

PROJECT INFORMATION:

PARCEL OWNER:	STEPHEN SPACCARELLI, 425 SOUTH AVE. BEACON, NY 12508
ENGINEER OF RECORD:	HUDSON LAND DESIGN P.C., 174 MAIN STREET, BEACON NY 12508
PROJECT LOCATION:	KNEVELS AND TIORANDA AVE., BEACON NY
TAX PARCEL ID:	954-16-950472
PARCEL AREA:	±2.47-ACRES
ZONING DISTRICT:	R1-40 ZONING DISTRICT
TOTAL PROPOSED LOTS:	TWO (ONE NEW BUILDING LOT)
POTABLE WATER SUPPLY:	CITY OF BEACON WATER
SEWAGE DISPOSAL:	CITY OF BEACON SEWER

SITE SPECIFIC NOTES:

1. THE CONTRACTOR SHALL PERFORM A UTILITIES CALL-OUT PRIOR TO CONSTRUCTION TO VERIFY ALL UNDERGROUND UTILITY LOCATIONS BY CONTACTING UFO @ 1-800-962-7962. SPECIFIC ATTENTION SHALL BE PAID TO THE ACTUAL LOCATIONS OF THE GAS, WATER AND SEWER MAINS WITH RESPECT TO THE PROPOSED LOCATIONS FOR THE SERVICE LINES.
2. THE CONTRACTOR SHALL CONTACT THE CITY OF BEACON WATER AND SEWER DEPARTMENTS TO SCHEDULE A PRE-CONSTRUCTION MEETING TO ENSURE THAT THE ARRANGEMENTS FOR WATER SUPPLY AND SEWAGE DISPOSAL ARE COMMENCED IN ACCORDANCE WITH THE APPROVED PLANS AND AMENDMENTS THERETO AND GENERALLY ACCEPTED STANDARDS.
3. THE PROPOSED LOTS SHALL BE SERVED BY THE CITY OF BEACON MUNICIPAL WATER AND SEWER SERVICES.
4. THE WATER SERVICE LINE AND METER SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF BEACON WATER DEPARTMENT REQUIREMENTS.
5. TIORANDA AVENUE LANE CLOSURE FOR WATER SERVICE CONNECTION SHALL BE PERFORMED IN ACCORDANCE WITH CITY OF BEACON REQUIREMENTS.
6. ELECTRIC SERVICE FOR THE PROPOSED HOUSES SHALL BE UNDERGROUND (IF AVAILABLE), OR CONNECTED TO THE NEAREST OVERHEAD CONNECTION POINT.
7. ALL EROSION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO CONSTRUCTION.
8. PER CITY GUIDELINES, THE REQUIRED SIGHT DISTANCES SHALL MEET OR EXCEED THE NEW YORK STATE DEPARTMENT OF TRANSPORTATION REQUIREMENTS. THE STATE UTILIZES THE AMERICAN ASSOCIATION OF STATE HIGHWAY AND TRANSPORTATION OFFICIALS (AASHTO) GUIDELINES FOR INTERSECTION SIGHT DISTANCES. FOR ROADS WITH A SPEED LIMIT OF 30 MPH, AASHTO DESIGN TABLES CALL FOR A SIGHT DISTANCE OF 290 FEET TO THE LEFT AND 335 FEET TO THE RIGHT.
9. PER CITY GUIDELINES, THE REQUIRED SIGHT DISTANCES SHALL MEET OR EXCEED THE NEW YORK STATE DEPARTMENT OF TRANSPORTATION REQUIREMENTS. THE STATE UTILIZES THE AMERICAN ASSOCIATION OF STATE HIGHWAY AND TRANSPORTATION OFFICIALS (AASHTO) GUIDELINES FOR INTERSECTION SIGHT DISTANCES. FOR ROADS WITH A SPEED LIMIT OF 30 MPH, AASHTO DESIGN TABLES CALL FOR A SIGHT DISTANCE OF 290 FEET TO THE LEFT AND 335 FEET TO THE RIGHT. THE LINE OF SIGHT TO THE LEFT HAS BEEN FIELD MEASURED TO BE 265 FEET HOWEVER, THIS EXCEEDS THE STOPPING SIGHT DISTANCE OF 200 FEET. THE LINE OF SIGHT TO THE RIGHT HAS BEEN FIELD MEASURED TO BE 200 FEET TO THE CENTERLINE OF THE 90° BEND IN KNEVELS DRIVE.



SITE LOCATION MAP SCALE: 1" = 400'

ADJOINING OWNERS:

PARCEL OWNER & ADDRESS
1: C/O BEACON SCHOOL DIST. 10 EDUCATION DR. BEACON NY 12508
2: TERRANCE DAVIS, 94 KNEVELS AVE. BEACON NY 12508
3: BEACON 248 DEVT LLC, 104 ROCHELLE AVE, ROCHELLE PARK NJ 07862
4: AUGUST ERIKSMOEN, 98 KNEVELS AVE. BEACON NY 12508
5: WILLIAM METZGER, 95 KNEVELS AVE. BEACON NY 12508

SCHEDULE OF REGULATIONS (R1-40 ZONING DISTRICT) AND LOT CONFORMANCE TABLE:

PARAMETER	REQUIREMENT	LOT #1	LOT #2
LOT AREA:	40,000 SQUARE FEET MIN	40,041 S.F.	40,881 S.F.
LOT WIDTH:	150 FEET MINIMUM	167 FEET	166 FEET
LOT DEPTH:	150 FEET MINIMUM	300 FEET	300 FEET
YARD SETBACKS (RESIDENTIAL USE):			
FRONT YARD:	50 FEET MINIMUM	27.9 FEET*	28.1 FEET*
SIDE YARD:	25 FEET MINIMUM	50.1 FEET	41 FEET
SIDE YARD (TOTAL OF TWO):	60 FEET MINIMUM TOTAL	109.1 FEET	109.9 FEET
REAR YARD:	50 FEET MINIMUM	193.7 FEET	161.3 FEET
BUILDING HEIGHT:	2 1/2 STORIES OR 35 FEET	< 35'	< 35'
DWELLING UNITS PER LOT:	MAX 1	1	1
BUILDING COVERAGE:	15% MAX	1.8%	1.8%

*50' SETBACK FROM PRIVATE ROAD RIGHT-OF-WAY REQUIRED; VARIANCES WERE GRANTED AT THE JULY 18, 2017 ZBA MEETING.

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 _____

MAP REFERENCES:

1. REFERENCE IS HEREBY MADE TO A SURVEY ENTITLED "SUBDIVISION PREPARED FOR JOSEPHINE SCADURA," AS PREPARED BY JOHN A. POST, JR., L.S., ALL EXISTING FEATURES AS SHOWN ON THE PARCEL WERE TAKEN FROM THE SURVEY MAP.
2. UPDATED BOUNDARY SURVEY PREPARED BY TEC LANDSURVEYING

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 PLAN, 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.

**REVISION TO FILED MAP NO. 11780A
PRELIMINARY SUBDIVISION PLAN
SPACCARELLI SUBDIVISION**

KNEVELS AVE. & TIORANDA AVE.
CITY OF BEACON
DUTCHESS COUNTY, NEW YORK
TAX ID: 5954-16-949467
SCALE: 1" = 40'
MARCH 28, 2017

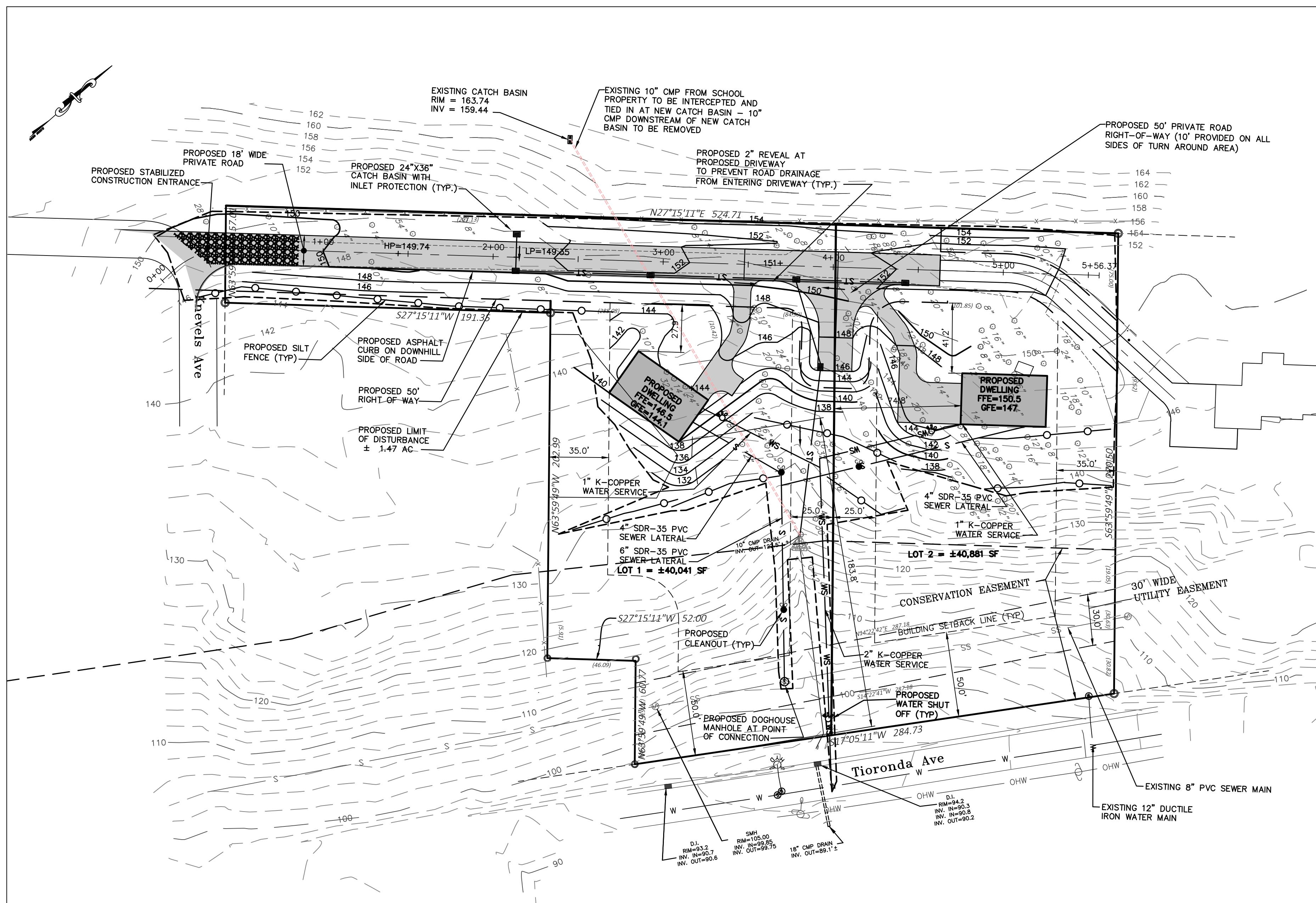


HUDSON LAND DESIGN
PROFESSIONAL ENGINEERING P.C.
174 MAIN STREET
BEACON, NEW YORK 12508
PH: 845-440-6926 F: 845-440-6837



JON D. BODENDORF, P.E.
NYS LICENSE NO. 076245
DANIEL G. KOHLER, P.E.
NYS LICENSE NO. 082716

SHEET: 1 OF 2



SUBDIVISION PLAN

SCALE: 1" = 40'

GRAPHIC SCALE



(IN FEET)
1 inch = 40 ft.

LEGEND

- BUILDING SETBACK
- ST ----- PROPOSED STORM LINE
- W ----- PROPOSED WATER LINE
- S ----- PROPOSED SEWER LINE
- PROPOSED ROOF LEADER PIPE
- PROPOSED FOOTING DRAIN PIPE
- PROPOSED EASEMENT LINE
- PROPOSED SILT FENCE
- + 100.4 PROPOSED SPOT GRADE
- ☛ PROPOSED WATER SHUT OFF
- ☛ PROPOSED SEWER CLEAN OUT
- ☛ PROPOSED CATCH BASIN WITH INLET PROTECTION
- ☛ EXISTING TREE >8" DBH

SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY THAT THE BOUNDARY SURVEY SHOWN HEREON IS BASED ON ACTUAL FIELD MEASUREMENTS COMPLETED ON UNDER MY DIRECTION.

TOM CERCHIERA, L.S.

SEAL



DRAWN BY: MAB CHECKED BY: JDB JOB NO.: 2017-004

REVISIONS:

NO.	DATE	DESCRIPTION	BY
1	7/25/17	PER CONSULTANT'S COMMENTS	MAB
2	8/29/17	PER CONSULTANT'S COMMENTS	CMB