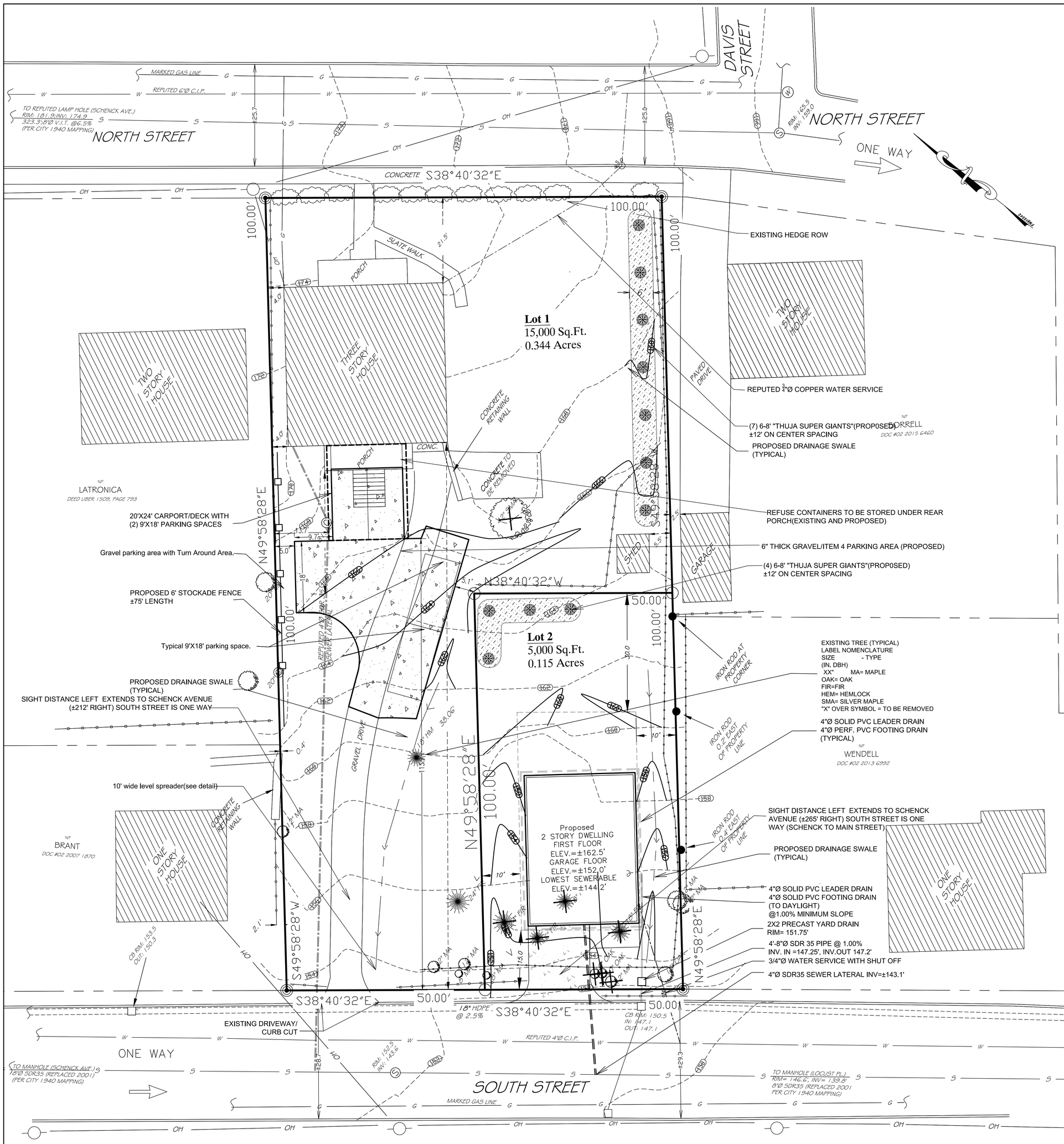
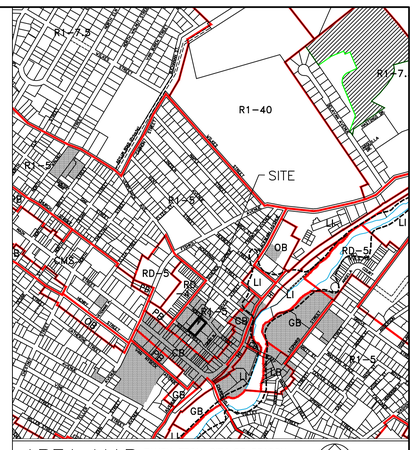
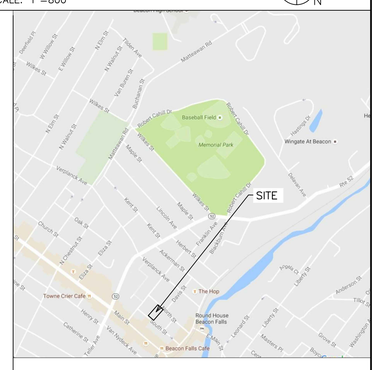




AREA MAP TAKEN FROM CITY OF BEACON ZONING MAP
SCALE: 1"=800'



LOCATION MAP
SCALE: 1"=1000'

GENERAL NOTES:

1. OWNER/APPLICANT: BEACON RESIDENTIAL, LLC. (C/O TIM OWEN)
   50 RED SCHOOLHOUSE ROAD
   FISHKILL, NEW YORK 12524
2. ZONING DISTRICT – R 1–5; 1 FAMILY (5,000 SQ.FT./DWELLING)
   **Historic District and Landmark Overlay Zone
3. TAX MAP PARCEL # 6054–29–086785
4. FIRE DISTRICT –BEACON
5. Required Setbacks
   Front= 30'
   Side= 10'
   Total of Two Sides= 20'
   Rear= 30'
   Lot Width= 50'
   Lot Depth= 100'

6. Existing Setbacks
   3 Story Building (4 Family Dwelling)
   Front ±21.5'*
   Side ±4'* &±56'
   Rear ±138'
   *Existing Non–Conforming Setback
   Lot Depth 200'

Proposed Setbacks

LOT 1 (Area=15,000 Sq.Ft.
Two Family Dwelling(Existing Building)
Front ±22'*
Side ±4'* & ±56'
Rear ±38'
*Existing Non–Conforming Setback
Lot Width 100'
Lot Depth 100'

LOT 2 (Area=5,000 Sq.Ft.)
Single Family Dwelling
Front 15' (to match neighborhood)
Side 10' & 10'
Rear 30'
Lot Width 50'
Lot Depth 100'

7. Proposed Parking

Minimum Off–Street Parking Required

Multifamily dwelling and/or apartment or artist live/work space
[Amended 8–6–2001 by L.L. No. 12–2001]
1 space for each dwelling unit, plus 1/4 space for each bedroom, plus 1/2 space for each live/work space containing retail area

(2) Four Bedroom Units requires 4 Spaces

Front Yard Setback Note

§223-13 Yards: Building Projections
K. Exception for existing alignment of buildings. If on one side of a street within 250 feet of any lot there is pronounced uniformity of alignment of the fronts of existing buildings and of the depths of front yards greater or less than the depth specified in the Schedules of Regulations,[1] a front yard shall be required in connection with any new building which shall conform as nearly as practicable to those existing on the adjacent lots, except that no such building shall be required to set back from the street a distance greater than 40 feet.

Sight Distance Note
1. All driveways shall be constructed in compliance with Section 192–9(B) of the City of Beacon Code.
2. The driveway entrances as shown on this plan meet the requirements of Section 192–9(B) of the City of Beacon Code.

REVISION NUMBER	DESCRIPTION	DRAWN BY:	DATE:

SUBDIVISION PLAT

SCALE 1"=10'

GRAPHIC SCALE
10 0 5 10 20 40
(IN FEET)
1 inch = 10 ft.

"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.

BURNS ENGINEERING SERVICES, P.C.

Stephen K Burns

Beacon Residential LLC, Subdivision

SUBDIVISION PLAT & MULTIFAMILY SITE PLAN

Burns Engineering Services, P.C.
58 Teller Avenue
Beacon, New York 12508
TEL:845-546-3310
FAX:845-546-6613
SBurns@BurnsEngineeringServices.com

DATE: 09/24/17
SCALE:
DRAWN BY: SKB

SHEET 1 OF 2