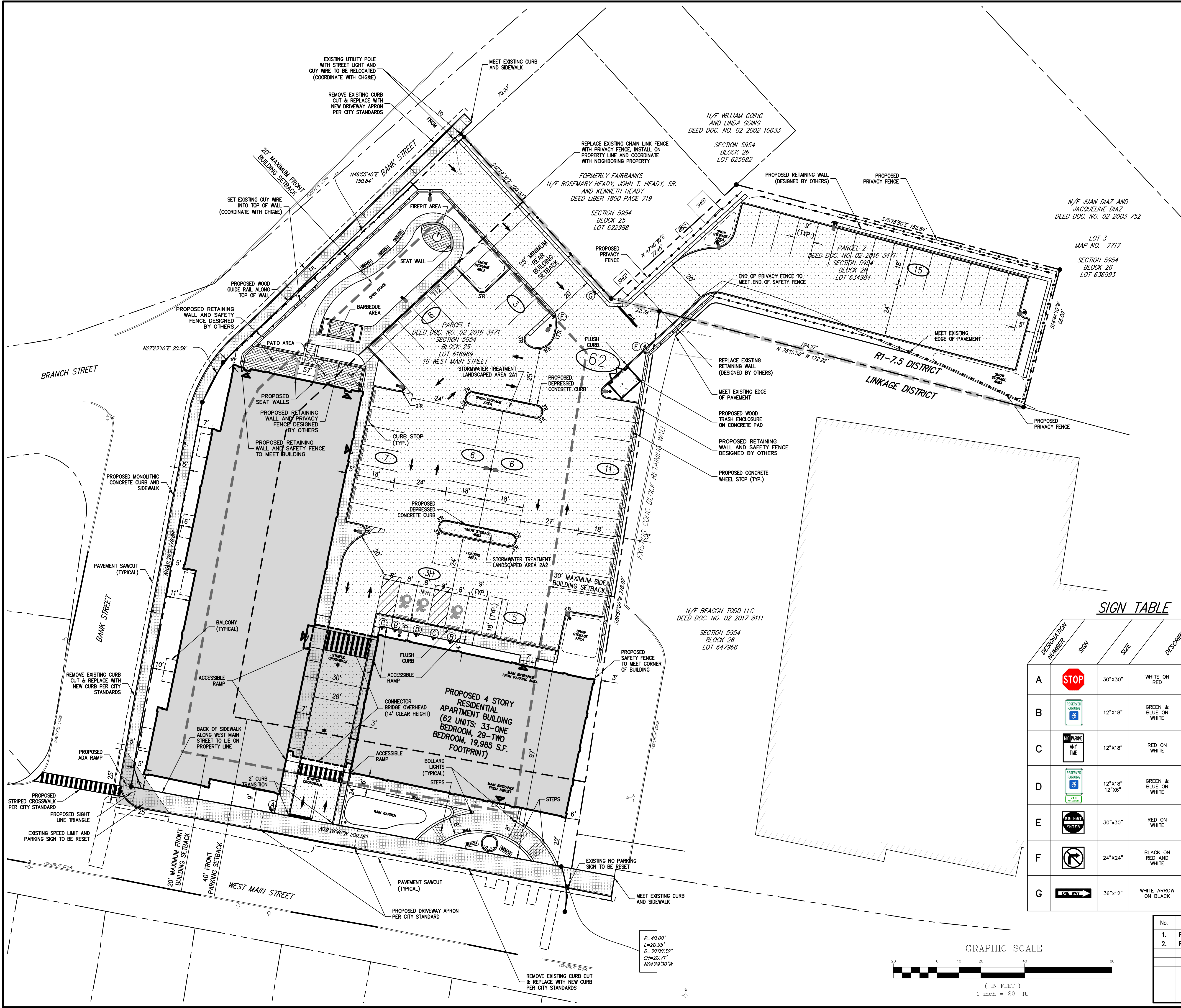


NOT FOR CONSTRUCTION

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LEGEND

- EXISTING PROPERTY LINE
- ADJACENT PROPERTY LINE
- EXISTING BUILDING SETBACK LINE
- EXISTING PARKING SETBACK LINE
- EXISTING BUILDING LINE
- EXISTING PAVEMENT EDGE
- EXISTING CURB LINE
- EXISTING STONE WALL
- EXISTING RETAINING WALL
- EXISTING FENCE
- EXISTING PARKING
- EXISTING UTILITY POLE
- EXISTING LIGHT POLE
- EXISTING SIGN
- PROPOSED BUILDING LINE
- PROPOSED CONCRETE CURB
- PROPOSED CONCRETE FLUSH CURB
- PROPOSED SAWCUT LINE
- PROPOSED ACCESSIBLE PARKING SPACES WITH NUMBER OF SPACES INDICATED (REFER TO STRIPING DETAILS)
- PROPOSED PARKING SPACES WITH NUMBER OF SPACES INDICATED (REFER TO STRIPING DETAILS)
- PROPOSED CONCRETE SIDEWALK
- PROPOSED ASPHALT PAVEMENT
- PROPOSED CONCRETE PAVERS
- PROPOSED CONCRETE PAD
- PROPOSED RETAINING WALL (DESIGN BY OTHERS)
- PROPOSED SAFETY FENCE
- PROPOSED PRIVACY FENCE
- PROPOSED WOOD GUIDE RAIL
- PROPOSED 12" WIDE WHITE STOP LINE
- PROPOSED ARROW MARKING ON PAVEMENT
- TRAFFIC SIGN LOCATION & DESIGNATION
- PEDESTRIAN CROSSING
- PROPOSED DOUBLE ARM LIGHTING STANDARD (DESIGN BY OTHERS)
- PROPOSED SINGLE ARM LIGHTING STANDARD (DESIGN BY OTHERS)
- PROPOSED BOLLARD LIGHTING STANDARD

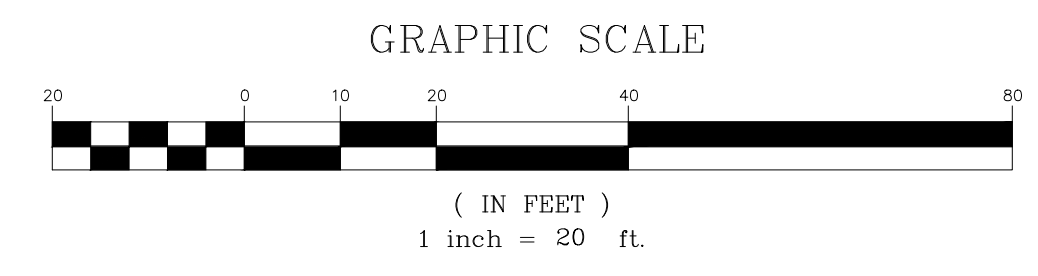
NOTES:

- EXISTING CONDITIONS DEPICTED ON THIS PLAN HAVE BEEN TAKEN FROM SURVEY TITLED, "TOPOGRAPHIC SURVEY," PREPARED BY JMC PLANNING ENGINEERING LANDSCAPE ARCHITECTURE & LAND SURVEYING, PLLC, DATED 09/20/2018, REVISED 09/23/2019.

SIGN TABLE

DESIGNATION NUMBER	SIGN	SIZE	DESCRIPTION	MOUNTING TYPE	MOUNTING HEIGHT	REGULATORY	REFLECTORIZED
A	STOP	30"x30"	WHITE ON RED	STEEL CHANNEL	7'-0"	R1-1	X
B	RESERVED PARKING	12"x18"	GREEN & BLUE ON WHITE	STEEL CHANNEL	7'-0"	R7-8	X
C	NO PARKING ANY TIME	12"x18"	RED ON WHITE	STEEL CHANNEL	7'-0"	NYP1-2	X
D	RESERVED PARKING	12"x18" 12"x6"	GREEN & BLUE ON WHITE	STEEL CHANNEL	7'-0"	R7-8 R7-8A	X
E	ONE WAY	30"x30"	RED ON WHITE	STEEL CHANNEL	7'-0"	R5-1	X
F	NO LEFT TURN	24"x24"	BLACK ON RED AND WHITE	STEEL CHANNEL	7'-0"	R3-1	X
G	ONE WAY	36"x12"	WHITE ARROW ON BLACK	STEEL CHANNEL	7'-0"	R6-1R	X

ANY ALTERATION OF PLANS, SPECIFICATIONS, PLATS AND REPORTS BEARING THE SEAL OF A LICENSED PROFESSIONAL ENGINEER OR LICENSED LAND SURVEYOR IS A VIOLATION OF SECTION 7209 OF THE NEW YORK STATE EDUCATION LAW, EXCEPT AS PROVIDED FOR BY SECTION 7209, SUBSECTION 2.

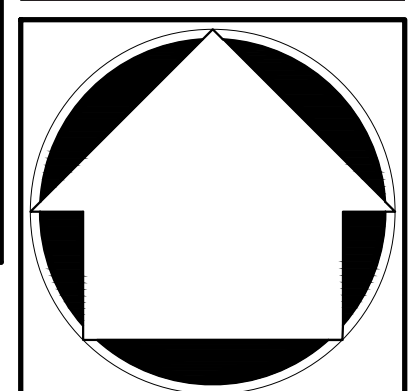
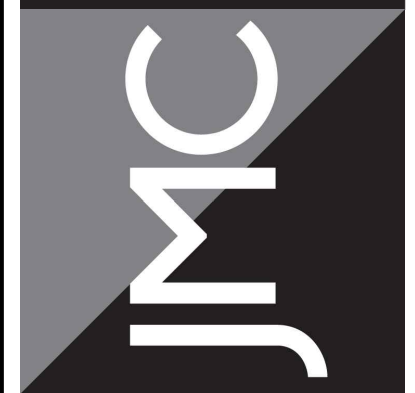


No.	Revision	Date	By
1.	REVISED PER CITY COMMENTS	12/30/19	AH
2.	REVISED PER CITY COMMENTS	02/24/2020	AH

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SITE PLAN
BEACON COMMONS
16 WEST MAIN STREET
BEACON, NY 12508

Drawn: AH Approved: SS
Scale: 1" = 20'
Date: 11/26/2019
Project No: 18119
LAY LAY.scx
Drawing No:
C-100
(Sheet 4 of 24)
Previous Editions Obsolete