

GENERAL NOTES:

- OWNER/APPLICANT: BEACON RESIDENTIAL, LLC (C/O THE OWNER)
60 RED SCHOOLHOUSE ROAD
BEACON, NY 12508
- ZONING DISTRICT - R-1-50, 1 FAMILY (5,000 SQ.FT./DWELLING)
- THE MAP PERTAINS TO THE "1-50" DISTRICT
- FIRE DISTRICT: 160
- REQUIREMENTS: 1. HISTORIC DISTRICT AND LANDMARK OVERLAY ZONE
2. FIVE (5) SETBACKS
3. REQUIRED SETBACKS
FRONT - 20'
SIDE - 10' & 5'
REAR - 20' & 5'
LOT DEPTH - 100'

6 Existing Structures (4 Family Dwelling)

Front 42' x 36'	Front 42' x 36'
Side 14' x 43'58"	Side 14' x 43'58"
Rear 30' x 97'	Rear 30' x 97'
Existing Non-Conforming Setback	Existing Non-Conforming Setback

Expanded Setbacks
Single Family Dwelling (Existing Building)
Side - 10' & 5'
Rear - 20' & 5'
Front - 20'
Side - 10' & 5'
Rear - 20' & 5'
Lot Depth - 100'

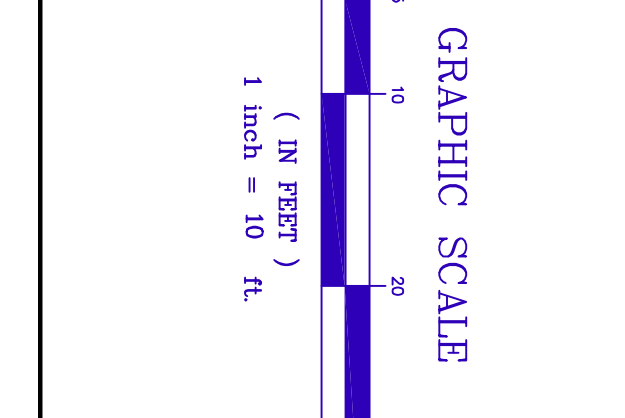
4 Existing Structures
Front 21' x 30'
Side 10' & 10'
Rear 10' & 10'
Lot Depth 100'

Single Family Dwelling
Front 30' x 30'
Side 10' & 10'
Rear 10' & 10'
Lot Depth 100'

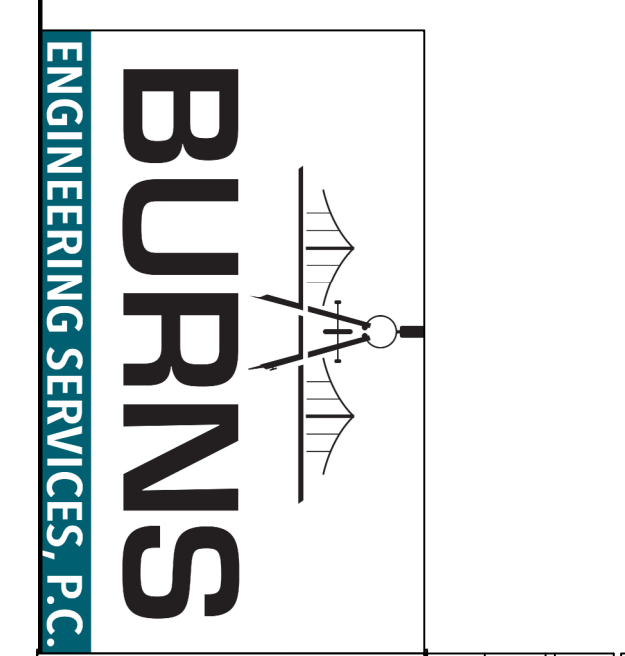
Single Family Dwelling
Front 30' x 30'
Side 10' & 10'
Rear 10' & 10'
Lot Depth 100'

EXISTING TREE (TYPICAL)
LABEL NOMENCLATURE
- TYPE
(IN. DBH)
M=A= MAPLE
O=O= OAK
XX= FRUITER
F=FRUITER
H=HEMLOCK
M=METEOR
4\"/>

Front Yard Setback Note:
§23-23 Village Building Requirements
The front yard setback of buildings, if on one side of a street, shall be 25' from the front property line. If on two sides of a street, the front yard setback shall be 25' from the front property line. The setback of buildings shall be measured from the front property line of the lot on which the building is located. The setback shall be measured from the front property line of the lot on which the building is located. The setback shall be measured from the front property line of the lot on which the building is located.



SUBDIVISION PLAT
SCALE 1"=70'



Notarized signature of the Acting Secretary, the Acting Chairman or Acting Secretary.

1	Planning Board and Consultant Comments	SKB	DATE:	01/30/2017
1	Planning Board and Consultant Comments	SKB	DATE:	09/20/2017

Beacon Residential U.C. Subdivision
Burns Engineering Services, P.C.
3 Lot Subdivision
60 North Street
Beacon, New York 12508
Tel: 516-625-0310
Fax: 516-625-0311
www.burnseng.com

DATE: 12/19/16 AS NOTED
SCALE: AS NOTED
DRAWN BY: SKB
SHEETS: 1 OF 2