

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.

GARY JOSEPH OR TIM OWEN

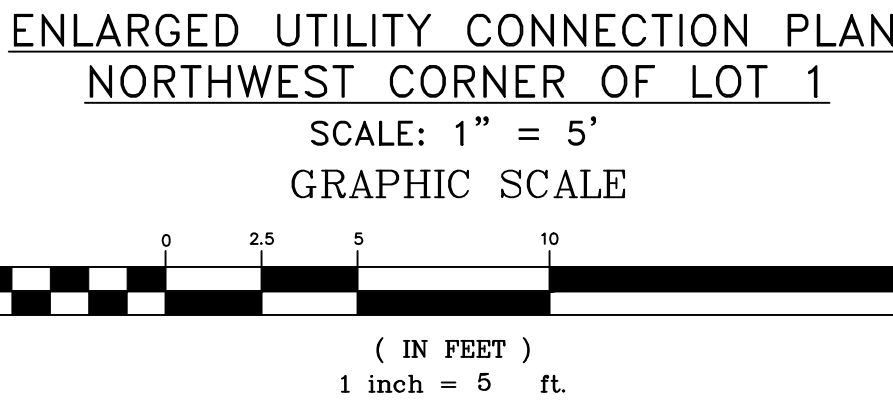
DAT

THOMAS CERCHIARA P.L.S

SEA

SCHEDULE OF REGULATIONS (R1-5 ZONING DISTRICT) AND LOT CONFORMANCE TABLE:					
PARAMETER	REQUIREMENT	LOT #1	LOT #2	LOT #3	
LOT AREA:	5,000 SQUARE FEET MIN	5,270 S.F.	5,317 S.F.	6,513 S.F.	
LOT WIDTH:	50 FEET MINIMUM	52.2 FEET	52.0 FEET	61.0 FEET	
LOT DEPTH:	100 FEET MINIMUM	100.0 FEET	101.5 FEET	104.5 FEET	
YARD SETBACKS (RESIDENTIAL) (USE):					
FRONT YARD:	30 FEET MINIMUM	12.5 FEET*	12.5 FEET** (1)	13.4 FEET**	
SIDE YARD:	10 FEET MINIMUM	10.0 FEET	13.1 FEET	15.1 FEET	
SIDE YARD (TOTAL OF TWO):	20 FEET MINIMUM TOTAL	22.7 FEET	28.0 FEET	37.2 FEET	
REAR YARD:	30 FEET MINIMUM	40.0 FEET	56.4 FEET	58.5 FEET	
YARD SETBACKS (ACCESSORY) STRUCTURE:					
SIDE YARD:	5 FEET MINIMUM	STRUCTURE TBR	N/A	N/A	
REAR YARD:	5 FEET MINIMUM	STRUCTURE TBR	N/A	N/A	
MAIN BUILDING HEIGHT:	MAX. 35 FEET, 2.5 STORIES	<27 FEET	<35 FEET	<35 FEET	
MAIN BLDG. HEIGHT:	MAX. 12 FEET, 1 STORY	<21 FEET	>12 FEET	>12 FEET	
ACCESSORY BLDG. HEIGHT:	MAX. 15 FEET, 1 STORY	STRUCTURE TBR	N/A	N/A	
BUILDING COVERAGE:	MAX 25%	21.1%	13.5%	11.5%	
DWELLING UNITS PER LOT:	MAX 1	1	1	1	

\* EXISTING, NON-CONFORMING  
\* 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 FROM ST. LUKES PLACE, WITH FRONT YARD ALONG UNION STREET REDUCED TO 0.25 X 52.0' = 13.0' (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)



PARCEL OWNER:	BEACON 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 ID:	6054-38-156634 ( ±.405 AC)
PARCEL AREA:	±.405 ACRES
WATER SUPPLY:	MUNICIPAL
SEWAGE DISPOSAL:	MUNICIPAL

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

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

1. THE CONTRACTOR SHALL PERFORM A UTILITIES CALL-OUT PRIOR TO CONSTRUCTION TO VERIFY ALL UNDERGROUND UTILITY LOCATIONS BY CONTACTING UPPO @ 1-800-962-7962. SPECIFIC ATTENTION MUST BE PAID TO THE LOCATION OF THE GAS (IF APPLICABLE), WATER AND SEWER MAINS WITH RESPECT TO THE PROPOSED LOCATION OF 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 THEREAFTER AND GENERALLY TO 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" x K-COPPER.
6. 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).
7. A ROAD CLOSURE SHALL BE REQUIRED FOR THE INSTALLATION OF THE PROPOSED WATER AND SEWER SERVICE FOR THE NEW LOT. ROAD 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 EROSION CONTROL MEASURES SHALL BE STABILIZED COMPOST COIR EROSION CONTROL MATS.
9. ROOF LEAD CONNECTIONS TO BE MINIMUM 1/2" PIPING 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 PROPOSED 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, ASHTO DESIGN TABLES CALL FOR A SIGHT DISTANCE OF 200 FEET TO THE LEFT AND 335 FEET TO THE RIGHT. THE PROPOSED DRIVEWAY SIGHT DISTANCE MEETS OR EXCEEDS THE FOLLOWING:  
LOT 2: SLSD LEFT = +35 FEET (TO INTERSECTION OF ST. LUKES PLACE AND UNION STREET)  
SLSD RIGHT = +342 FEET  
LOT 3: SLSD RIGHT = +241 FEET

AS SLSD RIGHT FOR LOT IS DEFICIENT, STOPPING SIGHT DISTANCE (SSD) WAS MEASURED TO BE 241', 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 DRIVEWAY FROM BOTH LOT 2 AND LOT 3 FROM THE LEFT AND RIGHT.  
12. THE CONTRACTOR SHALL FIELD VERIFY THE LOCATIONS AND INVERTS OF ALL CATCH BASINS, STORM SEWER LINES, SANITARY MANHOLES, SEWER LINES, WATERLINES, AND UNDERGROUND UTILITY LINES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL NOT ASSUME THAT ALL LOCATIONS AS SHOWN ON THE PLAN ARE CORRECT. INVESTIGATIVE TEST PITS MAY BE REQUIRED TO VERIFY LOCATIONS.

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.

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 PLAN  
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.

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

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

SHEET: 2 OF 4

DRAWN BY: AG	CHECKED BY: DGK	JOB NO.: 2018:012
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REVISIONS:

NO.	DATE	DESCRIPTION	BY
1	05/29/18	REVISED LAYOUT PER CONSULTANT COMMENTS	AG

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**New York**  
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[www.digsafelynewyork.org](http://www.digsafelynewyork.org)

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- ☐ Wait The Required Time
- ☐ Confirm Utility Response
- ☐ Respect the Marks
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