

## SURVEY NOTES

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2. Unauthorized alteration or addition to a survey map bearing a licensed land surveyor's seal is a violation of section 7209, sub-division 2, of the New York State Education Law.

3. Only boundary survey maps with the surveyor's embossed or red inked seal are genuine true and correct copies of the surveyor's original work and opinion. A copy of this document without a proper application of the surveyor's embossed or red inked seal should be assumed to be an unauthorized copy.

4. Certifications on this boundary survey map signify that the map was prepared in accordance with the current existing Code of Practice for Land Surveys adopted by the New York State Association of Professional Land Surveyors, Inc. The certification is limited to persons for whom the boundary survey map is prepared, to the title company, to the governmental agency, and to the lending institution listed on this boundary survey map.

5. The certifications herein are not transferable.

6. The location of underground improvements or encroachments are not always known and often must be estimated. If any underground improvements or encroachments exist or are shown, the improvements or encroachments are not covered by this certificate.

7. Subject to the findings of a current title search.

8. Subject to covenants, easements, restrictions, conditions and agreements of record.

9. Subject to any right, title or interest the public may have for highway use.

10. Bearings and North shown hereon are referenced to NAD 83--NY East using NYSNET RTN GPS.

11. Contour interval is one foot. Elevations shown hereon are referenced to NAVD 88 using NYSNET RTN GPS.

12. Area shown to be dedicated to the City of Beacon for highway use contains 900 ft<sup>2</sup>, more or less.

## FILED MAP REFERENCE

Map entitled "Map of Lots at Matteawan, N.Y. -- Property of Mrs. Maria Robinson" prepared by S. Scofield, C.E. and filed with the Dutchess County Clerk's office on July 7, 1897 as Map No. 514.

Map entitled "Map of Lands Belonging to Caroline R. Clark and Ors." prepared by W.R. Scofield and filed with the Dutchess County Clerk's office on November 15, 1916 as Map No. 1491.

## DEED REFERENCE

Liber 1001 Page 311  
Clarence E. Wood  
Conveyed To  
Leroy Steinhart & Beryl Steinhart  
On July 15, 1959

Liber 535 Page 414  
Thomas B. Finney & Theresa Finney  
Conveyed To  
Clarence Edward Wood & Florence May Wood  
On December 13, 1933

## TAX PARCEL NUMBER

City of Beacon, Dutchess County, New York  
130200--6054--38--156634--0000

## AREA

Total  
17,635 ft<sup>2</sup>  
0.405 Acres

## CERTIFICATIONS

Beacon 226 Main Street LLC

## ZONING

Property shown hereon is located within the R1-5 (5,000 ft<sup>2</sup>/dwelling) Residential District as shown on map entitled "Zoning" prepared by Frederick P. Clark Associates, Inc. and dated 6/7/1996, revised on 7/29/2014.

## FLOOD ZONE

Property shown hereon is located within the Zone "X" Unshaded region and is determined to be outside the 0.2% annual chance floodplain as shown on Flood Insurance Rate Map (FIRM) No. 36022C0577E (Effective Date: 05/02/2012).

## OWNERS & APPLICANTS

Beacon 226 Main Street LLC

## PLANNING BOARD

Approved by resolution of the Planning Board of the City of Beacon, New York, on the \_\_\_\_\_ day of year \_\_\_\_\_. Subject to all requirements and conditions of said resolution. Any change, erasure, modification or revision of the plat as approved shall void the approval. Signed this \_\_\_\_\_ day of year \_\_\_\_\_.

By: \_\_\_\_\_ Chairman

## DCDOH STANDARD NOTE

### FOR PERMISSION TO FILE

This plan does not constitute a realty subdivision as defined by Article XI, Title II, Section 1115 of the Public Health Law of the State of New York, and Article XI, of the Dutchess County Sanitary Code. Permission is hereby granted for the filing of this map with the Clerk of Dutchess County. Approval for arrangements for water supply and/or sewage disposal is neither sought nor granted.

Authorized Representative of the Commissioner of Health \_\_\_\_\_ Date \_\_\_\_\_

## OWNER'S CONSENT

The undersigned owners of the property hereon state that they are familiar with this map, its contents and its legends and hereby consent to all said terms and conditions as stated hereon.

\_\_\_\_\_  
Date \_\_\_\_\_

rev.	date	description
3	7/13/18	Revised Road Dedication
2	6/20/18	Revised Subdivision and Easement Lines
1	5/29/18	Revisions Per Planning Board

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\_\_\_\_\_  
Date \_\_\_\_\_

## SCHEDULE OF REGULATIONS (R1-5 ZONING DISTRICT) AND LOT CONFORMANCE TABLE:

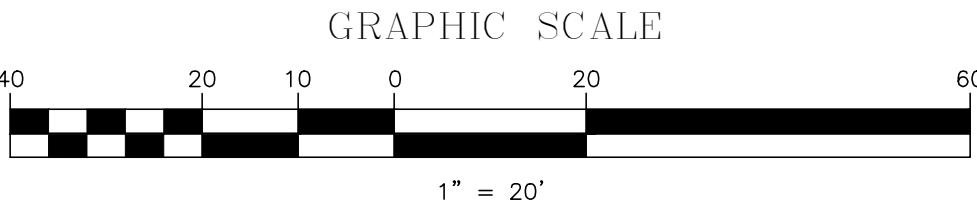
PARAMETER	REQUIREMENT	LOT #1	LOT #2	LOT #3
LOT AREA:	5,000 SQUARE FEET MIN	5,270 S.F.	5,230 S.F.	6,235 S.F.
LOT WIDTH:	50 FEET MINIMUM	52.2 FEET	50.9 FEET (AVG)	61.0 FEET
LOT DEPTH:	100 FEET MINIMUM	100.0 FEET	101.5 FEET	100.2 FEET
YARD SETBACKS (RESIDENTIAL USE):				
FRONT YARD:	30 FEET MINIMUM	12.5 FEET*	12.5 FEET*(1)	8.8 FEET**
SIDE YARD:	10 FEET MINIMUM	10.0 FEET	13.4 FEET	15.0 FEET
SIDE YARD (TOTAL OF TWO):	20 FEET MINIMUM TOTAL	22.7 FEET	28.3 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--CONFORMING

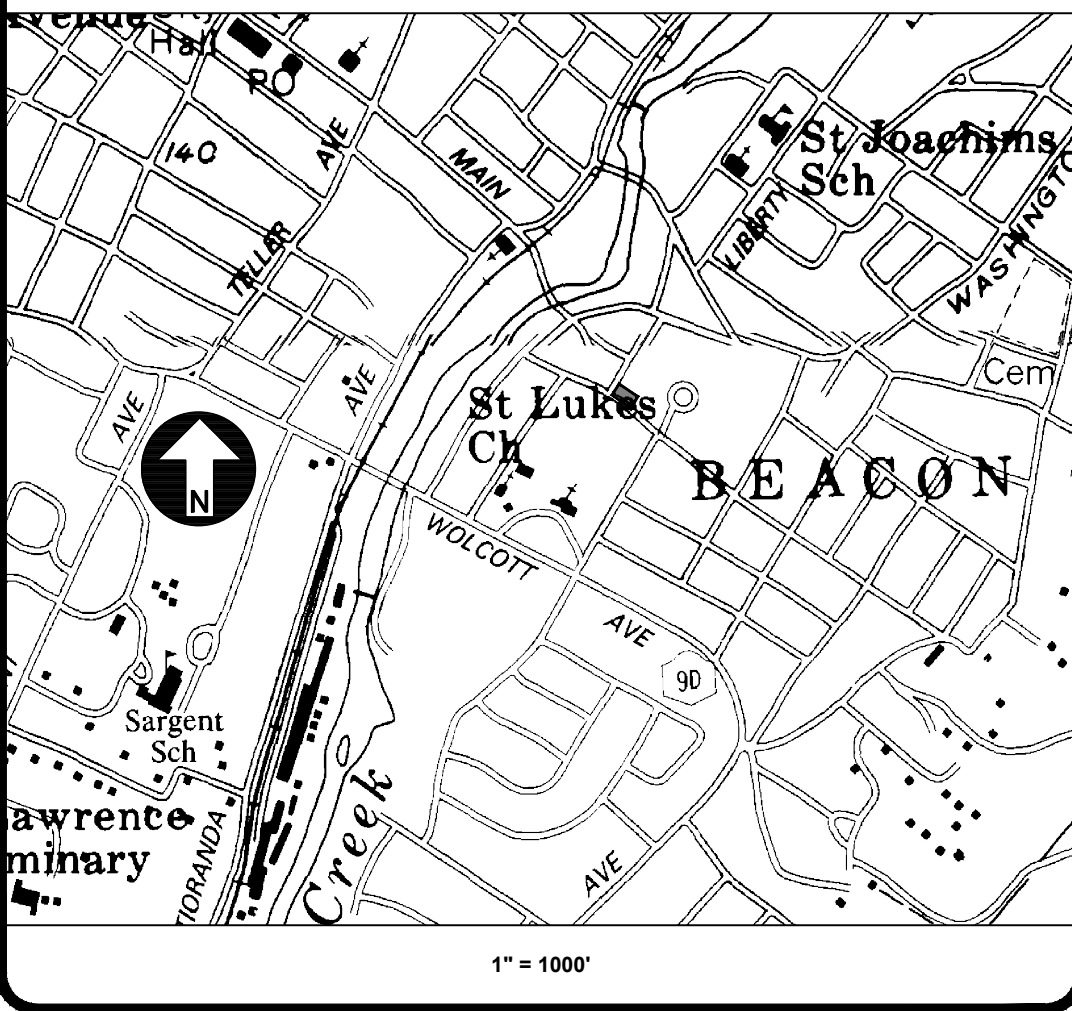
\*\* THE APPLICANT REQUESTS RELIEF FROM THE PLANNING BOARD FOR THE FRONT YARD REQUIREMENT ON LOT #2 AND LOT #3 (TO PROVIDE A CONSISTENT FRONT YARD SETBACK TO HOUSES ALONG ST. LUKES PLACE AND UNION STREET, RESPECTIVELY).

(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).

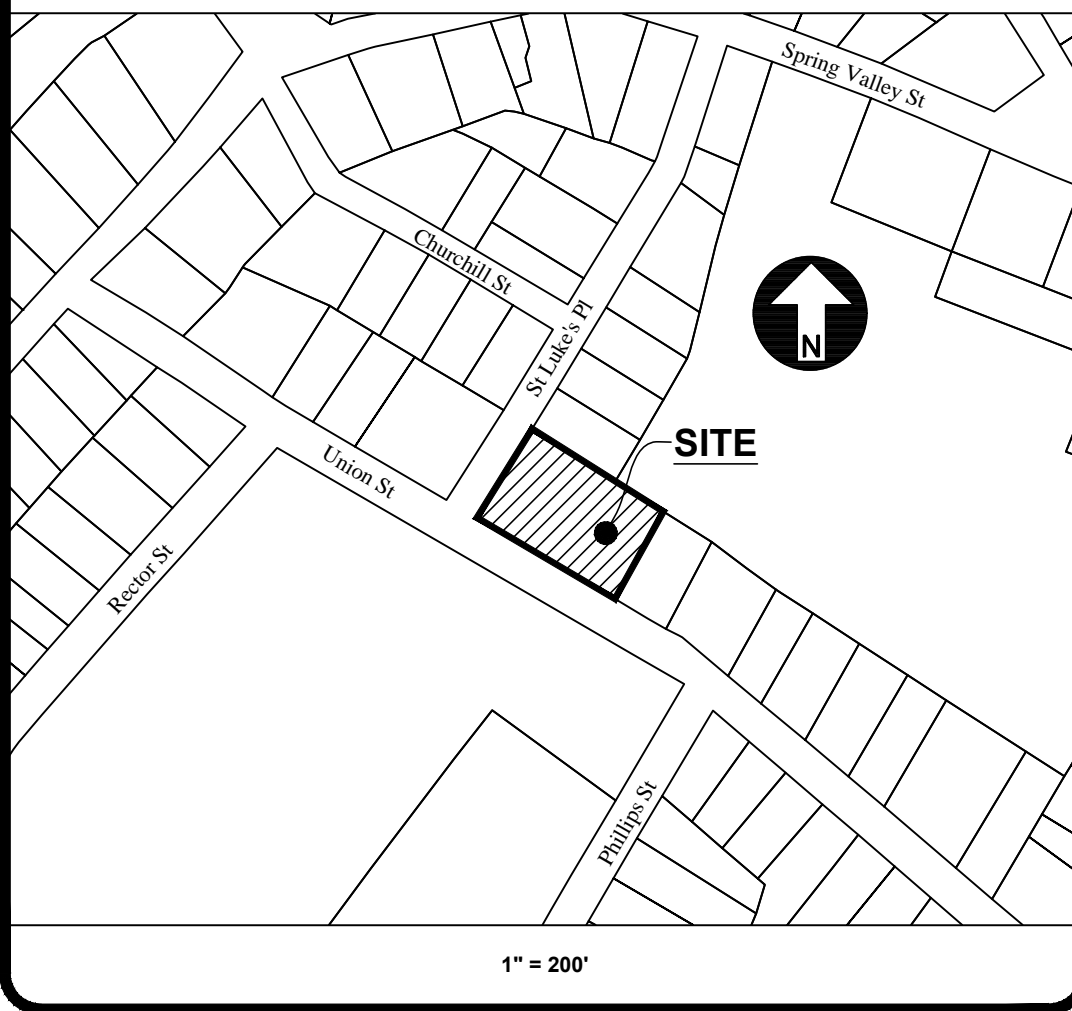
**TEC LAND SURVEYING**  
150 TIORONDA AVE. BEACON, NY 12508  
PH: 845.445.6590 FX: 845.445.6591



## AREA MAP



## VICINITY MAP



## LEGEND

---	PROPERTY LINE
---	PROPOSED LOT LINE
SS	SANITARY SEWER LINE
ST	STORM SEWER LINE
---	FENCE
OHW	OVERHEAD WIRES
---	EDGE OF GRAVEL
---	EDGE OF DIRT
○	DECIDUOUS TREE
✱	CONIFEROUS TREE
+	SPOT ELEVATIONS
△	WETLAND FLAGS
⊕	HYDRANT
⊗	GAS VALVE
⊙	WATER VALVE
□	ELECTRIC BOX
⊕	ELECTRIC MANHOLE
⊕	TELEPHONE MANHOLE
⊕	SANITARY SEWER MANHOLE
⊕	DRAINAGE MANHOLE
⊕	UNIDENTIFIED MANHOLE
■	DROP INLET
○	LIGHT POLE
○	UTILITY POLE
⊕	MAIL BOX
---	GUY WIRE
○	SIGN
○	BOLLARD
○	IRON ROD FOUND
○	IRON PIPE FOUND
□	MONUMENT FOUND
●	PROPERTY CORNER

tax id	6054--38--156634
address	38 ST LUKES PLACE
date	04/20/2018
scale	1" = 20'
project no.	18-040
project name	38 ST LUKES PLACE
sheet	1 OF 4

THOMAS E. CERCHIARA, P.L.S.  
P.L.S. No. 50732

38 ST LUKES PLACE

**SUBDIVISION PLAT  
PREPARED FOR  
BEACON 226 MAIN STREET LLC**

CITY OF BEACON, COUNTY OF DUTCHESS, STATE OF NEW YORK