LEGEND

- EXISTING PROPERTY LINE
- EXISTING EASEMENT
- EXISTING CHAIN LINK FENCE
- EXISTING EDGE OF PAVEMENT
- EXISTING WETLAND
- WL A23 — WL A24 EXISTING WETLAND FLAG
- EXISTING TREE LINE
- PROPOSED DOOR LOCATION
- (9) PROPOSED # OF STALLS TO BE STRIPED
- PROPOSED CONCRETE CURB
- PROPOSED EDGE OF SIDEWALK
- PROPOSED RETAINING WALL
- PROPOSED PAINTED STOPBAR
- PROPOSED CROSSWALK
- PROPOSED LANDSCAPING

General Notes:

1. Property line shown on these plans is based upon a map entitled "Boundary and Topographic Survey of Property prepared for Beacon Community Foundation, Inc.", dated March 22, 2005 as prepared by Insite Engineering, Surveying & Landscape Architecture, P.C.
2. Topography shown on these plans are based upon aerial photography dated April 14, 2003 and is photogrametrically compiled. Elevations shown hereon conform to the North American Vertical Datum of 1988 (N.A.V.D. 1988) as derived by GPS observation. The contour interval is 2'.
3. Site features and topography at the boundary of the access and stormwater easement where it meets Hastings Drive were field located on August 8, 2019 by Insite Engineering, Surveying & Landscape Architecture, P.C.
4. The existing wetland limit line as shown on these plans is based on a field delineation performed by Ecological Solutions, LLC on April 15, 2019 and survey located by Insite Engineering, Surveying & Landscape Architecture, P.C. The area of the wetland on the subject property is 2.55 acres.
5. The project is proposed as a conservation subdivision pursuant to code section 223-12-J (1) and seeks modification of lot requirements including front yard setback and building separation distance.

GRAPHIC SCALE

0 20 40 80

(IN FEET)
1 inch = 40 ft.

NO.	DATE	REVISION	BY

INSITE
ENGINEERING, SURVEYING &
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PROJECT:

BEACON VIEWS

CITY OF BEACON, DUTCHESS COUNTY, NEW YORK

DRAWING:

CONCEPT PLAN
CONSERVATION SUBDIVISION

STATE OF NEW YORK · JEFFREY J. CONTELLI · 081931 · LICENSED PROFESSIONAL ENGINEER

PROJECT NUMBER	19131.100	PROJECT MANAGER	J.J.C.	DRAWING NO.	SHEET
DATE	10-29-19	DRAWN BY	J.F.R.	CP-1	1 / 3
SCALE	1" = 40'	CHECKED BY	A.D.T.		

ALTERATION OF THIS DOCUMENT, UNLESS UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, IS A VIOLATION OF SECTION 7209 OF ARTICLE 145 OF THE EDUCATION LAW.

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