

LEGEND

- EXISTING PROPERTY LINE
- - - - PROPOSED PROPERTY LINE
- BUILDING SETBACK LINE
- EXISTING ADJOINER LINE
- 2.30 --- EXISTING MAJOR CONTOUR
- 2.32 --- EXISTING MINOR CONTOUR
- EXISTING UTILITY POLE
- 70 --- PROPOSED MAJOR CONTOUR
- 66 --- PROPOSED MINOR CONTOUR
- + 90.5 --- PROPOSED SPOT ELEVATION
- S --- EXISTING SEWER MAIN
- - - - PROPOSED SEWER SERVICE LINE
- W --- EXISTING WATER MAIN
- WS --- PROPOSED WATER SERVICE LINE
- WS --- PROPOSED WATER SHUT-OFF VALVE
- PROPOSED SEWER CLEAN OUT
- PROPOSED ROOF LEADER
- DEEP TEST PIT
- INFILTRATION TEST

SURVEYOR'S CERTIFICATION:

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

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.

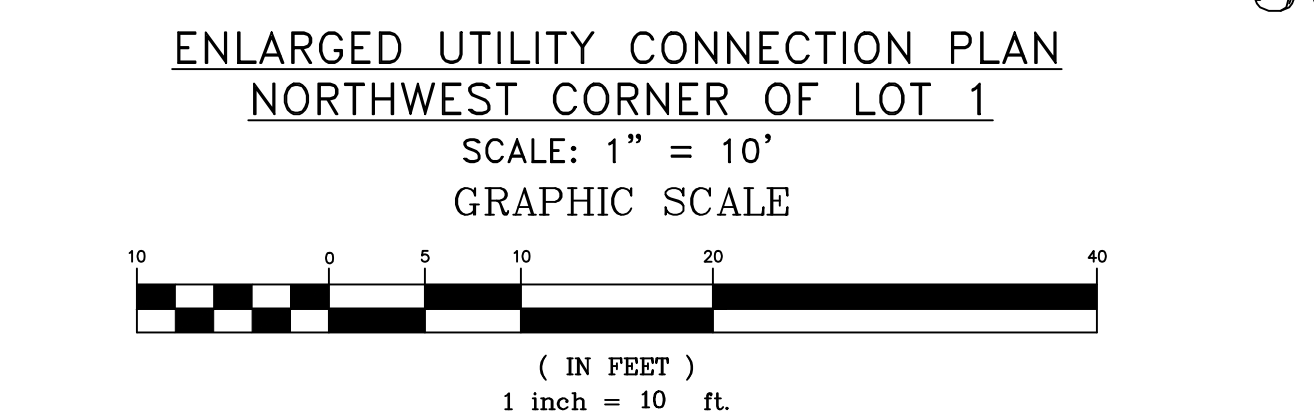
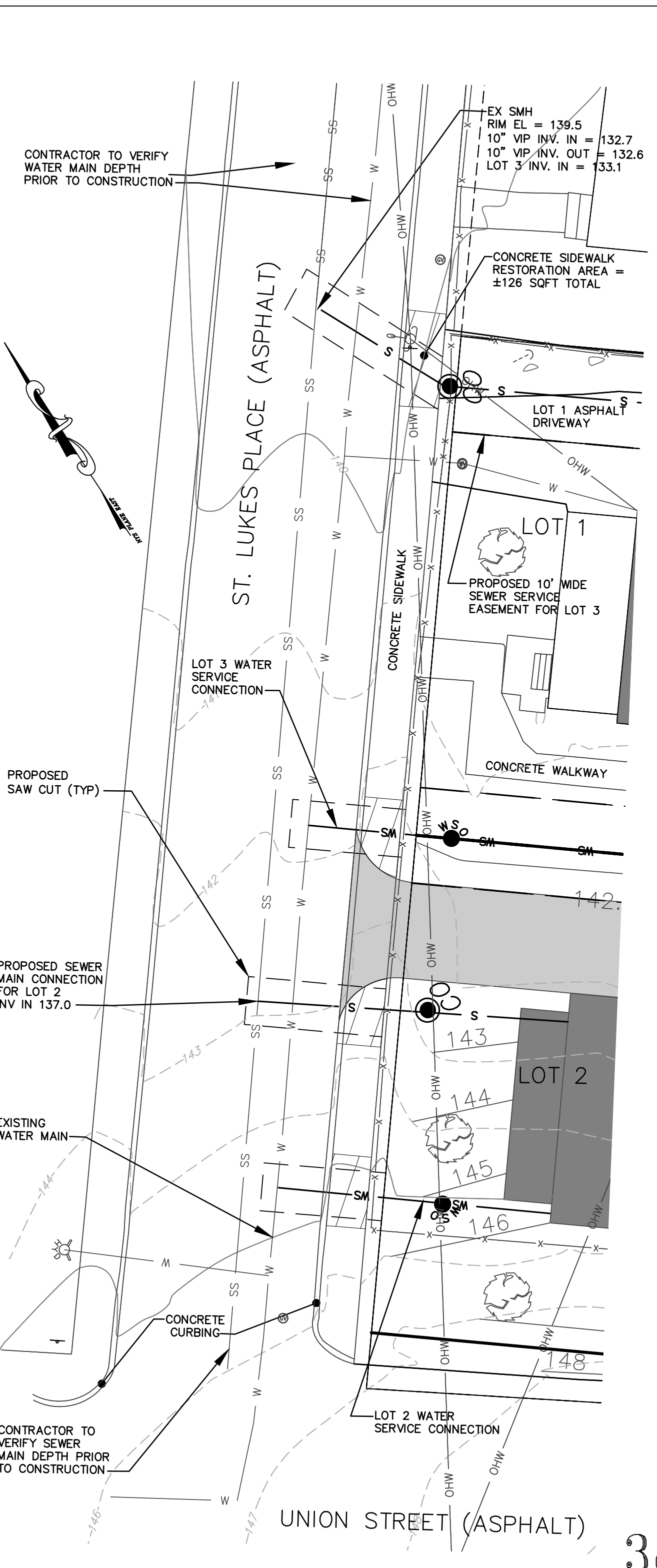
GARY JOSEPH OR TIM OWEN _____ DATE _____ THOMAS CERCHIARA P.L.S. _____ SEAL _____

INFILTRATION TEST TABLE:
INFILTRATION TESTS RESULTS ESTABLISHED ON 5/10/2018
PT1: 24" DEEP; 5.0 INCHES/HOUR; 5.0 INCHES/HOUR; 5.0 INCHES/HOUR

DEEP TEST HOLE TABLE:
DEEP TEST HOLE RESULTS ESTABLISHED ON 5/09/18

TP1: 0"-6" TOPSOIL, 6"-96" BROWN SANDY LOAM WITH COBBLES, NO BEDROCK, NO GROUNDWATER, NO MOTTLING

TP2: 0"-6" TOPSOIL, 6"-96" BROWN SANDY LOAM WITH COBBLES, NO BEDROCK, NO GROUNDWATER, NO MOTTLING



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.	6,228 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	100.0 FEET
YARD SETBACKS (RESIDENTIAL USE):				
FRONT YARD:	30 FEET MINIMUM	12.5 FEET*	12.5 FEET**(*1)	8.6 FEET**
SIDE YARD:	10 FEET MINIMUM	10.0 FEET	13.1 FEET	15.0 FEET
SIDE YARD (TOTAL OF TWO):	20 FEET MINIMUM TOTAL	22.7 FEET	28.0 FEET	37.1 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 BUILDING HEIGHT:	MIN 12 FEET, 1 STORY	±27 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-COMFORMING
** 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).

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www.digsafelynewyork.org

- Call Before You Dig
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- Confirm Utility Response
- Respect the Marks
- Dig With Care

DRAWN BY: AG CHECKED BY: DKG JOB NO.: 2018-012

REVISIONS:			
NO.	DATE	DESCRIPTION	BY
1	05/29/18	REVISED LAYOUT PER CONSULTANT COMMENTS	AG
2	06/26/18	PER CONSULTANT COMMENTS	AG

PROJECT INFORMATION:

PARCEL OWNERS:	BEACON 226 MAIN STREET LLC, 1 E MAIN ST, BEACON, NY 12508
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 (±0.405 AC)
PARCEL AREA:	±0.405 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.

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 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 2: SLD LEFT = ±35 FEET (TO INTERSECTION OF ST. LUKES PLACE AND UNION STREET)
SLD RIGHT = ±342 FEET
LOT 3: SLD RIGHT = ±241 FEET
SLD LEFT = ±690 FEET (TO INTERSECTION OF UNION STREET AND RUSSELL AVENUE)
AS SLD RIGHT FOR LOT 3 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 PROPOSED DRIVEWAY FOR BOTH LOT 2 AND LOT 3 FROM THE LEFT AND RIGHT.
- 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.

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.

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

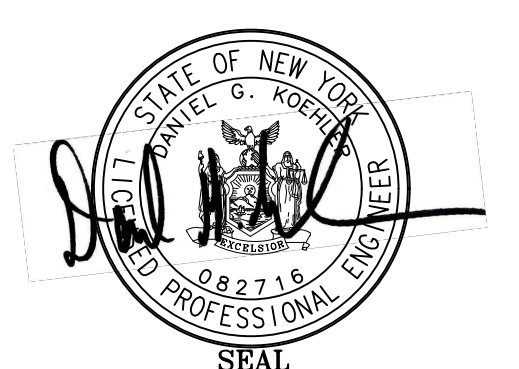
IN ABSENCE OF THE CHAIRMAN OR SECRETARY, THE ACTING CHAIRMAN OR ACTING SECRETARY RESPECTIVELY MAY SIGN IN THIS PLACE.

SUBDIVISION PLAN
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
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174 MAIN STREET
BEACON, NEW YORK 12508
PH: 845-440-6926 F: 845-440-6637



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