L1: Pole Mounted

SELUX LIGHTING "BETA PENDANT" POLE MOUNTED 100W FIXTURE. MODEL #BPC-L-R2-1-H100-BK-120-HS-PC WITH LOW GLARE CUTOFF SHIELD, COLOR: BLACK. PHOTOCELL CONTROL. OR APPROVED EQUAL. MOUNTING HEIGHT ON A35 SERIES BLACK ALUMINUM POLE = 10 FEET

NOTE: AS AN ALTERNATE, THE OWNER MAY INSTALL EQUIVALENT WATTAGE LED FIXTURES IN PLACE OF THE INCANDESCENT FIXTURES SHOWN. LED LIGHTING WILL MEET THE SAME SPECIFICATIONS FOR LOW GLARE CUT OFF CONTROLS, EITHER BY SHIELDING OR INTERNAL CONTROLS.

L2: Wall Mounted

HUBBARDTON FORGE "HOOD" OUTDOOR DARK SKY COMPLIANT WALL SCONCE #306563. 15" HIGH x 6-1/2" WIDE. BURNISHED STEEL FINISH. 60 W INCANDESCENT LAMP.

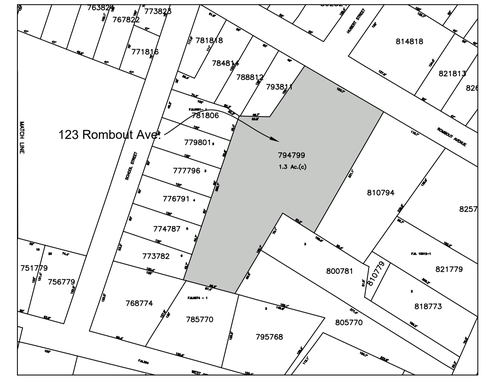
NOTE: THE MANUFACTURER DOES NOT PROVIDE PHOTOMETRIC INFORMATION FOR THESE FIXTURES. FIXTURES WILL BE SHIELDED TO AVOID LIGHT SPILLAGE ONTO ADJACENT PROPERTIES, AND TO SHIELD FROM LIGHT PROJECTING UPWARD TO THE SKY

NOTE: ALL EXTERIOR LIGHTING ON THE SITE SHALL BE DIRECTED AND/OR SHIELDED SO AS NOT TO CAUSE ANY OBJECTIONABLE GLARE OBSERVABLE FROM NEIGHBORING STREETS AND PROPERTIES. THE SOURCE (BULBS) OF SUCH LIGHTING SHALL NOT BE VISIBLE FROM SAID NEIGHBORING STREETS AND PROPERTIES. PHOTOMETRIC DIAGRAMS ARE SHOWN WITH SHIELDED CONDITIONS.

Zoning Regulations Table

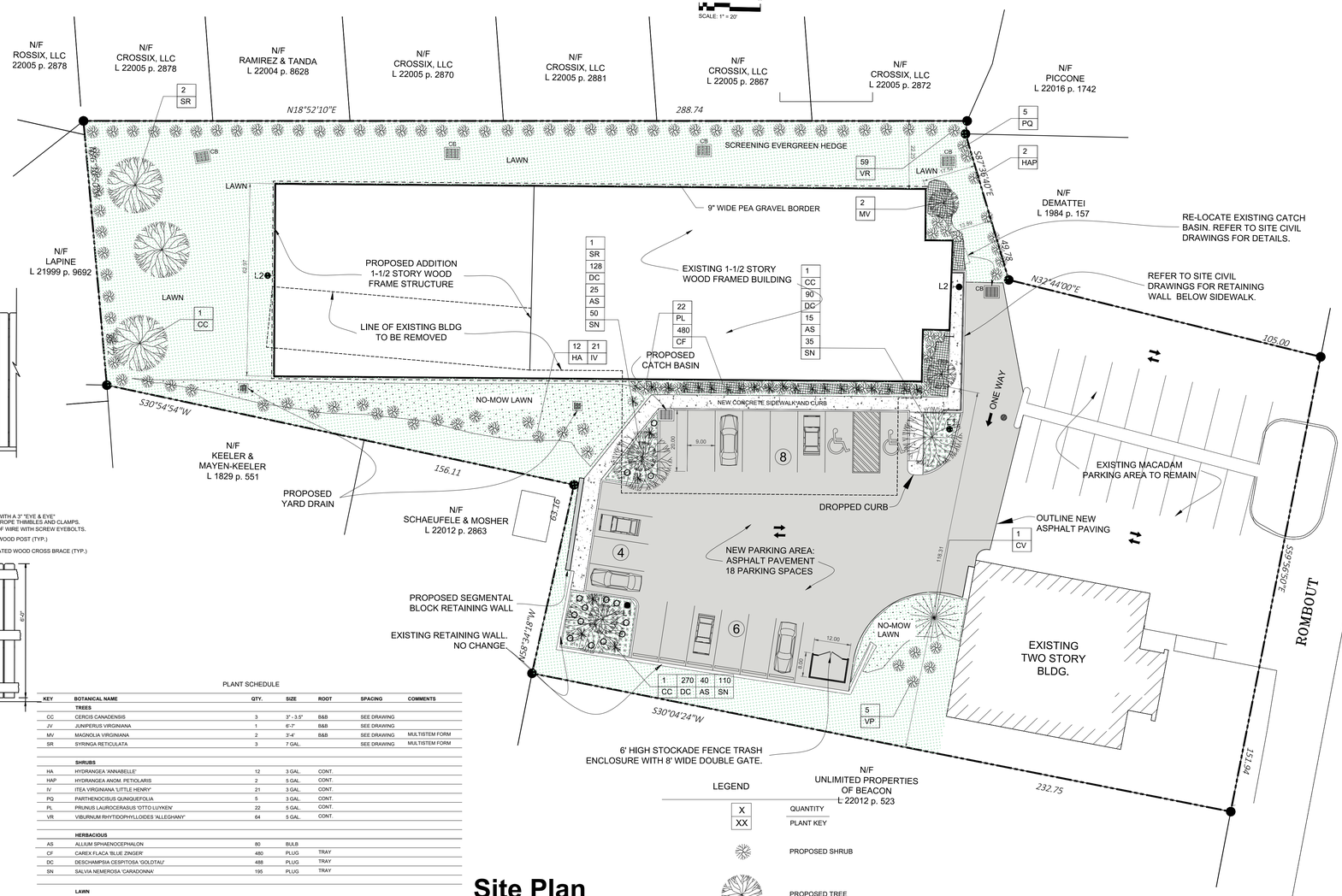
	Required Setbacks			Proposed Setbacks			Lot Depth Required	Lot Depth Existing	Lot Width Required	Lot Width Existing	Maximum Building Coverage	Proposed Building Coverage	Allowable Building Height	Proposed Building Height	Lot Area	Allowable FAR	Allowable Floor Area	Proposed Floor Area
	Front	Side	Rear	Front	Side	Rear												
Zoning District																		
R1-5 (One Family)	30'	10'	30'	0**	17'-6" 20'-2"	54'-0"	100	400	50'	151'	NA	NA	35'	25' *	5,000 sf	NA	NA	12,730sf

* Existing Condition - addition to match existing height



Location Map

Not to Scale



Site Plan

Scale: 1" = 20'

Zoning Summary

Zoning District:	R1-5 (One Family)
Tax Map No.:	5954-35-794799
Lot Area:	1.3 Acres
Building Footprint:	13,825 square feet
Historical Overlay District:	No
Parking Overlay District:	No
Existing Use:	Warehouse - Storage
Proposed Use:	R-2 Residential

Parking & Loading

Use & Parking Requirements	Proposed Area	Current Parking Requirement
Residential		
1 space per apartment plus 1/4 space per bedroom	(10) 1 bedroom loft apts.	13 parking spaces
Total Required Parking Spaces		***13 Parking Spaces***
Total Proposed Parking Spaces		**18 Parking Spaces**

Notes:

1. The City of Beacon Zoning Board of Appeals granted Variance # 2017-13, on May 16, 2017, to allow multi-family apartments (10 units total) in a single-family zoning district.

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

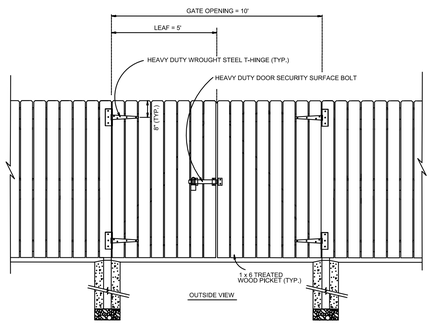
_____ CHAIRMAN

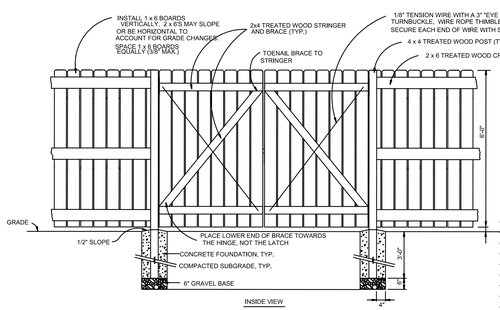
_____ SECRETARY

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

Index of Drawings

Sheet 1 of 7	Site Plan
Sheet 2 of 7	Existing Conditions / Demo Plan
Sheet 3 of 7	Floor Plans & Exterior Views
Sheet 4 of 7	Grading and Utility Plan
Sheet 5 of 7	Erosion and Sediment Control
Sheet 6 of 7	Site Details
Sheet 7 of 7	Utility Details





WOOD FENCE GATE DETAILS

Trash Enclosure

Not to Scale

PLANT SCHEDULE

KEY	BOTANICAL NAME	QTY.	SIZE	ROOT	SPACING	COMMENTS
	TREES					
CC	CERCIS CANADENSIS	3	3" - 3.5"	B&B	SEE DRAWING	
JV	JUNIPERUS VIRGINIANA	1	6'-7'	B&B	SEE DRAWING	
MV	MAGNOLIA VIRGINIANA	2	3'-4'	B&B	SEE DRAWING	MULTISTEM FORM
SR	SYRINGA RETICULATA	3	7 GAL.		SEE DRAWING	MULTISTEM FORM
	SHRUBS					
HA	HYDRANGEA 'ANNABELLE'	12	3 GAL.	CONT.		
HAP	HYDRANGEA ANOM. PETIOLARIS	2	5 GAL.	CONT.		
IV	ITEA VIRGINIANA 'LITTLE HENRY'	21	3 GAL.	CONT.		
PQ	PARTHENOCISUS QUINQUEFOLIA	5	3 GAL.	CONT.		
PL	PRUNUS LAUROCERASUS 'OTTO LUYKEN'	22	5 GAL.	CONT.		
VR	VIBURNUM RHYTIDOPHYLLOIDES 'ALLEGHANY'	64	5 GAL.	CONT.		
	HERBACIOUS					
AS	ALLIUM SPHAENOCEPHALON	80	BULB			
CF	CAREX FLACA 'BLUE ZINGER'	480	PLUG	TRAY		
DC	DESCHAMPSIA CESPITOSA 'GOLDTAU'	488	PLUG	TRAY		
SN	SALVIA NEMEROSA 'CARADONNA'	195	PLUG	TRAY		

LAWN

SEEDED WITH 5311 CONSERVATION MIX (OR APPROVED EQUAL). APPLIED AT 3-5LBS PER 1000SF
30% CREEPING RED FESCUE; 30% ANNUAL RYEGRASS; 25% KENTUCKY BLUEGRASS 'CORSAIR'; 25% KENTUCKY BLUEGRASS 'SHAMROCK'; 10% ANNUAL RYEGRASS; 10% PERENNIAL RYEGRASS. SOURCE: ERNST CONSERVATION SEEDS

NO-MOW LAWN

SEEDED WITH NO-MOW LAWN SEED MIX (OR APPROVED EQUAL). APPLIED AT 5LBS PER 1000SF
SOURCE: PRAIRIE NURSERY

BIORETENTION/BIOINFILTRATION AREA, AS NEEDED

SEEDED WITH NATIVE DETENTION AREA MIX (OR APPROVED EQUAL). APPLIED AT .5 LBS PER 1,000 SF.
47% DESRTONGUE, TOGA; 22% VIRGINIA WILDRYE; 20% FOX SEDGE; 5% AUTUMN BENTGRASS; 3% SOFT RUSH; 2% TICKLEGRASS; 1% PATH RUSH. SOURCE: ERNST CONSERVATION SEEDS

LEGEND

X	QUANTITY
XX	PLANT KEY
	PROPOSED SHRUB
	PROPOSED TREE
	PROPOSED NO-MOW LAWN
	PROPOSED GROUNDCOVER - HERBACIOUS

FILED MAP REFERENCE

Map entitled "Highway Boundary Plan - Beacon Arterial" S.H. #85-1prepared by Dennis E. Walden and dated July 13, 2000 and on file with the N.Y.S.D.O.T.

Map entitled "Subdivision Plat Prepared for Mark Defabio" prepared by Dennis E. Walden and filed in the Dutchess County Clerks office on December 30, 1986 as Map No. 7863

DATE OF SURVEY

Field Completion: June 5, 2017

REVISIONS:

NO.	DATE	DESCRIPTION	BY

Site Plan Application

Sheet 1 of 7 - Site Plan

Owner:
My Four Daughter's Realty Corp.
5-44 74th Ave.
Long Island City, New York 11101

Architect:
Aryeh Siegel, Architect
84 Mason Circle
Beacon, New York 12508

Civil Engineer:
Hudson Land Design
174 Main Street
Beacon, New York 12508

Surveyor:
TEC Surveying
15C Tioronda Avenue
Beacon, New York 12508

123 Rombout Avenue

Beacon, New York
Scale: 1" = 20'
July 25, 2017