

SURVEY NOTES

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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

Liber 1489 Page 360
Paul and Magdalena Manglass
To
John and Barbara O'Dell
August 18, 1978

ZONING

Subject Parcel is located within the (R1-5) One-Family Residence District as per map entitled "City of Beacon, NY Zoning" prepared by Frederick P. Clark Associates, Inc. Revised: 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.

WETLAND NOTE

No NYSDEC or Federal wetlands were found on site.

OWNER & APPLICANTS

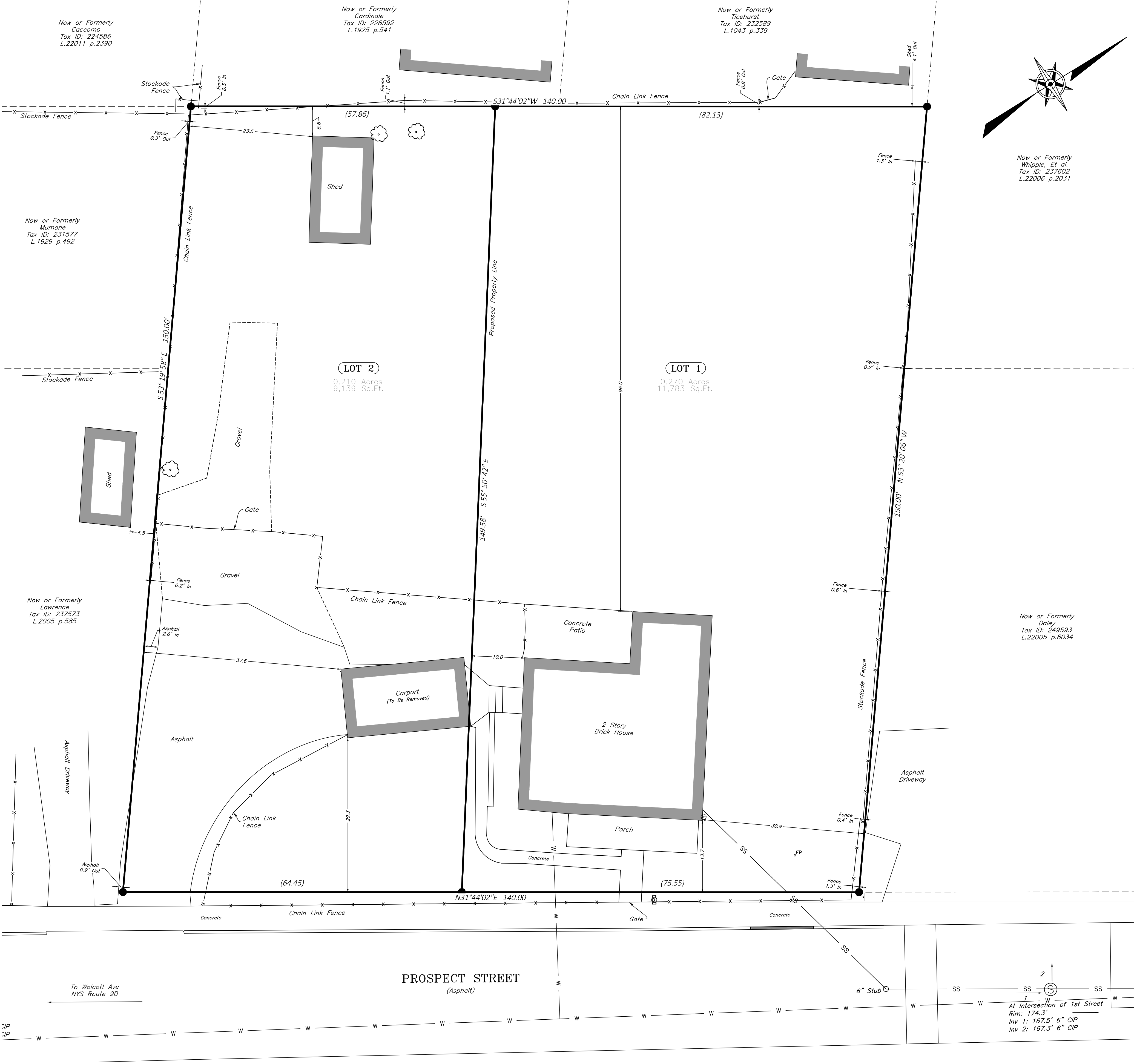
Barbara O'Dell
55 Prospect Street
Beacon NY 12508

TAX PARCEL NUMBER

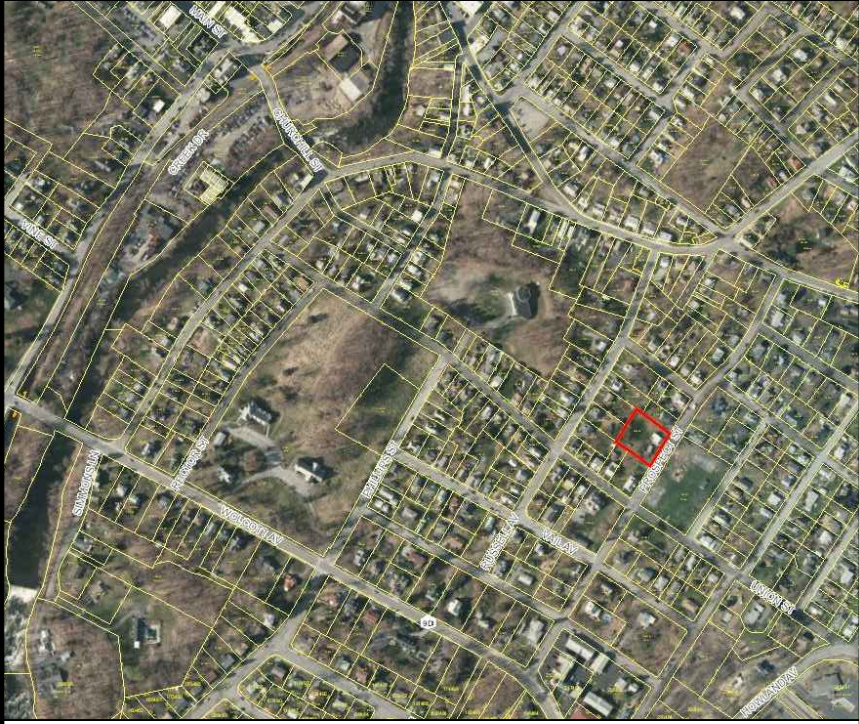
City of Beacon, Dutchess County, New York
130200-6054-46-243586-0000

AREA

20,922 ft²
0.4803 Acres



VICINITY MAP



NOT TO SCALE

VICINITY MAP



NOT TO SCALE

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 the plat as approved shall void the approval. Signed this _____ day, of year _____.
By: _____ Chairman

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 _____

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.

Barbara O'Dell _____ Date _____

SHEET INDEX

- Sheet 1 - Preliminary Subdivision Plat
- Sheet 2 - Preliminary Subdivision Plan
- Sheet 3 - Erosion and Sediment Control Plan
- Sheet 4 - Site Details
- Sheet 5 - Sewer Details

SCHEDULE OF REGULATIONS (R1-5 ZONING DISTRICT) AND LOT CONFORMANCE TABLE:

PARAMETER	REQUIREMENT	LOT #1	LOT #2
LOT AREA:	5,000 SQUARE FEET MIN	11,763	9,139
LOT WIDTH:	50 FEET MINIMUM	75.6	57.8
LOT DEPTH:	100 FEET MINIMUM	150	150
YARD SETBACKS (RESIDENTIAL USE):			
FRONT YARD:	30 FEET MINIMUM	13.7*	30.0
SIDE YARD:	10 FEET MINIMUM	10.0	12.0
SIDE YARD (TOTAL OF TWO):	20 FEET MINIMUM TOTAL	40.9	36.1
REAR YARD:	30 FEET MINIMUM	96.8	78.6
YARD SETBACKS (ACCESSORY STRUCTURE):			
SIDE YARD:	5 FEET MINIMUM	N/A	22.6
REAR YARD:	5 FEET MINIMUM	N/A	5.6
MAIN BUILDING HEIGHT:	MAX 35 FEET, 2.5 STORIES	<35' / 2-STORY	<35' / 2-STORY
MAIN BUILDING HEIGHT:	MIN 12 FEET, 1 STORY	>12'	>12'
ACCESSORY BLDG. HEIGHT:	MAX 15 FEET, 1 STORY	N/A	<15' / 1 STORY

*LOT 1 IS A NON-CONFORMING, EXISTING LOT

rev.	date	description
2	4/17/17	GENERAL REVISIONS
1	3/28/17	GENERAL REVISIONS

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

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

O'DELL SUBDIVISION

PRELIMINARY PLAT
SUBDIVISION OF
LANDS OF O'DELL

CITY OF BEACON COUNTY OF DUTCHESS STATE OF NEW YORK

tax id	243686
address	55 PROSPECT STREET
date	2/24/17
scale	1"=10'
project no.	
project name	O'DELL SUBDIVISION
sheet	1 OF 5