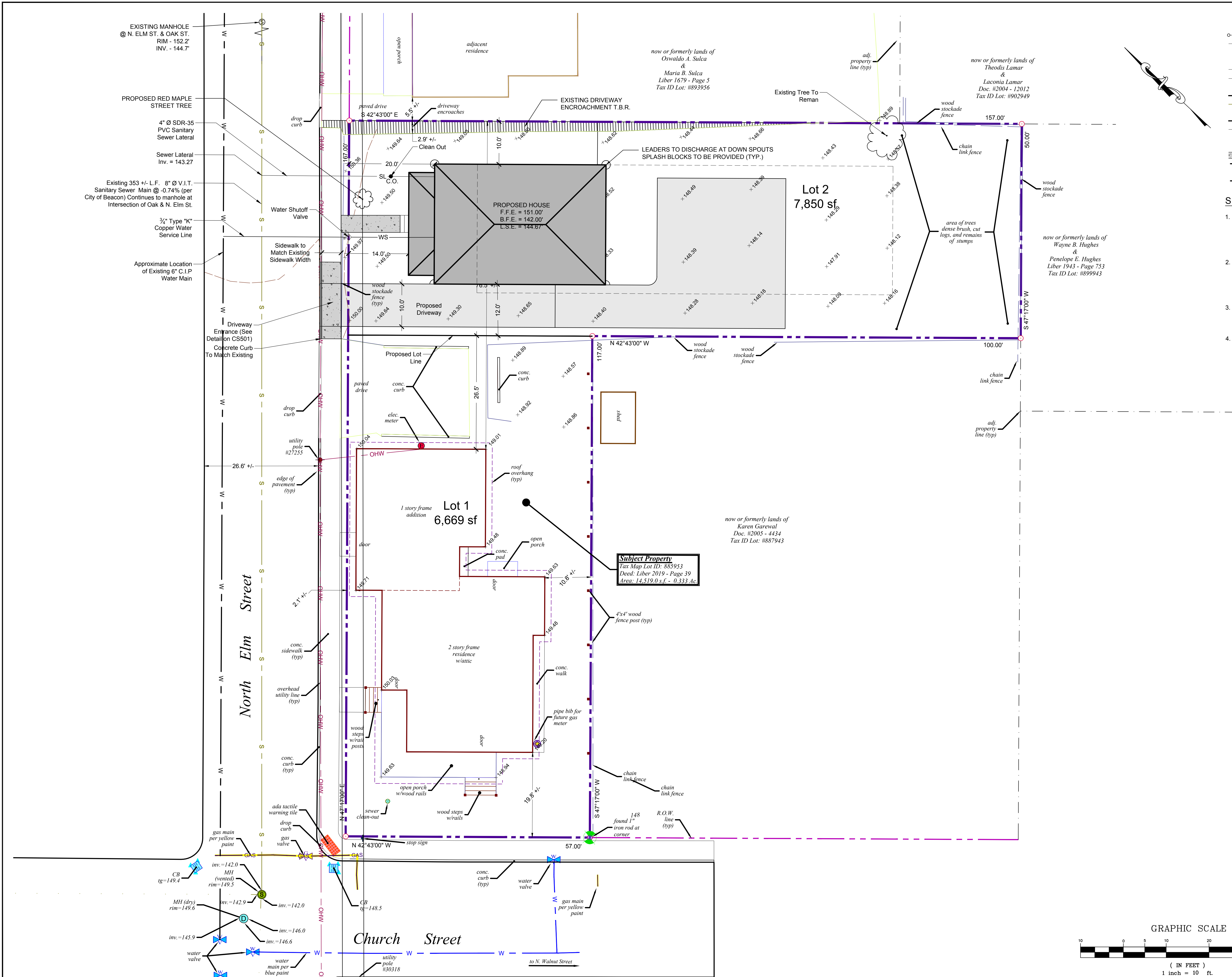
# 16 Church Street

Tax Map No. 130200-5954-28-885953

City of Beacon Dutchess County, New York

# Cover Sheet

|                   |                   |                                               |
|-------------------|-------------------|-----------------------------------------------|
| SCALE<br>As Noted | DRAWN BY<br>DJL   | DRAWING No.<br><br><b>GI101</b><br><br>1 of 4 |
| DATE<br>01-26-17  | CHECKED BY<br>DJL |                                               |



**LEGEND**

- EXISTING PROPERTY LINE
- ADJACENT PROPERTY LINE (APPROX.)
- EXISTING STRUCTURES
- EXISTING CHAIN LINK FENCE
- EXISTING STOCKADE FENCE
- EXISTING UTILITY POLE
- EXISTING WATER MAIN
- EXISTING SANITARY SEWER MAIN
- PROPOSED LOT LINE
- PROPOSED SETBACK
- PROPOSED HOUSE
- PROPOSED CONCRETE SIDEWALK
- PROPOSED WATER SERVICE LINE
- PROPOSED WATER SHUT-OFF VALVE
- PROPOSED SANITARY SEWER LATERAL

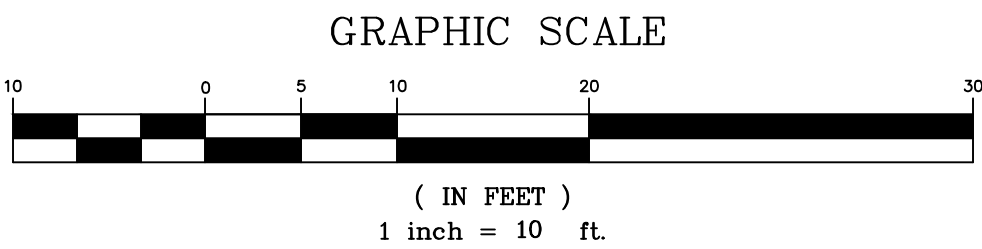
- SITE NOTES**
- PROPERTY BOUNDARY, UTILITIES AND TOPOGRAPHIC INFORMATION SHOWN HEREON ARE BASED ON A SURVEY ENTITLED "BOUNDARY & TOPOGRAPHIC SURVEY MAP OF THE LANDS OF DAVERNE JUDGE-DARITY" PREPARED BY AUTOMATED CONSTRUCTION ENHANCED SOLUTIONS, INC., DATED MARCH 20, 2017.
  - ALL UNDERGROUND UTILITIES SHOWN HEREON ARE APPROXIMATE. THE CONTRACTOR IS TO VISIT THE SITE AND THOROUGHLY ACQUAINT HIMSELF WITH ALL EXISTING CONDITIONS. TO CHECK AND VERIFY ALL CONDITIONS, DIMENSIONS, ETC. AND REPORT TO THE ARCHITECT ANY ERRORS, OMISSIONS, OR VARIATION FROM INTENT OF THE PLANS, PRIOR TO THE START OF WORK.
  - UPON DISCONNECTION OF THE ROOF DRAINS AND SUMP PITS FROM THE SANITARY LINE, THE CITY OF BEACON BUILDING DEPARTMENT SHALL BE CONTACTED TO VERIFY ALL DISCONNECTIONS HAVE BEEN MADE.
  - 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.

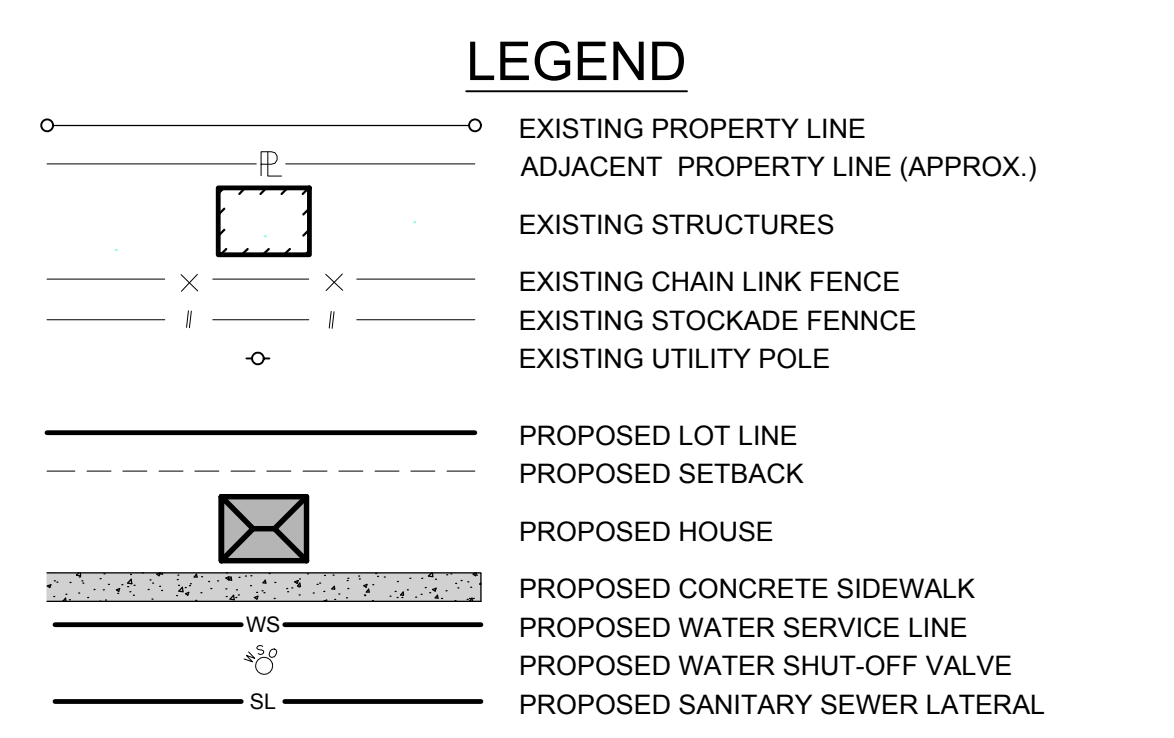
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|                                                                                                          |                   |                        |
|----------------------------------------------------------------------------------------------------------|-------------------|------------------------|
| <b>16 Church Street</b><br>Tax Map No. 130200-5954-28-885953<br>City of Beacon Dutchess County, New York |                   |                        |
| <b>Preliminary Subdivision Plat</b>                                                                      |                   |                        |
| SCALE<br>1" = 10'                                                                                        | DRAWN BY<br>DJL   | <b>CS101</b><br>2 of 4 |
| DATE<br>01-26-17                                                                                         | CHECKED BY<br>DJL |                        |

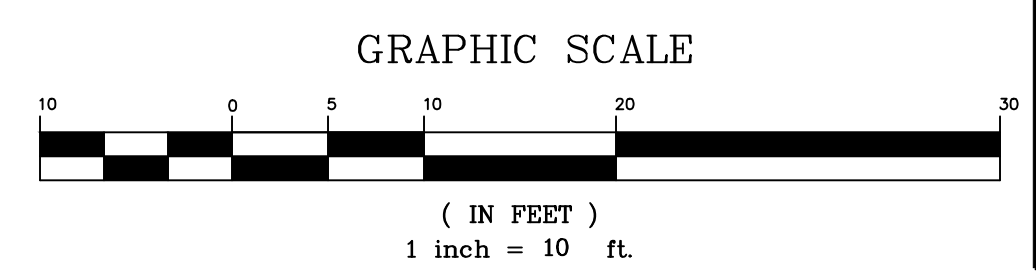


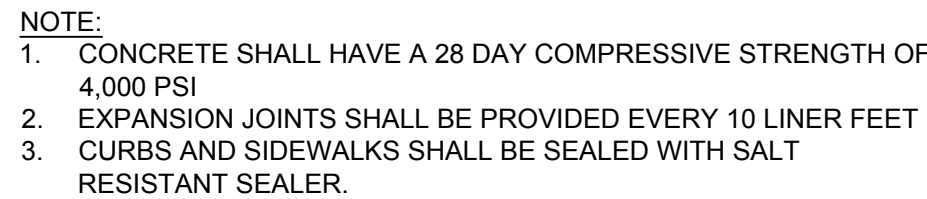


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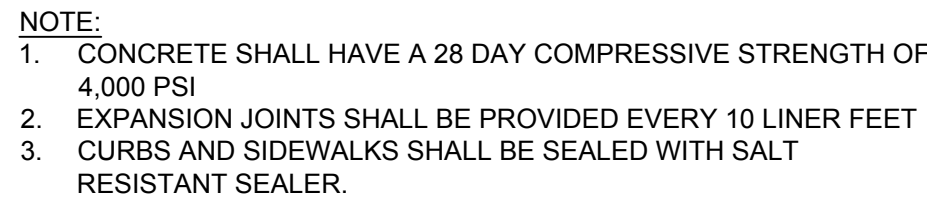
|             |            |                    |
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| Revisions   | 04-24-2017 |                    |
| Project No: | 2016-325   | License No. 069646 |

|                                   |            |                           |       |
|-----------------------------------|------------|---------------------------|-------|
| PROJECT                           |            | 16 Church Street          |       |
| Tax Map No. 130200-5954-28-885953 |            |                           |       |
| City of Beacon                    |            | Dutchess County, New York |       |
| DRAWING                           |            |                           |       |
| Grading & Erosion<br>Control Plan |            |                           |       |
| SCALE                             | DRAWN BY   | DRAWING NO.               | CS102 |
| 1" = 10'                          | DJL        |                           |       |
| DATE                              | CHECKED BY |                           |       |
| 01-26-17                          | DJL        | 3 of 4                    |       |

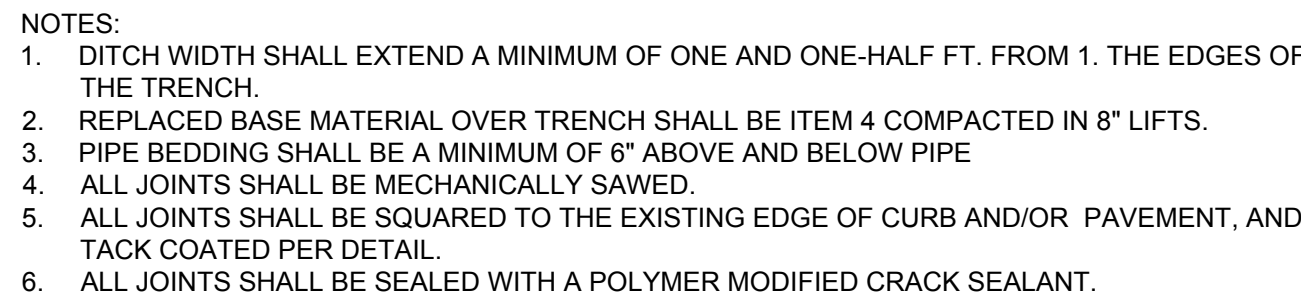




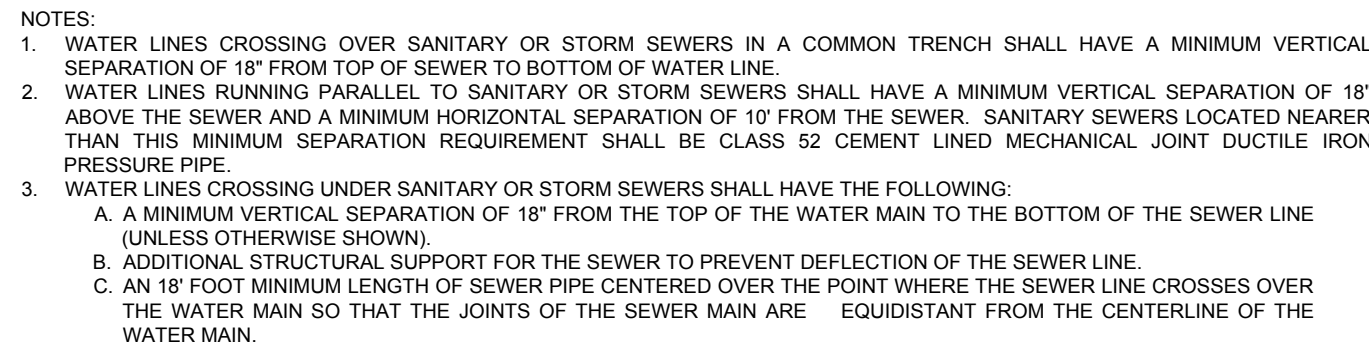
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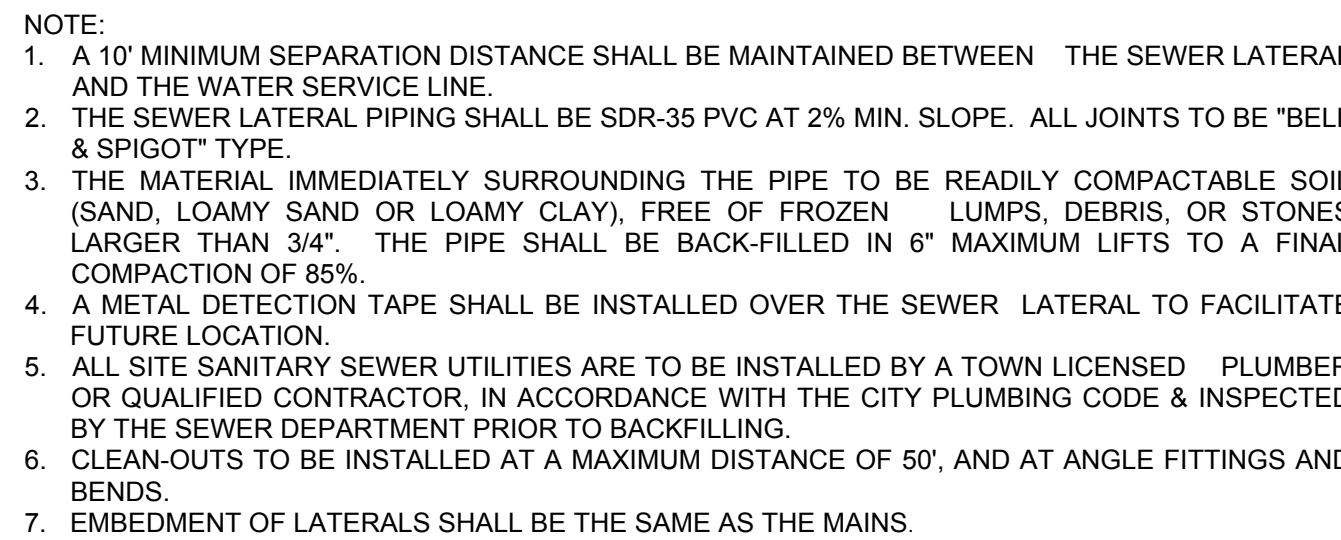
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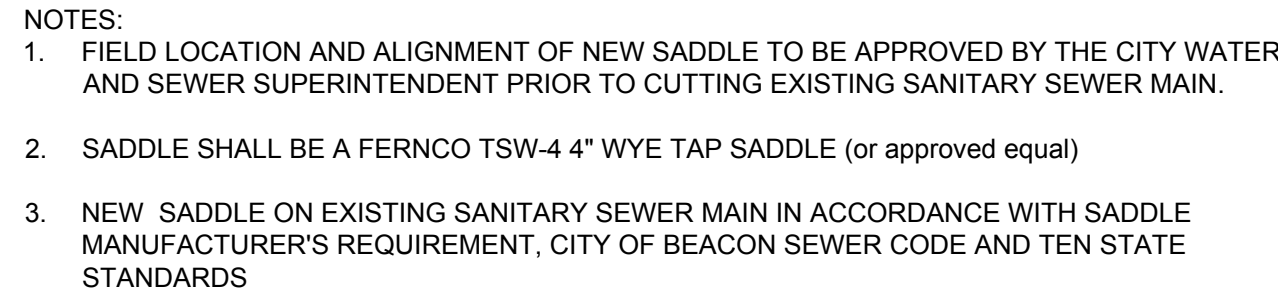
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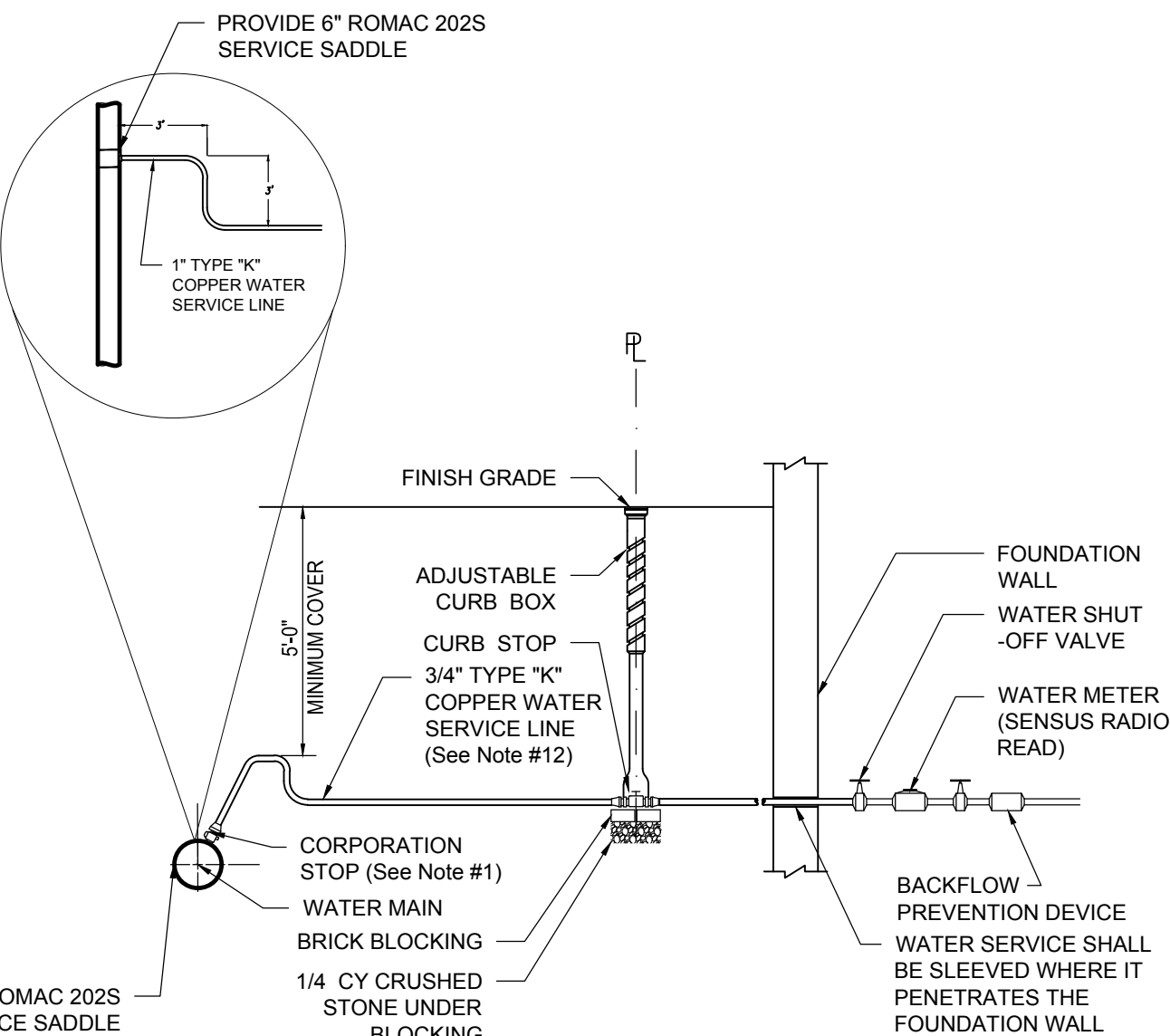
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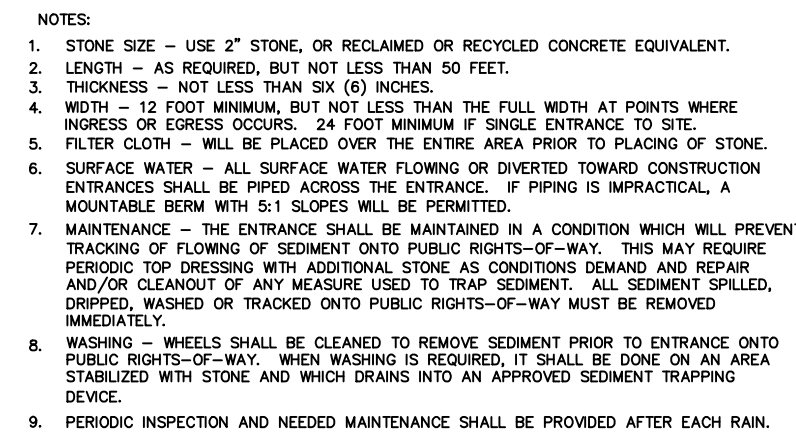
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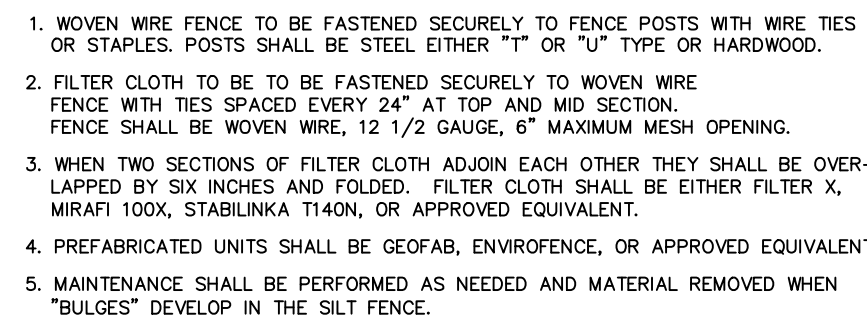
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| <div style="display: flex; justify-content: space-between;"> <span>PROJECT</span> <span><b>16 Church Street</b></span> </div> <div style="display: flex; justify-content: space-between; margin-top: 5px;"> <span>Tax Map No. 130200-5954-28-885953</span> <span></span> </div> <div style="display: flex; justify-content: space-between;"> <span>City of Beacon</span> <span>Dutchess County, New York</span> </div> |                                                                                                                                                                                                                                 |                                                                                                                                                                                                                                                                                                                                           |
| <div style="display: flex; justify-content: space-between;"> <span>DRAWING</span> <span><b>Construction Details</b></span> </div>                                                                                                                                                                                                                                                                                      |                                                                                                                                                                                                                                 |                                                                                                                                                                                                                                                                                                                                           |
| <div style="display: flex; justify-content: space-between;"> <span>SCALE</span> <span>DATE</span> </div> <div style="display: flex; justify-content: space-between; margin-top: 10px;"> <span>As Noted</span> <span>01-26-17</span> </div>                                                                                                                                                                             | <div style="display: flex; justify-content: space-between;"> <span>DRAWN BY</span> <span></span> </div> <div style="display: flex; justify-content: space-between; margin-top: 10px;"> <span>DJL</span> <span>DJL</span> </div> | <div style="display: flex; justify-content: space-between;"> <span>DRAWING NO.</span> </div> <div style="display: flex; justify-content: center; align-items: center; height: 100px;"> <div style="text-align: center;"> <div style="font-size: 2em; font-weight: bold; margin-bottom: 10px;">CS501</div> <div>4 of 4</div> </div> </div> |