

PROJECT INFORMATION:

PARCEL OWNERS:	LORI JOSEPH BUILDERS INC. (6055-82-645105)
PROJECT ENGINEER:	HUDSON LAND DESIGN P.C., 174 MAIN STREET, BEACON NY 12508
PARCEL LOCATION:	446 WASHINGTON AVE, BEACON NY, 12508
TAX PARCEL IDS:	6055-82-656107 (±0.11AC) & 6055-82-645105 (±0.72AC)
PARCEL AREA:	±0.83 ACRES
WATER SUPPLY:	MUNICIPAL
SEWAGE DISPOSAL:	MUNICIPAL

MAP REFERENCES:

1. EXISTING FEATURES AS SHOWN ON THIS SUBDIVISION PLAN PROVIDED BY MAPPING OBTAINED FROM TEC LAND SURVEYORS, P.S., LLC.

SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY THAT THE SURVEY SHOWN HEREON IS BASED ON ACTUAL FIELD MEASUREMENTS COMPLETED ON OCTOBER 6, 2017.

THOMAS CERCHIARA P.L.S.

OWNER'S CONSENT:

THE UNDERSIGNED OWNER OF THE PROPERTY HEREON STATES THAT HE IS FAMILIAR WITH THIS MAP, ITS CONTENTS AND ITS LEGENDS AND HEREBY CONSENTS TO ALL SAID TERMS AND CONDITIONS AS STATED HEREON.

RINA SHUMAN DATE

OWNER'S CONSENT:

THE UNDERSIGNED OWNER OF THE PROPERTY HEREON STATES THAT HE IS FAMILIAR WITH THIS MAP, ITS CONTENTS AND ITS LEGENDS AND HEREBY CONSENTS TO ALL SAID TERMS AND CONDITIONS AS STATED HEREON.

GARY JOSEPH DATE

SURVEY NOTES:

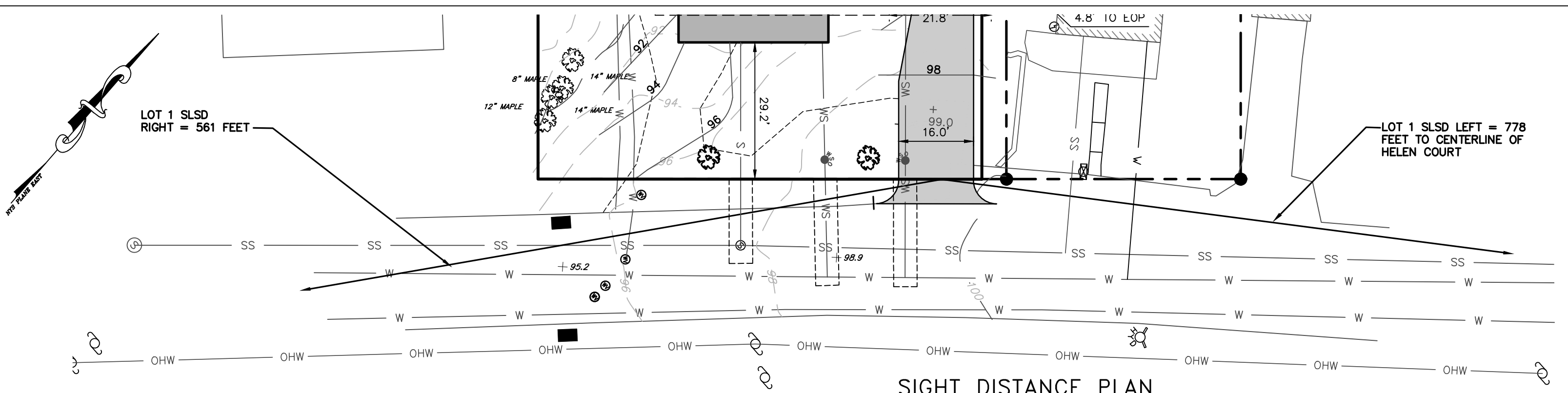
1. SEE SHEET 1 FOR METES AND BOUNDS FOR EXISTING AND PROPOSED PROPERTY LINES.
SITE SPECIFIC NOTES:

- THE CONTRACTOR SHALL PERFORM A UTILITIES CALL-OUT PRIOR TO CONSTRUCTION TO VERIFY ALL UNDERGROUND UTILITY LOCATIONS BY CONTACTING UFPO @ 1-800-962-7962. 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.
- 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.
- THE PROPOSED LOT SHALL BE SERVED BY THE CITY OF BEACON MUNICIPAL WATER AND SEWER SERVICES.
- THE WATER SERVICE LINE AND METER SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF BEACON WATER DEPARTMENT REQUIREMENTS.
- THE WATER SERVICE LINE SHALL BE 3/4" K-COPPER.
- THE SEWER SERVICE LINE SHALL BE 4" SDR 35 PVC PIPE WITH PITCH AS SHOWN ON THE PLAN (MINIMUM OF 1/4" PER FOOT SHALL BE MAINTAINED).
- A ROAD OPENING PERMIT SHALL BE REQUIRED FOR THE INSTALLATION OF THE PROPOSED WATER AND SEWER SERVICES FOR THE NEW LOT. STREET CLOSURE FOR WATER AND SEWER SERVICE CONNECTIONS SHALL BE PERFORMED IN ACCORDANCE WITH THE CITY OF BEACON REQUIREMENTS.
- ALL EROSION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO CONSTRUCTION. THE PROPOSED DRIVEWAY SHALL HAVE A STABILIZED CONSTRUCTION ENTRANCE.
- ROOF LEADER CONNECTIONS TO BE MINIMUM 4" PVC OR HDPE @ 2.0% MIN.
- SUMP PUMP TO BE PROVIDED FOR FOOTING DRAIN, IF NECESSARY. THE TYPE OF PUMP AND METHODS USED TO ENSURE PROPER DRAINAGE SHALL BE ACCEPTABLE TO THE CITY OF BEACON BUILDING DEPARTMENT.
- THE DRIVEWAY SIGHT DISTANCE MEETS OR EXCEEDS COMPLIANCE WITH THE CITY OF BEACON'S 192-9(B) CODE AND 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 MEASURED SIGHT DISTANCE IS AS FOLLOWS:
LOT 1: SLSD RIGHT = ±561' FEET
SLSD LEFT = ±778 FEET (TO INTERSECTION WITH HELEN COURT)
STOPPING SIGHT DISTANCE (SSD) WAS OBSERVED TO BE IN EXCESS OF THE REQUIRED 200 FEET WHEN APPROACHING THE PROPOSED DRIVEWAY FROM THE LEFT AND RIGHT.
- INSTALLATION AND DESIGN OF SANITARY SEWER LINE IS SUBJECT TO VERIFICATION OF THE CITY OF BEACON MUNICIPAL SEWER SYSTEM.
- ALL SITE GRADING THAT IS COMMON TO BOTH LOT 1 AND LOT 2 SHALL BE COMPLETED PRIOR TO THE ISSUANCE OF ANY CERTIFICATE OF OCCUPANCY FOR EITHER LOT 1 OR LOT 2.
- GRAVEL AREA IN FRONT OF LOT 1 SHALL BE REMOVED, SEEDED AND LANDSCAPED.
- RETAINING WALL SHALL BE DESIGNED BY A LICENSED PROFESSIONAL ENGINEER IN THE STATE OF NEW YORK AND SUBMITTED TO THE CITY OF BEACON BUILDING DEPARTMENT FOR REVIEW PRIOR TO CONSTRUCTION.

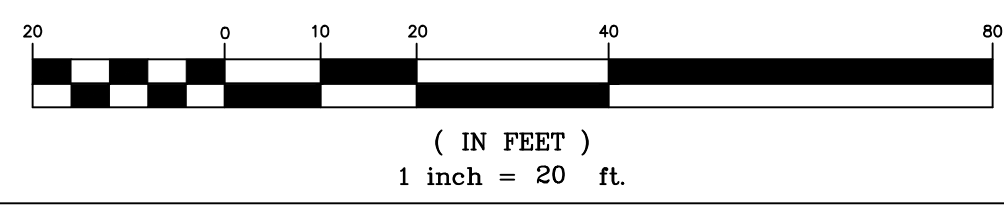
Dig Safely. New York
800-962-7962
www.digsafelynewyork.org

☐ Call Before You Dig
☐ Wait The Required Time
☐ Confirm Utility Response
☐ Respect the Marks
☐ Dig With Care

DRAWN BY: AG		CHECKED BY: DGK	JOB NO.: 2017-038
REVISIONS:			
NO.	DATE	DESCRIPTION	BY
1	01/30/18	REVISED LAYOUT PER UPDATED SURVEY	AG
2	02/27/18	REVISED PER CONSULTANT COMMENTS	AG
3	03/27/18	REVISED PER CONSULTANT COMMENTS	AG



SIGHT DISTANCE PLAN
SCALE: 1" = 20'
GRAPHIC SCALE



SCHEDULE OF REGULATIONS (R1-10 ZONING DISTRICT) AND LOT CONFORMANCE TABLE:							
PARAMETER	REQUIREMENT	TAX ID: 656107 BEFORE REALIGNMENT	TAX ID: 656107 AFTER REALIGNMENT	LOT 1	LOT 2		
LOT AREA:	10,000 SQUARE FEET MIN	5000 S.F.*	6,630 S.F.*	11,370 S.F.	18,000 S.F.		
LOT WIDTH:	85 FEET MINIMUM	50 FEET*	53.3 FEET*	96.8 FEET	120 FEET		
LOT DEPTH:	100 FEET MINIMUM	100 FEET	120 FEET	120 FEET	150 FEET		
YARD SETBACKS (RESIDENTIAL USE):							
FRONT YARD:	35 FEET MINIMUM	29.2 FEET*	29.2 FEET*	29.2** FEET	39.3 FEET		
SIDE YARD:	15 FEET MINIMUM	-2.2', 11.9**	3.0', 14.1**	30.0', 32.8'	40.0', 78.0'		
SIDE YARD (TOTAL OF TWO):	40 FEET MINIMUM TOTAL	9.7**	17.1' TOTAL*	62.8' TOTAL	118.0' TOTAL		
REAR YARD:	35 FEET MINIMUM	29.7*	49.7 FEET*	50.8 FEET	40.7 FEET		
YARD SETBACKS (ACCESSORY STRUCTURE):							
SIDE YARD:	15 FEET MINIMUM	-11.7	5.3'	N/A	N/A		
REAR YARD:	15 FEET MINIMUM	29.5'	38.8'	N/A	N/A		
MAIN BUILDING HEIGHT:	MAX 35 FEET, 2.5 STORIES	<35 FEET	<35 FEET	<35 FEET	<35 FEET		
MAIN BUILDING HEIGHT:	MIN 12 FEET, 1 STORY	>12 FEET	>12 FEET	>12 FEET	>12 FEET		
ACCESSORY BLDG. HEIGHT:	MAX 15 FEET, 1 STORY	<15 FEET	<15 FEET	N/A	N/A		
BUILDING COVERAGE:	MAX 25%	20.8%**	14.0%	11.0%	7.1%		
DWELLING UNITS PER BLDG:	MAX 1	1	1	1	1		

* NON-CONFORMING EXISTING LOT
** FRONT YARD SETBACK IS LESS THAN 35' TO KEEP DWELLING IN LINE WITH EXISTING DWELLING ON PARCEL 656107

INDIANA BAT PROTECTION NOTES:

- TREE CLEARING SHALL BE RESTRICTED TO THE PERIOD BETWEEN OCTOBER 1 AND MARCH 31.
- THE LIMITS OF DISTURBANCE SHALL BE DEMARCATED BY INSTALLING ORANGE CONSTRUCTION FENCE FOR THE GENERAL IMPROVEMENT AND INFRASTRUCTURE CONSTRUCTION ACTIVITIES AND FOR THE INDIVIDUAL LOT CONSTRUCTION. THESE LIMITS SHALL BE MAINTAINED THROUGHOUT CONSTRUCTION.
- DUST CONTROL DURING CONSTRUCTION SHALL BE IMPLEMENTED. THIS INCLUDES USE OF CONSTRUCTION ENTRANCES, APPLYING LIGHT WATER, AND ESTABLISHING VEGETATION.
- STREET LIGHTS ARE NOT PERMITTED. RESIDENTIAL LIGHTING SHALL BE DIRECTED DOWNWARD TO REDUCE IMPACTS TO BATS FORAGING FOR FOOD.
- NO CHEMICALS SHALL BE USED IN THE STORMWATER PONDS THAT MIGHT ADVERSELY IMPACT BATS OR THE INSECT POPULATION. THIS INCLUDES THE USE OF COPPER SULFATE.

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

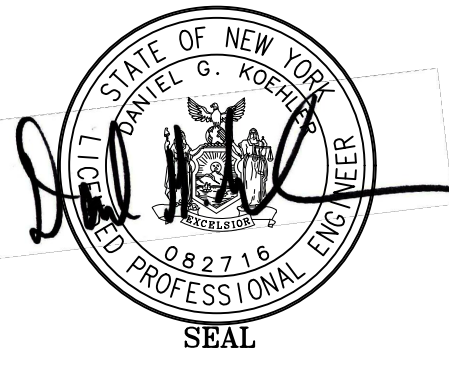
IN ABSENCE OF THE CHAIRMAN OR SECRETARY, THE ACTING CHAIRMAN OR ACTING SECRETARY RESPECTIVELY MAY SIGN IN THIS PLACE.

SUBDIVISION PLAN
FAIRVIEW SUBDIVISION

446 WASHINGTON AVE
CITY OF BEACON
DUTCHESS COUNTY, NEW YORK
TAX ID: 6055-82-656107 & 645105
SCALE: 1" = 20'
DECEMBER 28, 2017



HUDSON LAND DESIGN
PROFESSIONAL ENGINEERING P.C.
174 MAIN STREET
BEACON, NEW YORK 12508
PH: 845-440-6926 F: 845-440-6637



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