



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

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.

SEAL

EXISTING, NON-CONFORMING LOT

** 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).

(1) ASSUMES FULL FRONT YARD ON 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).

	EXISTING PROPERTY LINE
	PROPOSED PROPERTY LINE
	BUILDING SETBACK LINE
	EXISTING ADJOINER LINE
	EXISTING MAJOR CONTOUR
	EXISTING MINOR CONTOUR
	EXISTING UTILITY POLE
	PROPOSED MAJOR CONTOUR
	PROPOSED MINOR CONTOUR
	PROPOSED SPOT ELEVATION
	EXISTING SEWER MAIN
	PROPOSED SEWER SERVICE LINE
	EXISTING WATER MAIN
	PROPOSED WATER SERVICE LINE
	PROPOSED WATER SHUT-OFF VALVE
	PROPOSED SEWER CLEAN OUT
	PROPOSED ROOF LEADER

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 TO THE GENERAL MOVEMENT AND INFRASTRUCTURE CONSTRUCTION ACTIVITIES AND FOR THE INDIVIDUAL INFRASTRUCTURE CONSTRUCTION LIMITS SHALL BE MAINTAINED.
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 LIGHT POLLUTION AND GLARE.
5. NO CHEMICALS SHALL BE USED IN THE STORMWATER PONDS THAT MIGHT ADVERSELY IMPACT BATTS OR THE INSECT POPULATION, THIS INCLUDES THE USE OF COPPER SULFATE.

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

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

JON D. BODENDORF, P.E.
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NYS LICENSE NO. 082716

SHEET: 2 OF 4