

SCHEDULE OF REGULATIONS (R1-5 ZONING DISTRICT) AND LOT CONFORMANCE TABLE: REQUIREMENT 5,000 SQUARE FEET MIN 5,270 S.F. 6,608 S.F 54.7 FEET 50 FEET MINIMUM 52.2 FEET 61.0 FEET 100 FEET MINIMUM 100.0 FEET 101.5 FEET 105.5 FEET YARD SETBACKS (RESIDENTIAL USE): 30 FEET MINIMUM 12.5 FEET\* 12.5 FEET\*\*(1) 13.5 FEET\*\* 10 FEET MINIMUM 10.0 FEET 13.8 FEET 11.4 FEET SIDE YARD (TOTAL OF TWO): 20 FEET MINIMUM TOT 22.7 FEET 32.5 FEET 37.8 FEET 30 FEET MINIMUM 40.8 FEET 56.5 FEET 59.2 FEET YARD SETBACKS (ACCESSORY STRUCTURE): 5 FEET MINIMUM STRUCTURE TBR N/A N/A 5 FEET MINIMUM STRUCTURE TBR N/A N/A MAIN BUILDING HEIGHT: MAX 35 FEET, 2.5 STORIES ±27 FEET <35 FEET <35 FEE MAIN BUILDING HEIGHT: MIN 12 FEET, 1 STORY ±27 FEET >12 FEET >12 FEET

\* EXISTING, NON-CONFORMING LOT

MAX 25%

\*\* THE APPLICANT REQUESTS RELIEF FROM THE PLANNING BOARD FOR THE FRONT YARD REQUIREMENT ON LOT #2 AND LOT #3 (TO PROVIDE A CONSISTENT FRONT YARD SETBACK TO HOUSES ALONG ST. LUKES PLACE AND UNION STREET, RESPECTIVELY).

ASSUMES FULL FRONT YARD FROM ST. LUKES PLACE, WITH FRONT YARD ALONG UNION STREET REDUCED TO 0.25 X 50' = 12.5' (PER SECTION 223-13J: ON A CORNER LOT IN ANY RESIDENCE DISTRICT, THERE SHALL BE PROVIDED A SIDE YARD ON THE SIDE STREET EQUAL IN DEPTH TO THE REQUIRED FRONT YARD ON SAID LOT, OR, IF THE LOT IS OCCUPIED BY A ONE-FAMILY HOME, SUCH SIDE YARD MAY BE REDUCED TO 25% OF THE ACTUAL LOT WIDTH).

STRUCTURE TBR

N/A

13.5%

l N/A

11.5%

LEGEND EXISTING PROPERTY LINE PROPOSED PROPERTY LINE — — — — — — — BUILDING SETBACK LINE ———— EXISTING ADJOINER LINE \_\_\_\_ 230 \_\_\_\_ EXISTING MAJOR CONTOUR \_\_ \_\_ 232 \_\_\_ EXISTING MINOR CONTOUR EXISTING UTILITY POLE --- PROPOSED MAJOR CONTOUR — PROPOSED MINOR CONTOUR + 90.5 PROPOSED SPOT ELEVATION PROPOSED SEWER SERVICE LINE — W— EXISTING WATER MAIN WS ---- PROPOSED WATER SERVICE LINE PROPOSED WATER SHUT-OFF VALVE PROPOSED SEWER CLEAN OUT

PROPOSED ROOF LEADER

PROJECT INFORMATION: PARCEL OWNERS: 226 MAIN STREET INC. PROJECT ENGINEER: HUDSON LAND DESIGN P.C., 174 MAIN STREET, BEACON NY 12508 PARCEL LOCATION: 38 ST. LUKES PLACE, BEACON NY, 12508

TAX PARCEL IDS: 6054-38-156634 ( ±0.11AC) PARCEL AREA: ±.0.40 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, PS, LLC.

## **SURVEY NOTES:**

1. SEE SHEET 1 FOR METES AND BOUNDS FOR EXISTING AND PROPOSED PROPERTY LINES.

**SITE SPECIFIC NOTES:** 

I. 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. 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 LOT 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. THE WATER SERVICE LINE SHALL BE 3/4" Ø K-COPPER. 6. THE SEWER SERVICE LINE SHALL BE 4"Ø SDR 35 PVC PIPE WITH PITCH AS SHOWN ON THE PLAN

(MINIMUM OF 1/4" PER FOOT SHALL BE MAINTAINED). 7. 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 CITY OF BEACON REQUIREMENTS. 8. ALL EROSION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO CONSTRUCTION. THE PROPOSED DRIVEWAY SHALL HAVE A STABILIZED CONSTRUCTION ENTRANCE.

9. ROOF LEADER CONNECTIONS TO BE MINIMUM 4"0 PVC OR HDPE @ 2.0% MIN. 10. 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.

11. 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 2: SLSD RIGHT =  $\pm 35$  FEET (TO INTERSECTION OF ST. LUKES PLACE AND UNION STREET) SLSD LEFT =  $\pm 342$  FEET

LOT 3: SLSD RIGHT = 215 FEET SLSD LEFT = 690' (TO INTERSECTION OF UNION STREET AND RUSSELL AVE) AS SLSD RIGHT FOR LOT 3 IS SLIGHTLY DEFICIENT, STOPPING SIGHT DISTANCE (SSD) WAS MEASURED TO BE 215', WHICH EXCEEDS THE MINIMUM REQUIRED 200 FEET WHEN APPROACHING THE PROPOSED DRIVEWAY FROM THE NORTH (SOUTHBOUND).

STOPPING SIGHT DISTANCE (SSD) WAS OBSERVED TO BE IN EXCESS OF THE REQUIRED 200 FEET WHEN APPROACHING THE PROPOSED DRIVEWAY FOR BOTH LOT 2 AND LOT 3 FROM THE LEFT AND RIGHT. 12. INSTALLATION AND DESIGN OF SANITARY SEWER LINE IS SUBJECT TO VERIFICATION OF THE CITY OF BEACON MUNICIPAL SEWER SYSTEM. 13. 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. 14. GRAVEL AREA IN FRONT OF LOT 1 SHALL BE REMOVED, SEEDED AND LANDSCAPED. 15. 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

## **INDIANA BAT PROTECTION NOTES:** 1. TREE CLEARING SHALL BE RESTRICTED TO THE PERIOD BETWEEN OCTOBER 1 AND MARCH 31.

2. 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. 3. DUST CONTROL DURING CONSTRUCTION SHALL BE IMPLEMENTED. THIS INCLUDES USE OF CONSTRUCTION ENTRANCES, APPLYING LIGHT WATER, AND ESTABLISHING VEGETATION. 4. STREET LIGHTS ARE NOT PERMITTED. RESIDENTIAL LIGHTING SHALL BE DIRECTED DOWNWARD TO REDUCE IMPACTS TO BATS FORAGING FOR FOOD. 5. 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

\_\_, 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.

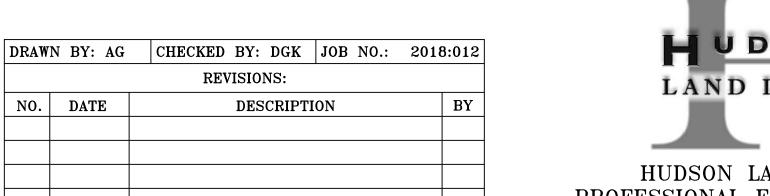
SIGNED THIS \_\_\_\_\_, 20\_\_\_\_, BY CHAIRMAN \_ SECRETARY

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

SUBDIVISION PLAN

## 38 ST. LUKES SUBDIVISION

38 ST. LUKES PLACE CITY OF BEACON DUTCHESS COUNTY, NEW YORK TAX ID: 6054-38-156634 SCALE: 1" = 20'APRIL 24, 2018





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



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