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

PARAMETER	REQUIREMENT	PARCEL #1	PARCEL #2	PARCEL #3
LOT WIDTH:	150 FEET MINIMUM	150 FEET	450± FEET	561± FEET
LOT DEPTH:	150 FEET MINIMUM	382± FEET	561± FEET	654± FEET
YARD SETBACKS				
FRONT YARD:	50 FEET MINIMUM	97± FEET	301± FEET	304± FEET
SIDE YARD:	25 FEET MINIMUM(60 TOTAL)	77± FEET	175± FEET	87± FEET
REAR YARD:	50 FEET MINIMUM	84± FEET	244± FEET	163± FEET
MAXIMUM BUILDING HEIGHT:	MAX 35 FEET, 2.5 STORIES	TBD	TBD	TBD
PARCEL AREA:	40,000 Sq.Ft. MINIMUM	52,139 Sq.Ft.	323,202 Sq.Ft.	255,804 Sq.Ft.

TABLE OF EXISTING PARCEL AREAS

F.M. No.	Lot No.	Tax Map No.	Area-Sq. Ft.	Area-Acres
11720	1	736575	42,435	0.974
11720	2	734559	40,454	0.929
11720	3	738545	40,169	0.922
11720	4	722531	38,929	0.894
11720	5	719516	39,571	0.908
11720	6	716501	41,079	0.943
11720	7	716481	43,199	0.992
11720	8	761569	55,871	1.283
11720	9	758550	62,483	1.434
11720	10	746510	179,240	4.115
Liber 22014	Page 1245	785546	47,710	1.095
		Totals	631,140	14.489

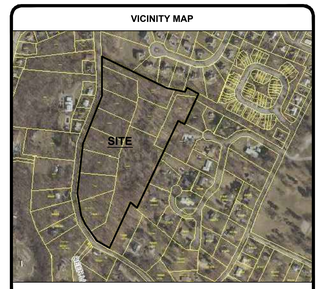
TABLE OF NEW PARCEL AREAS

Parcel No.	Area-Sq. Ft.	Area-Acres
1	56,223	1.291
2	319,113	7.326
3	255,804	5.872
Totals	631,140	14.489

TABLE OF BUILDING ENVELOPE AREAS

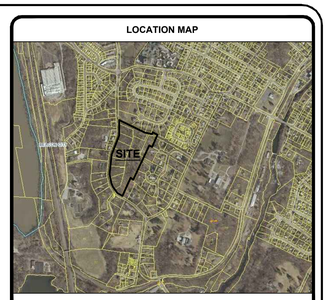
Parcel No.	Area-Sq. Ft.	Area-Acres
1	N/A	N/A
2	23,936	0.550
3	19,554	0.449

VICINITY MAP



1"=400'

LOCATION MAP



1"=1000'

PROPOSED 10'X50' PULL-OFF TYP.

Now or Formerly Sycamore Drive HOA Inc

Match Line See Sheet 2

15' Wide Easement To Beacon Water Liber 1036 Page 464 and Other Historical Deeds

NYS State Plane East

Adjoining Building

Adjoining Building

Now or Formerly Comey Document 02-2013-3746

S26°38'22"W 200.00'

S14°45'04"W 35.81'

PROPOSED 20'X25' VEHICLE TURN-AROUND AREA

Now or Formerly Agogia & Jensen Document 02-2011-4774

Now or Formerly Smith Document 02-2003-4265

Now or Formerly Fox & Wolf Document 02-2011-2225

Now or Formerly Quinn Liber 1922 Page 197

Rebar Found

Rebar Set

S26°38'22"W 428.17'

S26°38'22"W 291.58'

N51°07'19"W 66.50'

Rebar Found

S25°32'12"W

Now or Formerly Lee Document 02-2007-5428

PROPOSED ROW OF TEN 6' NORWAY SPRUCE TREES

PROPOSED 2' HIGH STONE KNEE WALL

PROPOSED 18 LF 15"ø HDPE CULVERT WITH FLARED END SECCTIONS AT DRIVEWAY ENTRANCE INV IN = 112.6 INV OUT = 112.2

375.00'

Rebar Set In Conc.

Now or Formerly Byrnum & Dodd-Byrnum Document 02-2005-3068

S60°13'23"E 87.00'

Front Yard Setback

BUILDING ENVELOPE

Document 22014-1245

PROPOSED DRIVEWAY TYP.

Side Yard Setback

BUILDING ENVELOPE

Rear Yard Setback

Document 22014-1245

Side Yard Setback

BUILDING ENVELOPE

N26°48'12"E 40.43'

20+/- Norway Spruce 6'+/- tall 10' on-center

Rebar Fnd

S12°11'18"E 138.27

Now or Formerly Sparks Document 02-2006-9202

Existing Brick Structure

Parcel 1

1.291 Acres

56,223 SF

24" Hemlock

Spike In Root Found

Now or Formerly Dunn Document 02-2006-7482

Proposed 4" Sewer Line

451.52' Long

Proposed 1.5" Water Line

S21°22'09"E 271.72'

S04°41'32"E 330.41'

Metal Fence Post 4'± on Range

S86°15'51"W 280.15'

Rebar Set

Now or Formerly Dharrip Document 02-2008-10057

S56°41'32"E 80.39'

Proposed 15' Sewer & Water Easement to Parcel 1

S04°41'32"E 234.10'

Existing Dirt Driveway

Proposed 6" Sewer Line 401.86' Long 4% Slope

Proposed 2" Water Line

S02°12'09"E

N02°12'09"E

401.86' 4%

Sewer Easement to be abandoned

Proposed SMH1 Rim:150.0 In from Parcel 1:142.2 In from SMH2:142.2 Out to City SMH:142.0

Now or Formerly Putman Document 02-2006-8073

S01°51'51"E 299.77'

N01°51'51"W 300.00'

Front Yard Setback

Sewer Easement to be abandoned

Proposed 2" Water Line

Proposed 6" Sewer Line 100.00' Long @ 8.0% Slope

Existing Dirt Driveway

Construction Entrance with Paved Driveway Apron

Existing SMH Rim: 132.8 In: 125.6 Out: 125.6

Existing 6" Water Main

Now or Formerly Sherry Liber 2016 Page 345

Now or Formerly Munter Liber 1606 Page 867

PROPOSED TAPPING SLEEVE, AND VALVE WITH 4"ø DIP

4" X 2" REDUCER

PROPOSED GRAVEL DRIVEWAY

Proposed 15' Sewer & Water Easement to Parcel 1

Proposed SMH2 Rim:165.0 In from Parcel 3:158.5 In from Parcel 2:163.0 Out to SMH1:158.3

Proposed 4" Sewer Line

Proposed 1" Water Line

Proposed 15' Sewer & Water Easement to Parcel 3

N02°04'47"W 216.46'

S60°43'38"E 561.03'

Parcel 2

7.326 Acres

319,113 SF

Existing Dirt Driveway

BUILDING ENVELOPE

PROPOSED DRIVEWAY TYP.

FF:180.5

LSE:168

177.0

Existing Brick Structure

Proposed Silt Fence

Side Yard Setback

Rear Yard Setback

Front Yard Setback

Foundation Remains In Vicinity

Existing Dirt Driveway to be removed beyond this point

Proposed 4" Sewer Line

Proposed Silt Fence

BUILDING ENVELOPE

FF:172

LSE:164.9

Proposed 1" Water Line

PROPOSED GRAVEL DRIVEWAY

Side Yard Setback

BUILDING ENVELOPE

20" Locust

Parcel 3

5.872 Acres

255,804 SF

30" Elm To Be Removed

PROPOSED ROW OF FIVE 6' NORWAY SPRUCE TREES

PROPOSED 10'X50' PULL-OFF TYP.

PROPOSED 6'X10' LEVEL SPREADER WITH RIP RAP d50=4"

SIGHT LINE FOR PROPOSED LOT 3 DRIVEWAY

PROPOSED ROW OF FIVE 6' NORWAY SPRUCE TREES

Now or Formerly Liber 1539 Page 465

N44°26'21"W 89.89'

Now or Formerly Document 02-2006-4002

Now or Formerly Wright & Duff Document 02-2007-6334

N35°27'09"W 89.65'

Now or Formerly Document 02-2000-8556

N30°01'30"W 211.86'

South Avenue

N14°25'00"W 45.60'

N09°13'00"W 73.50'

Sewer Easement to be abandoned

Now or Formerly Whitlock Liber 1793 Page 87

Now or Formerly Gunderson Liber 1832 Page 138

N07°03'30"E 218.00'

N13°53'30"E 165.50'

Rebar Set

N21°12'00"E 315.00'

N09°46'00"E 63.22'

Now or Formerly Torgano Liber 1585 Page 0930

Now or Formerly Granell Document 02-2011-665

Now or Formerly Kraft Liber 1332 Page 184

Now or Formerly Rek & Brennon Document 02-2001-1166

Now or Formerly Ceyz & Miozzi Document 02-2010-1416

Now or Formerly Torgano Liber 1077 Page 619

N00°27'30"E 234.49'

Existing 6" Water Main

Rim 129.90 Inv 118.4

Rim 126.1 Inv 115.6

Rim 122.07 Inv 118.4

Rim 122.22 Inv 118.1

Rim 118.9 10" CMP

Rim 116.64 Inv 112.9

Rim 112.6 Inv 113.5

Rim 116.67 Inv 113.9

SURVEY NOTES

1. Copyright TEC Land Surveying. All Rights Reserved. Reproduction or copying of this document may be a violation of copyright law unless permission of the author and / or copyright holder is obtained.

2. Unauthorized alteration or addition to a survey map bearing a licensed land surveyor's seal is a violation of section 7209, sub-division 2, of the New York State Education Law.

3. Only boundary survey maps with the surveyor's embossed or red inked seal are genuine true and correct copies of the surveyor's original work and opinion. A copy of this document without a proper application of the surveyor's embossed or red inked seal should be assumed to be an unauthorized copy.

4. Certifications on this boundary survey map signify that the map was prepared in accordance with the current existing Code of Practice for Land Surveys adopted by the New York State Association of Professional Land Surveyors, Inc. The certification is limited to persons for whom the boundary survey map is prepared, to the title company, to the governmental agency, and to the lending institution listed on this boundary survey map.

5. The certifications herein are not transferable.

6. The location of underground improvements or encroachments are not always known 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. Filed Map 11720 includes an easement across South Avenue and over lands N/F Rutigliano which is intended to be abandoned.

11. Topographic information from FM 11720.

12. Ortho Imagery dated 2013.

13. Drainage structure and line horizontal locations are shown as per City Engineer comment.

14. See Sheet 3 for sight distance details.

FILED MAP REFERENCE

Map entitled "Rosenette Estates" prepared by Peter R. Hustis, L.S., P.C. and filed in the Dutchess County Clerks office on September 2, 2004 as Map No. 11720.

Map entitled "Map of Subdivision Wodenethe" prepared by G. P. Hustis, L.S. and filed in the Dutchess County Clerks office on December 6, 1955 as Map No. 2655.

Map entitled "Subdivision of Lands of Judith C. & Howard H. Smith and Jay H. Anderson/Mary Hendricks" prepared by Peter R. Hustis, L.S., P.C. and filed in the Dutchess County Clerks office on March 14, 2003 as Map No. 11518.

Map entitled "Subdivision Plat The River View" and filed in the Dutchess County Clerks office on December 4, 1973 as Map No. 4296.

Map entitled "Cluster Subdivision Misericordia Estates" and filed in the Dutchess County Clerks office on May 24, 2004 as Map No. 11690.

SUBDIVISION PLAT

SCALE: 1" = 30'

GRAPHIC SCALE

30 0 15 30 60 90

(IN FEET)

1 inch = 30 ft.

SITE SPECIFIC NOTES

1. THE CONTRACTOR SHALL PERFORM A UTILITIES CALL-OUT PRIOR TO CONSTRUCTION TO VERIFY ALL UNDERGROUND UTILITY LOCATIONS BY CONTACTING UPSS @ 1-800-962- 1962. SPECIFIC ATTENTION SHALL BE PAID TO THE LOCATIONS OF THE GAS (IF APPLICABLE), 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 LINES AND METERS SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF BEACON WATER DEPARTMENT REQUIREMENTS.

5. THE PROPOSED WATER SERVICE CONNECTION TO THE CITY MAIN SHALL BE MADE VIA A WET TAP AND VALVE. THE WATER SERVICE PIPE MATERIAL SHALL BE 4" DIP PIPE FROM THE WET TAP TO THE ROAD SHOULDER, WHERE A 4"x2" REDUCER WILL BE PLACED ON THE 4" DIP PIPE. AFTER THE REDUCER, THE PIPE MATERIAL SHALL BE 2" DR 18 HDPE.

6. THE INDIVIDUAL SEWER SERVICE LINES SHALL BE 4"ø SDR 35 PVC PIPE WITH PITCH AS SHOWN ON THE PLAN. (MINIMUM OF ¼" PER FOOT SHALL BE MAINTAINED). THE COMMON SEWER SERVICE LINES SHALL BE 6" SDR 35 PVC WITH A MINIMUM SLOPE OF 1%.

7. ALL EROSION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO CONSTRUCTION. ALL DRIVEWAYS SHALL HAVE A STABILIZED CONSTRUCTION ENTRANCE.

8. ALL TRENCHES TO BE IMMEDIATELY BACKFILLED AND SEEDED/MULCHED. IF ANY TRENCHES ARE LEFT OPEN OVERNIGHT, SILT FENCE SHALL BE INSTALLED IMMEDIATELY DOWNHILL OF THE OPEN EXCAVATION. SILT FENCE SHALL BE INSTALLED PARALLEL TO THE TOPOGRAPHIC CONTOUR, OR PERPENDICULAR TO THE SLOPE.

9. VACUUM TESTING OF THE PROPOSED MANHOLES, AND PRESSURE TESTING OF THE PROPOSED SEWER LINES, IS REQUIRED IN ORDER TO ENSURE THAT THERE IS NO INFILTRATION.

10. ANY BUILDING OUTSIDE THE BUILDING ENVELOPE WILL HAVE TO BE SUBMITTED TO THE PLANNING BOARD FOR APPROVAL.

11. A VARIANCE WAS GRANTED ON DECEMBER 18, 2001 TO ALLOW LOT ACCESS TO PARCEL 1 OVER THE EASEMENT TO SARGENT AVENUE.

12. ROCK REMOVAL WILL BE DONE BY MEANS OF HAMMERING AND WILL BE REUSED AS STRUCTURAL FILL OR FOR STONEWALLS ON SITE. ROCK REMOVAL ON THE SITE MAY ONLY TAKE PLACE ON WEEKDAYS FROM 9:00 AM UNTIL 3:00 PM. NO SUCH ROCK REMOVAL SHALL TAKE PLACE ON HOLIDAYS.

13. DRIVEWAYS SHALL BE CONSTRUCTED TO BE CAPABLE OF HOLDING THE WEIGHT OF THE FIRE DEPARTMENTS HEAVIEST VEHICLE.

14. SEE SHEET THREE FOR SIGHT DISTANCE DETAILS. THE REQUIRED SIGHT DISTANCE SHALL MEET OR EXCEED THE NEW YORK STATE DEPARTMENT OF TRANSPORTATION REQUIREMENTS. THE STATE UTILIZES THE AMERICAN ASSOCIATION OF STATE HIGHWAY AND TRANSPORTATION OFFICIALS DESIGN GUIDELINES FOR A CONSIDERATION SIGHT DISTANCE OF ROAD WHICH ARE: SOUTH AVENUE HAS A POSTED SPEED LIMIT OF 35 MPH, WHERE THE MINIMUM SIGHT DISTANCE IS 335 FEET, AND A STOPPING SIGHT DISTANCE OF 200 FEET. SARGENT AVENUE HAS A POSTED SPEED LIMIT OF 15 M.P.H., WHERE THE AASHTO DESIGN TABLES CALL FOR A SIGHT DISTANCE OF 130 FEET AND STOPPING SIGHT DISTANCE OF 80 FEET. SIGHT LINE MEASUREMENTS ARE TAKEN FROM 14.5 FEET BACK FROM THE WHITE LINE ON TRAVEL-WAY. THE MEASURED SIGHT DISTANCE IS AS FOLLOWS:

PARCEL 1: SLSD LEFT = 1636 FEET (14.5 feet @ 15 M.P.H. SPEED LIMIT)
SLSD LEFT = 2324 FEET (12.5 feet @ 15 M.P.H. SPEED LIMIT)
SLSD RIGHT = 335+ FEET (14.5 feet @ 15 M.P.H. SPEED LIMIT)
PARCEL 2: SLSD RIGHT = 335+ FEET
PARCEL 3: RIGHT = 135+ FEET
LEFT = 3486 FEET

THE SLSD FOR ALL THREE PARCELS WERE TAKEN FROM 14.5' FROM THE EDGE OF TRAVEL-WAY UNLESS NOTED.

PARCEL 2 WILL REQUIRE PRUNING OF LOW HANGING TREE BRANCHES AND BRUSH TO MAINTAIN ADEQUATE SIGHT DISTANCE.

PARCEL 3 WILL REQUIRE MINOR GRADING TO THE RIGHT TO ACHIEVE ADEQUATE SIGHT DISTANCE TO THE RIGHT, AND PRUNING AND BRUSH CLEARING WITHIN THE ROW TO ACHIEVE ADEQUATE SIGHT DISTANCE TO THE LEFT.

15. ADDITIONAL INVASIVE TREES WILL BE TAKEN OUT OVER TIME. INDIGENOUS TREE SPECIES WILL REMAIN AND BE TRIMMED DURING THE CORRECT SEASON. FIELDS WILL BE REPLANTED WITH GRASSES AND WILD FLOWERS. STONE WALLS WILL BE REPAIRED TO, AT A MINIMUM, THEIR ORIGINAL STATE. ANY ADDITIONAL LANDSCAPING WILL BE DISCUSSED WITH FUTURE OWNERS.

16. PARCELS TWO AND THREE CANNOT BE FURTHER SUBDIVIDED.

17. PARCELS TWO AND THREE SHALL EACH CONTAIN ONE (1) SINGLE FAMILY HOME OF A MINIMUM SIZE OF 2,000 SQUARE FEET AND A POTENTIAL ACCESSORY BUILDING (ADU) AS A GUEST HOUSE NO LARGER THAN 1,200 SQUARE FEET. IN THE EVENT THE HOME EXCEEDS 2,000 SQUARE FEET, THE GUEST HOUSE SHALL NOT EXCEED 2,000 SQUARE FEET. THE GUEST HOUSE SHALL BE DEFINED AS A FINISHED LIVING SPACE WITHIN A DETACHED ACCESSORY BUILDING LOCATED ON THE SAME PREMISES FOR USE WITHOUT COMPENSATION, EACH BUILDING LOT SHALL HAVE IT OWN SEPARATE DRIVEWAY AND THE RESPECTIVE GUEST HOUSE SHALL USE THE DRIVEWAY OF EACH BUILDING LOT.

18. THE CONSTRUCTION OF THE HOMES, ANY GUEST HOUSE AND ANY ACCESSORY STRUCTURE ON PARCEL TWO AND PARCEL THREE SHALL TAKE INTO CONSIDERATION THE HISTORICAL NATURE OF THE NEIGHBORHOOD AND SURROUNDING HISTORICAL ESTATE PROPERTIES WHILE PRESERVING THE LARGE PORTION OF THE FEATURES OF THE ORIGINAL ROSENETTE ESTATE. THE GUEST HOUSE SHALL BE OF SIMILAR DESIGN AND CONSTRUCTION TO COMPLEMENT THE PRIMARY DWELLING.

19. THERE SHALL BE NO OBSTRUCTION OF THE EXISTING DRIVEWAY FOR THE ADJOINING PROPERTY OWNER ALONG SARGENT AVENUE.

20. THE TERM "BUILDING ENVELOPE" ON THESE PLANS AND FOR THIS SUBDIVISION SHALL MEAN THE AREA WITHIN WHICH THE PRINCIPAL DWELLING (AND GUEST HOUSE, IF APPLICABLE) MUST BE LOCATED.

Legend

- Proposed Water Valve
- Utility Pole
- Proposed Sewer Manhole
- Proposed Water Line
- Proposed Sewer Line
- Proposed Silt Fence
- Building Envelope
- Old Lot Line to be Abandoned
- Old Lot Number to be Abandoned

DCDOH APPROVAL BLOCK

RECOMMENDED FOR APPROVAL BY:

DATE:

PROJECT:

SUPERVISING PUBLIC HEALTH ENGINEER

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.

OWNER'S CONSENT:

THE UNDERSIGNED OWNERS OF THE PROPERTY HEREON STATE THAT THEY ARE FAMILIAR WITH THIS MAP, ITS CONTENTS AND ITS LEGENDS AND HEREBY CONSENT TO ALL SAID TERMS AND CONDITIONS AS STATED HEREON.

RODNEY WEBER _____ DATE _____

OWNER
Rosenett Estates LLC
PO Box 688
Beacon, NY 12508

ENGINEER
Hudson Land Design
174 Main Street
Beacon, NY 12508

THOMAS E. CERCHIARA, P.L.S.
P.L.S. No. 50732

rev.	date	description
6	11/24/14	Parcel 1 Envelope, Sight Distances, Notes
5	10/27/14	Parcel 1 Setbacks, Notes, Planning Board Comments
4	9/29/14	Parcel 1 Lot Lines, Planning Board Comments
3	9/2/14	Added B&D labels
2	8/25/14	Added Profile Sheet, Mapping to Sargent Ave, General Revisions
1	7/29/14	Planning Board Comments, new sewer and water service.

TEC LAND SURVEYING
15c TIORONDA AVE. BEACON, NY 12508
PH: 845.445.6590 FX: 845.445.6591

ROSENETH ESTATES

RE-SUBDIVISION PLAT OF ROSENETH ESTATES SUBDIVISION PLAT

CITY OF BEACON, COUNTY OF DUTCHESS, STATE OF NEW YORK

DWG. NO.	MULTIPLE
address	SOUTH AVENUE
date	8/10/14
drawn	TEC
scale	1"=30'
checked	TEC
project no.	12-009
project name	ROSENETH ESTATES
sheet	1 OF 3