

LOCATION MAP SCALE: 1" = 500'±

Applicant:
Beacon Views, LLC
530 River Avenue, Suite 145
Wakelied, NJ 08701

Record Owner:
Highlands at Beacon, LLC
2847 Church Street
Pine Plains, NY 12567

Site Data:
Tax Map No.: 6055-03-331123
Total Lot Area: 8.55 AC.

- General Notes:**
- 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.
 - Topography shown on these plans are based upon aerial photography dated April 14, 2003 and is photogrammetrically 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'.
 - 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.
 - 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.

LEGEND

- EXISTING & PROPOSED PROPERTY LINE
- - - EXISTING EASEMENT
- - - EXISTING CHAIN LINK FENCE
- - - EXISTING EDGE OF PAVEMENT
- WETLAND SYMBOLS: EXISTING WETLAND, EXISTING WETLAND FLAG
- EXISTING TREE LINE
- - - EXISTING 10' CONTOUR
- - - EXISTING 2' CONTOUR
- × EXISTING SPOT GRADE
- EXISTING 12" WATER MAIN

LOT AREA TABLE:

LOT NO.	AREA (S.F.)
TOWN HOUSE LOTS	
1	1,861
2	1,823
3	1,807
4	1,807
5	1,807
6	1,983
7	1,983
8	1,807
9	1,807
10	1,807
11	1,807
12	1,807
13	1,983
14	1,991
15	1,830
16	1,830
17	1,830
18	1,830
19	1,830
20	1,903
21	1,978
22	1,803
23	1,803
24	1,803
25	1,803
26	1,946
27	1,952
28	1,807
29	1,807
30	1,983
31	1,983
32	1,807
33	1,807
34	2,643
35	1,971
36	1,807
37	1,807
38	1,807
39	1,807
40	1,869
COMMON LOTS	
41	134,028
42	139,499
RIGHT OF WAY	25,772

Dutchess County Health Department	Consent to File
This plan does not constitute a realty subdivision as defined by Article XI, Title II of Section 1116 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. Date: _____ Authorized Representative of the Commissioner of Health	The undersigned applicant for the property and the undersigned owner of the property shown herein certify that they are familiar with this map and its notes and its contents as stated herein including all conditions of approval. The applicant and the owner understand their obligation to the Town to comply with all conditions of subdivision approval and consent to the filing of this map in the Office of the Dutchess County Clerk. Owner: _____ Date: _____ Applicant: _____ Date: _____

Engineering and Land Surveying by Insite Engineering, Surveying & Landscape Architecture, P.C.		City of Beacon Endorsement
Professional Engineer	Professional Land Surveyor	Land Surveyor's Certification
I hereby certify that the survey shown hereon was completed on _____, 2020, and that this survey has been prepared in accordance with the existing Code of Practice for Land Surveys as adopted by the New York State Association of Professional Land Surveyors, Inc.		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, errasure, modification or revision of this plat, as Approved, shall void this approval. Signed this _____ day of _____, 20____, by Chairman _____ Secretary _____
NICHOLAS G. CHAPIS, L.S. New York State License No. 049330		

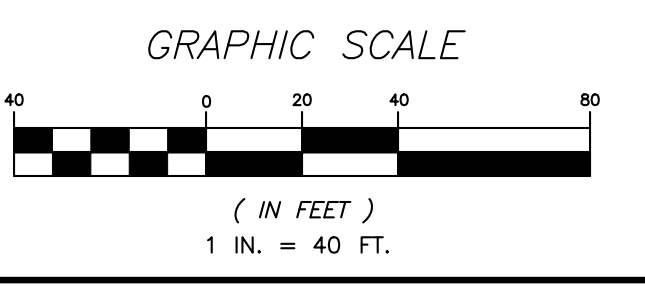
City of Beacon Endorsement

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, errasure, modification or revision of this plat, as Approved, shall void this approval.

Signed this _____ day of _____, 20____, by

Chairman _____

Secretary _____



Prepared by:
INSITE
ENGINEERING, SURVEYING & LANDSCAPE ARCHITECTURE, P.C.
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Preliminary Plat
Prepared for the
Beacon Views
Situate in the
City of Beacon
Dutchess County, New York
Date: April 24, 2020