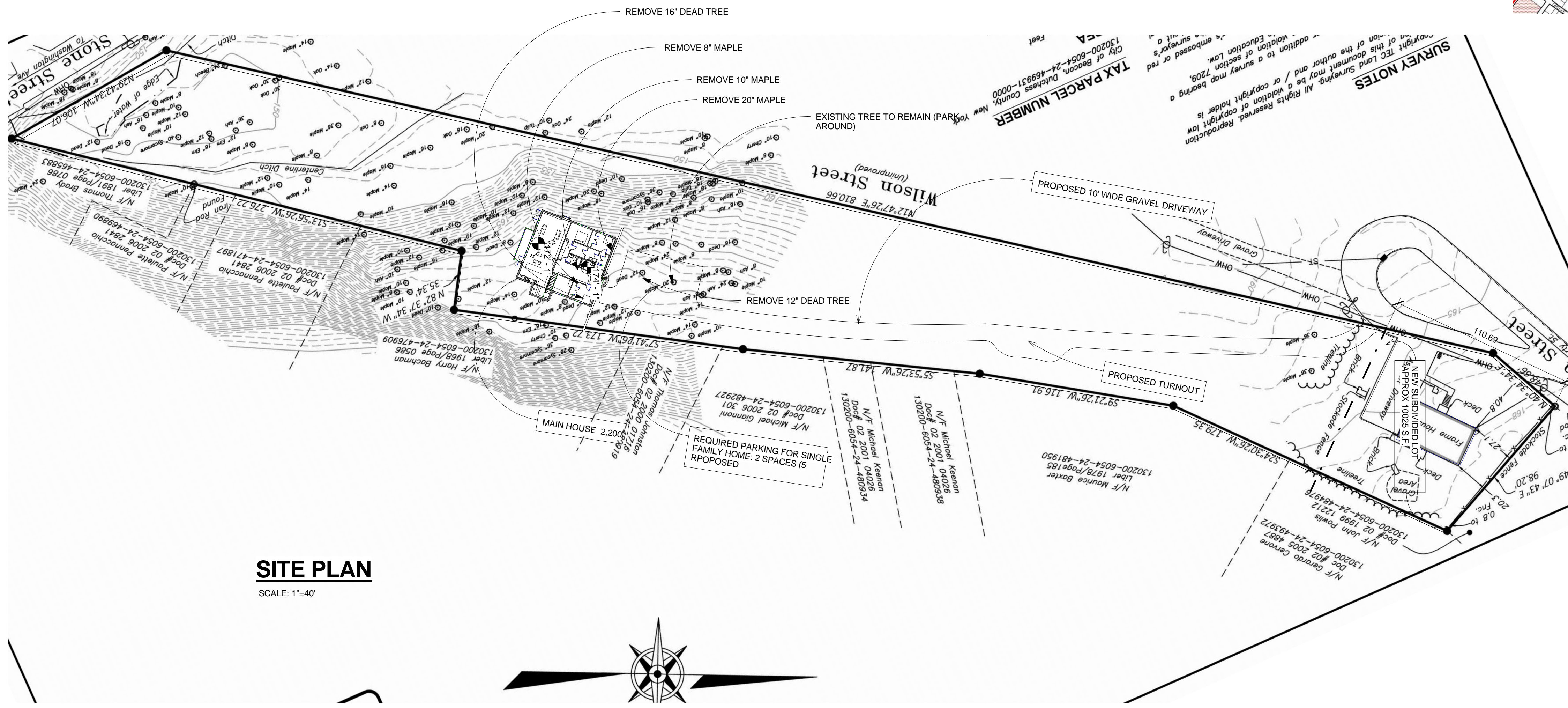
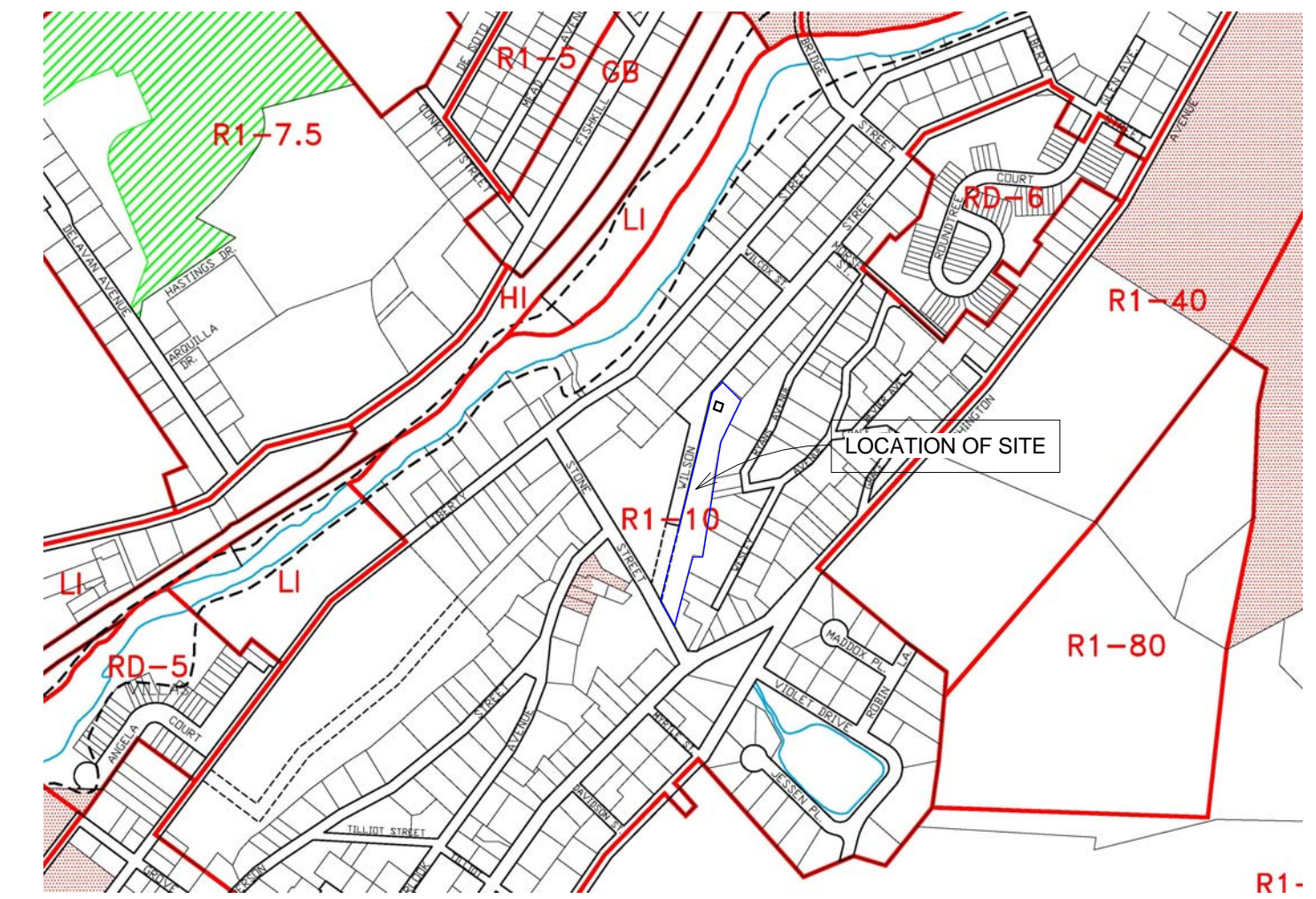


Zoning District	No building or premises shall be used and no building or part of a building shall be erected or altered, which is arranged, intended or designated to be used, in whole or in part, for any use except the following. Any use not specifically listed shall be deemed to be prohibited. A use marked with an asterisk (*) is subject to the special permit approval procedure set forth in §§ 223-18 and 223-19 and shall conform to any additional requirements made in connection with such approval. All flood-prone areas shall be subject to additional standards as set forth in § 223-23.										Maximum Height (see also § 223-13) ^a	Maximum Building Coverage	Maximum Number of Dwelling Units per Building	Refer Also to These Pertinent Sections	Zoning District		
	Permitted Principal Uses	Minimum Lot Size (see also § 223-121)			Minimum Yard ^{1b}			Main Building	Minimum Distance Between Buildings on the Same Lot	Minimum Height						Multi-family (percent)	All Other Uses (percent)
		Permitted Accessory Uses	Area	Lot Area per Dwelling Unit (square feet)	Width (feet)	Depth (feet)	Front (feet)										

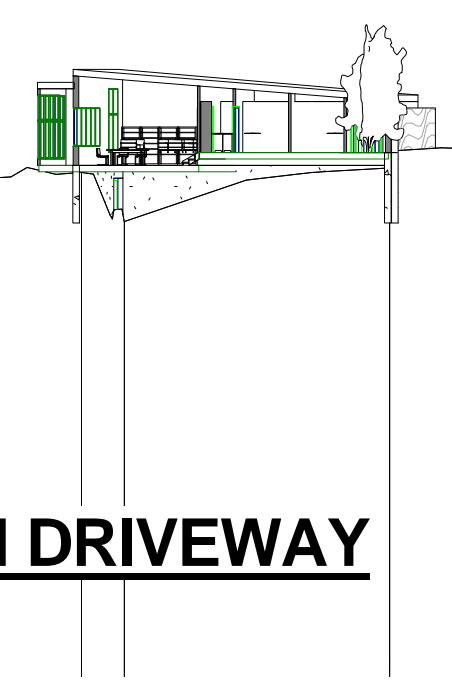
PARKING CALCULATION	
Use	required spaces
RESIDENCE	2
TOTAL REQUIRED	2
TOTAL PROVIDED	5



SITE PLAN
SCALE: 1"=40'



EXCAVATION OF ROCK NOT ANTICIPATED AT THIS TIME



SECTION THROUGH DRIVEWAY
SCALE: 1"=40'

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.

STRUCTURAL ENGINEERS		
MECHANICAL ENGINEERS		
01	REVISIONS PER CONSULTANTS COMMENTS	8/25/17
NO.	REVISION/SUBMISSION NAME	DATE
THESE CAD FILES MAY NOT BE USED, DUPLICATED, MODIFIED OR CHANGED IN ANY MANNER WITHOUT THE WRITTEN CONSENT OF BERG + MOSS ARCHITECTURE PC. THE USER AND ITS AGENTS WILL BE LIABLE FOR ANY UNAUTHORIZED USE, DUPLICATION, MODIFICATION OR CHANGE.		

PRELIMINARY SUBDIVISION PLAN
17 WILSON STREET
 BEACON, NEW YORK 12508

DRAWING TITLE
SITE PLAN, SITE SECTION

DRAWING NO.
A100

SEAL & SIGNATURE	DATE: SCALE: DWG BY: CHK BY:	As Indicated Author Checker
SHEET 3 OF 6		

STRUCTURAL ENGINEERS

MECHANICAL ENGINEERS

NO.	REVISIONS PER CONSULTANTS COMMENTS	DATE
01	REVISIONS PER CONSULTANTS COMMENTS	8/25/17

THESE CAD FILES MAY NOT BE USED, DUPLICATED, MODIFIED OR CHANGED IN ANY MANNER WITHOUT THE WRITTEN CONSENT OF BERG + MOSS ARCHITECTURE PC. THE USER AND ITS AGENTS WILL BE LIABLE FOR ANY UNAUTHORIZED USE, DUPLICATION, MODIFICATION OR CHANGE.

PRELIMINARY SUBDIVISION PLAN
17 WILSON STREET
 BEACON, NEW YORK 12508

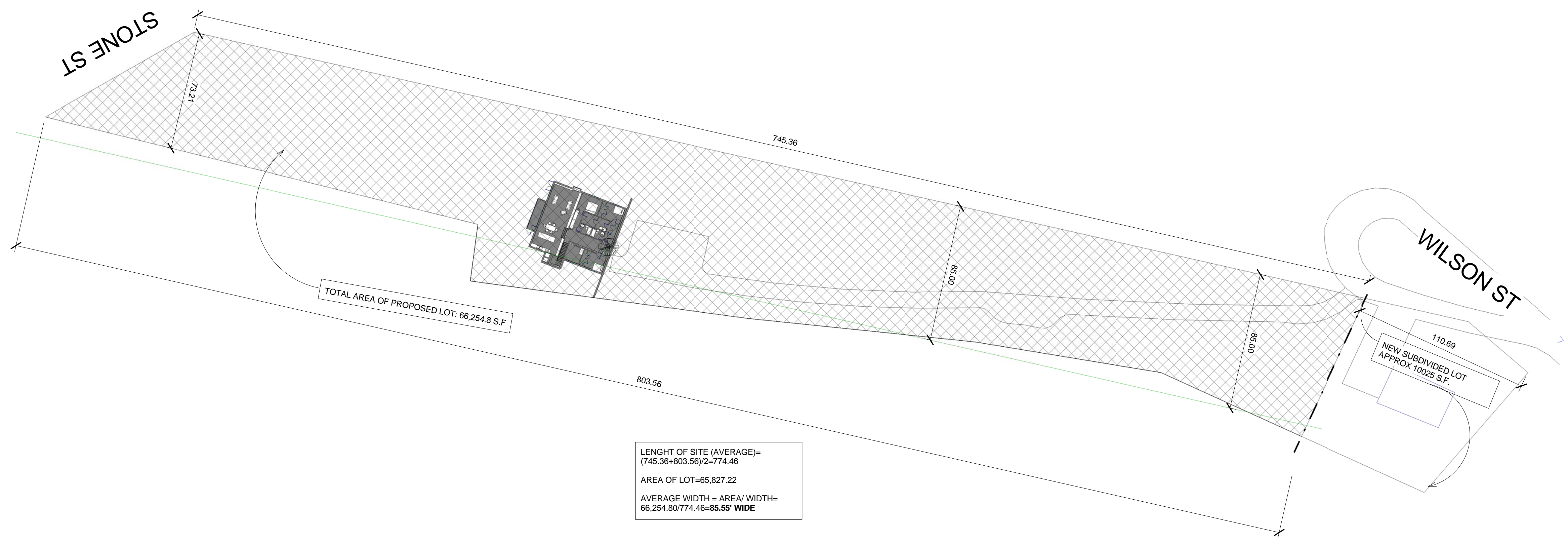
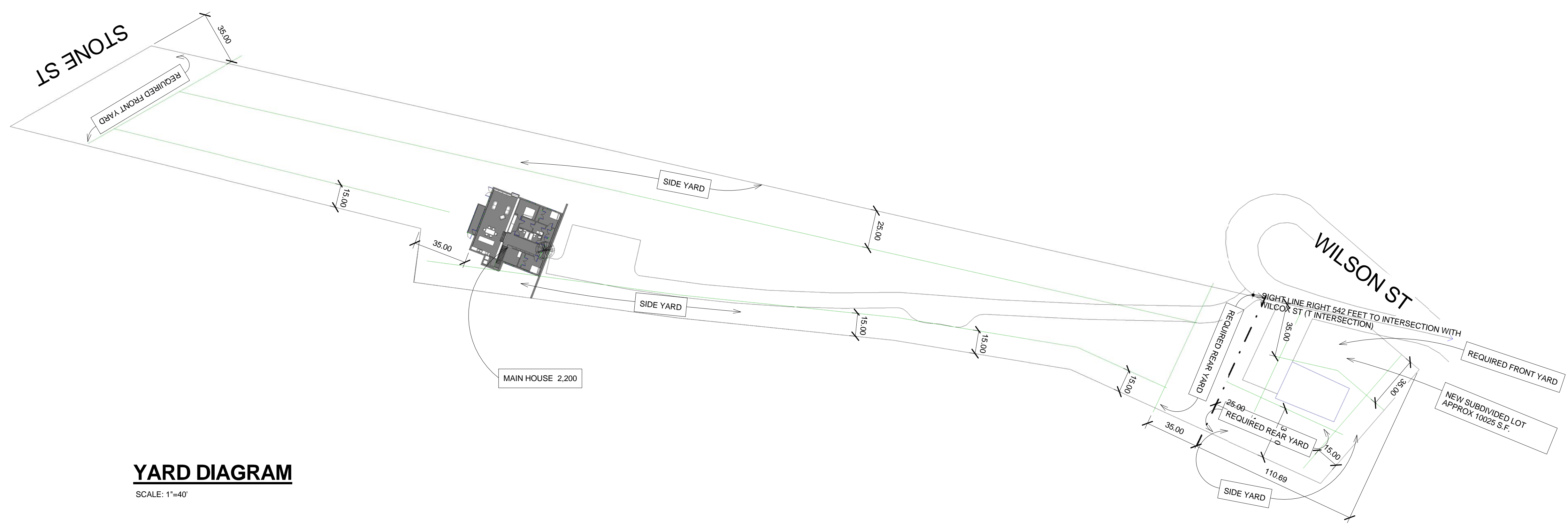
DRAWING TITLE
YARD DIAGRAM, LOT AREA WIDTH DIAGRAM

DRAWING NO.
A101

SEAL & SIGNATURE

DATE: _____
 SCALE: 1" = 40'-0"
 DWG BY: _____ Author
 CHK BY: _____ Checker

SHEET 4 OF 6



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.

STRUCTURAL ENGINEERS

MECHANICAL ENGINEERS

NO.	REVISION/SUBMISSION NAME	DATE
01	REVISIONS PER CONSULTANTS COMMENTS	8/25/17

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PRELIMINARY SUBDIVISION PLAN
17 WILSON STREET
 BEACON, NEW YORK 12508

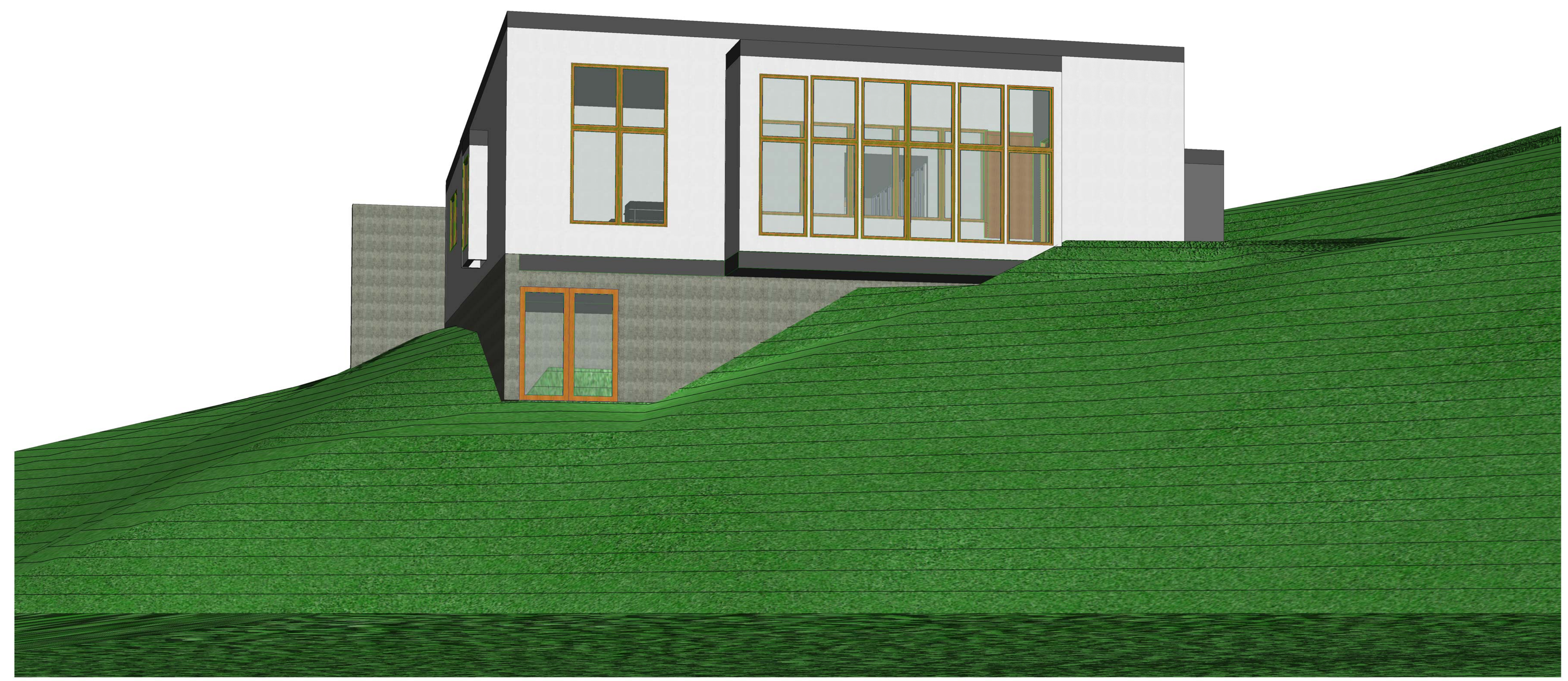
DRAWING TITLE
SITE VIEWS

DRAWING NO.
A102

SEAL & SIGNATURE	DATE:	Author
	DWG BY:	Checker
CHK BY:		
SHEET 5 OF 6		



VIEW FROM NORTH (WILSON ST)



VIEW FROM SOUTH (STONE ST)

NOTE: SITE WILL REMAIN FORESTED (TREES ARE NOT SHOWN FOR CLARITY)

FOR INFORMATLIONAL PURPOSES TO ESTABLISH STREET FRONTAGE ON STONE STREET

APPROVED BY RESOLUTION OF THE PLANNING BOARD OF THE CITY OF BEACON, NEW YORK, ON THE _____ DAY OF _____, 20____.

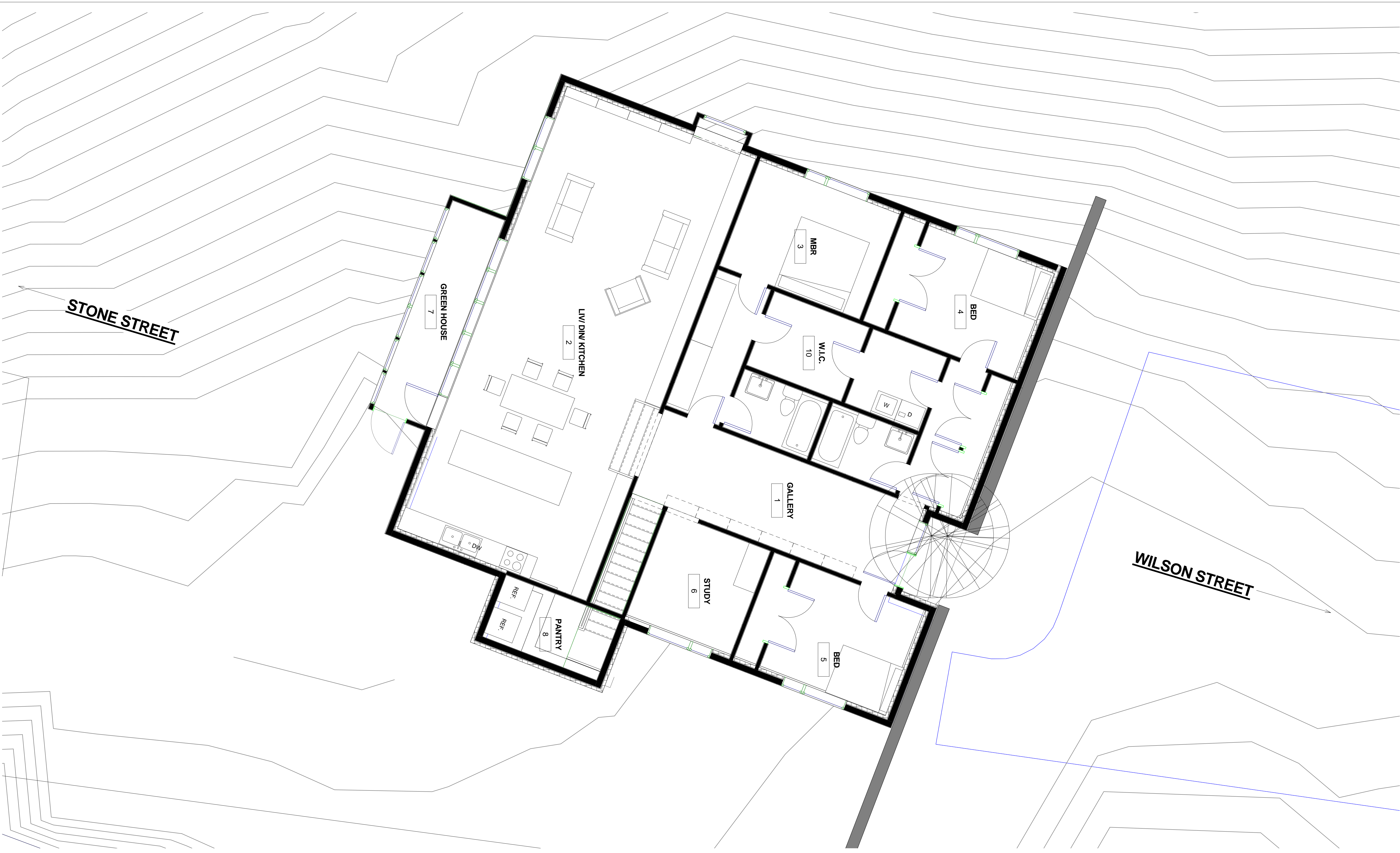
SUBJECT TO ALL REQUIREMENTS AND CONDITIONS OF SAID RESOLUTION, ANY CHANGE, ERASURE, MODIFICATION OR REVISION OF THIS PLAT, AS APPROVED, SHALL VOID THIS APPROVAL.

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.



STRUCTURAL ENGINEERS

MECHANICAL ENGINEERS

NO.	REVISIONS PER CONSULTANTS COMMENTS	DATE
01		8/25/17

THESE CAD FILES MAY NOT BE USED, DUPLICATED, MODIFIED OR CHANGED IN ANY MANNER WITHOUT THE WRITTEN CONSENT OF BERG + MOSS ARCHITECTURE PC. THE USER AND ITS AGENTS WILL BE LIABLE FOR ANY UNAUTHORIZED USE, DUPLICATION, MODIFICATION OR CHANGE.

**PRELIMINARY
 SUBDIVISION PLAN
 17 WILSON STREET**
 BEACON, NEW YORK 12508

DRAWING TITLE
FIRST FLOOR

DRAWING NO.
A103

SEAL & SIGNATURE

DATE: 1/4" = 1'-0"
 SCALE: Author
 DWG BY: Checker
 CHK BY:

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

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FOR INFORMATLIONAL PURPOSES TO ESTABLISH STREET FRONTAGE ON STONE STREET