

SURVEY NOTES

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5. The certifications herein are not transferable.
6. The location of underground improvements or encroachments are not shown 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 herein are referenced to NAD 83-NY East using NYSNET RTN GPS.
11. Contour interval is one foot. Elevations shown herein are referenced to NAD 83 using NYSNET RTN GPS.
12. Overlap exists between Filed Map No. 11501 and Filed Map No. 4261 (Hammond Plaza).

FILED MAP REFERENCE

Map entitled "Subdivision for Beacon Ridge Associates Parcel L" prepared by Dennis E. Walsen and filed in the Dutchess County Clerk's office on January 8, 2003 as Map No. 11501.

Map entitled "Map of Lands Owned by a King Chandler" prepared by Charles Caldwell, C.E. and filed in the Dutchess County Clerk's office on October 11, 1869 as Map No. 212.

Map entitled "Site Plan Hammond Plaza" prepared by Harry Whiting, Architect and filed in the Dutchess County Clerk's office on October 29, 1973 as Map No. 4261.

Map entitled "Survey Map" prepared by Anthony T. Rowan, Engineer & Surveyor and filed in the Dutchess County Clerk's office on December 6, 1974 as Map No. 4505.

Map entitled "Final Subdivision Plat Prepared for Beacon Ridge Associates, Inc." prepared by Dennis E. Walsen and filed in the Dutchess County Clerk's office on June 7, 1994 as Map No. 9899.

DEED REFERENCE

Liber 1881 Page 408
Revised L. Facione & Aene Piccione
Conveyed To
Beacon Ridge Associates, Inc.
October 30, 1990

Liber 1746 Page 831
Beacon Community Development Agency
Conveyed To
Revised L. Facione & Aene Piccione
March 6, 1987

DOT MAP REFERENCE

City of Beacon, North-South Arterial
Map 65, Parcel 74
Map 66, Parcel 75 & 82
Map 70, Parcel 79 & 83
Map 102, Parcel 122

S.M. #24-1 Beacon Arterial
Map 141, Parcel 166

City of Beacon, Route 9D Arterial
Map 1, Parcel 1
Map 11, Parcel 12

TAX PARCEL NUMBER

City of Beacon, Dutchess County, New York
130200-5954-16-61885-0000
130200-5954-16-617879-0000
130200-5954-16-630170-0000

ZONING

Subject Parcel is located within the (L) Linkage District, the RD-7.5 District, as well as the Historic District and Landmark Overlay Zone as per map entitled "City of Beacon, NY Zoning" prepared by Lenc & Tully Engineering and Surveying, LLC. Issued: 6/20/2017

FLOOD BOUNDARY

Subject Parcel is located in Zone X (Unshaded) and is determined to be outside the 100-year flood plain according to Flood Insurance Rate Map # 360270463E. Effective date May 1, 2015.

WETLAND NOTE

No NYDEC or Federal wetlands were found on site.

OWNER & APPLICANTS

River Ridge Views, LLC
445 Main Street
Beacon NY 12508

DATE OF SURVEY

Field Completion: 04/16/2017

PLANNING BOARD

Approved by resolution of the Planning Board of the City of Beacon, New York, on the _____ day of _____, 2017. Subject to all requirements and conditions of said resolution. Any change, variance, modification or revision of the plat as approved shall void the approval. Signed this _____ day of _____, 2017.

By: _____ Chairman

DCDOH STANDARD NOTE

FOR PERMISSION TO FILE
This plan does not constitute a realty subdivision as defined by Article 90, Title 8, Section 1115 of the Public Health Law of the State of New York, and Article 90, 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 herein state that they are familiar with this map, its contents and its legal effect, and hereby consent to all said terms and conditions as stated herein.

River Ridge Views, LLC _____ Date _____

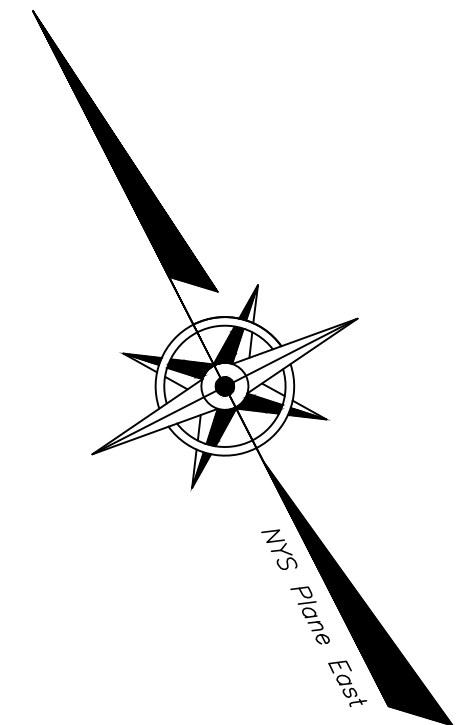
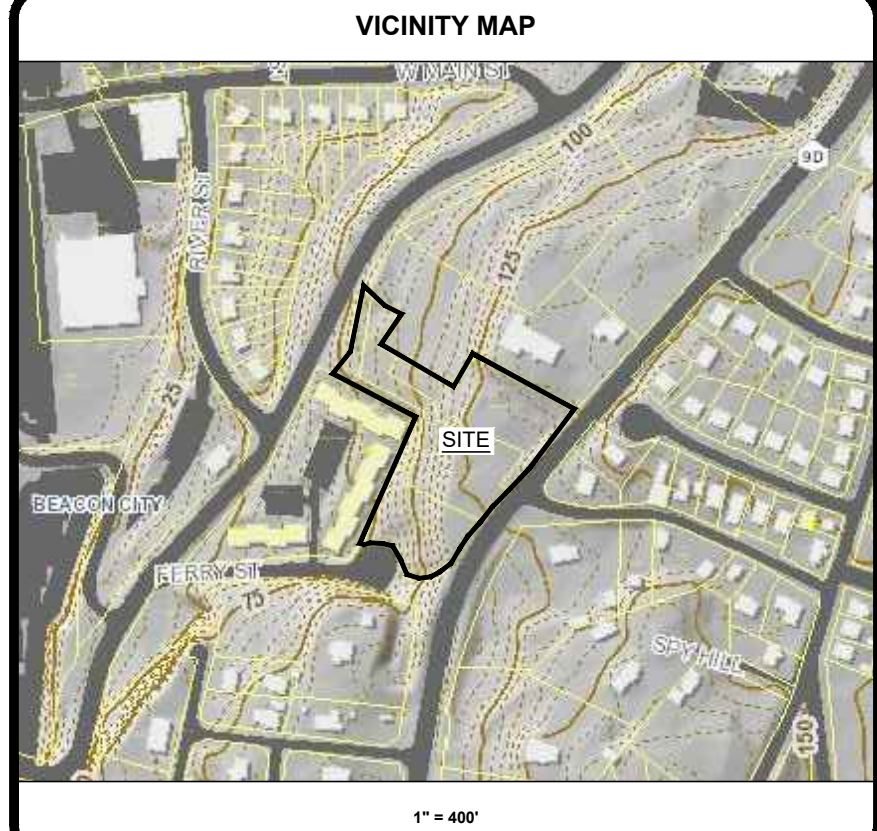
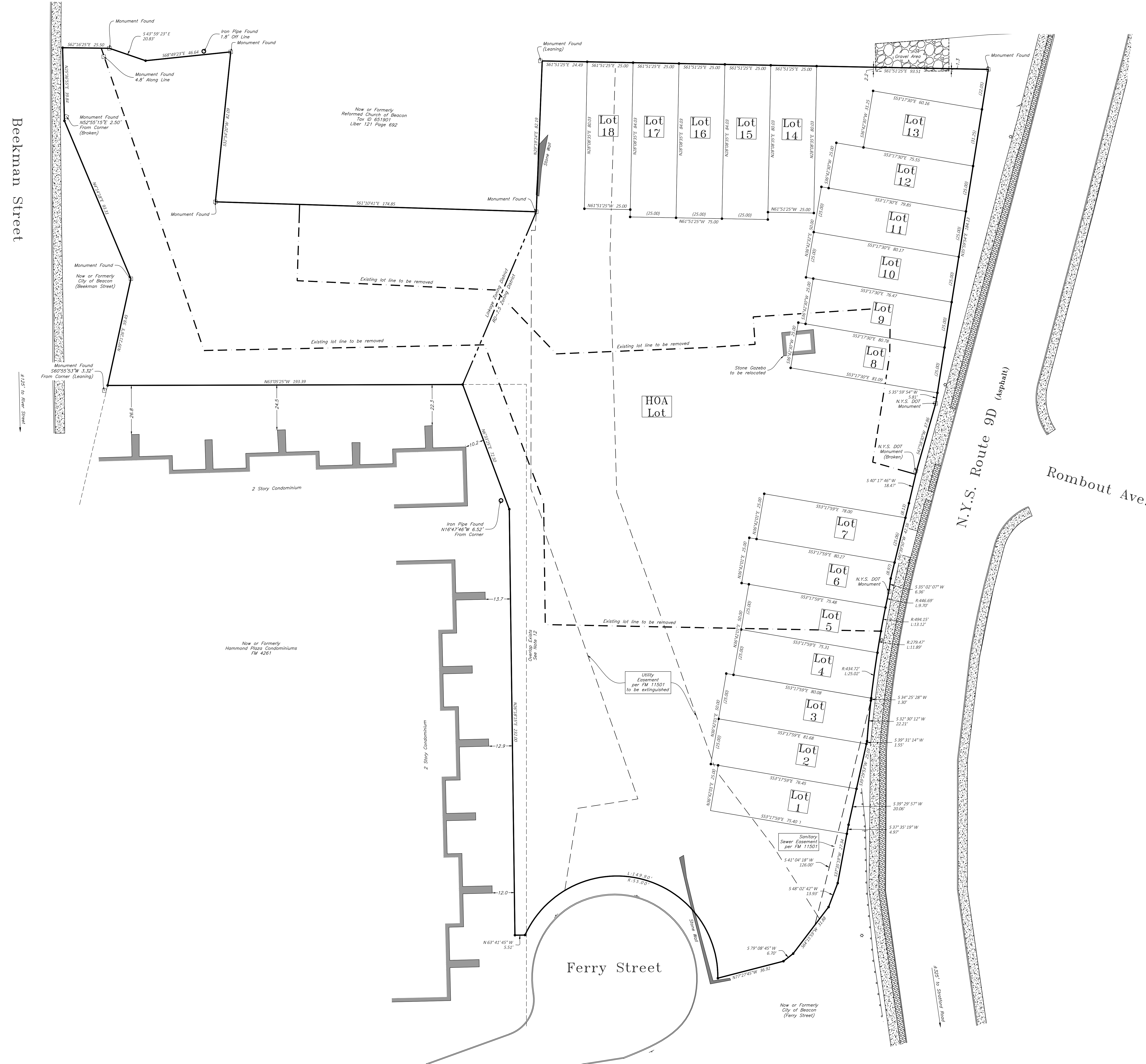
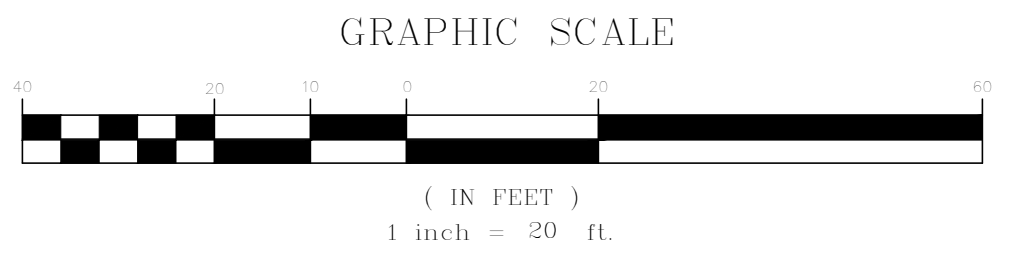
CITY OF BEACON, DENSITY AND DIMENSIONAL REGULATIONS, § 223-17C DIMENSIONAL TABLE:

Parameter	Linkage Zone	RD-7.5 Zone	Total Parcel
Lot Area	N/A	2 Acres	2,953 Acres
Lot Width	N/A	200 Ft.	350 Ft.
Lot Depth	75'	200 Ft.	445 Ft.
Front Setback	0'Min./20'Max	20'Min./35'Max	N/A
Side Setback	0'Min./30'Max	25 Ft.	N/A
Rear Setback	25'	50 Ft.	N/A

TOWNHOUSE PARCEL AREA CONFORMITY REGULATIONS, § 223-17C' DIMENSIONAL TABLE:

RD-7.5 Zone	Requirement	Lot 1	Lot 2	Lot 3	Lot 4	Lot 5	Lot 6	Lot 7	Lot 8	Lot 9
Lot Area	1,800ft ²	1,896ft ²	2,027ft ²	2,024ft ²	1,889ft ²	1,862ft ²	1,995ft ²	1,928ft ²	2,023ft ²	1,916ft ²
Lot 10		Lot 11	Lot 12	Lot 13	Lot 14	Lot 15	Lot 16	Lot 17	Lot 18	
Lot Area	1,800ft ²	2,008ft ²	2,000ft ²	1,893ft ²	1,886ft ²	2,001ft ²	2,101ft ²	2,101ft ²	2,101ft ²	2,001ft ²

rev.	date	description



LEGEND

- PROPERTY LINE
- - - PROPERTY ADDONNER LINE
- - - EASEMENT LINE
- - - LINE TO BE REMOVED
- ~ ~ ~ TREE LINE
- EDGE OF GRAVEL
- SIGN
- BOLLARD
- IRON ROD FOUND
- IRON PIPE FOUND
- MONUMENT FOUND
- PROPERTY CORNER

RIVER RIDGE TOWNHOUSES
PRELIMINARY SUBDIVISION PLAT
 PREPARED FOR
RIVER RIDGE VIEWS, LLC
 CITY OF BEACON, COUNTY OF DUTCHESS, STATE OF NEW YORK

Scale: 1" = 30'

DATE: 7/25/2017
 DRAWN BY: RHC
 CHECKED BY: GRS
 DESIGNED BY: TEC

Sheet 1 OF 1