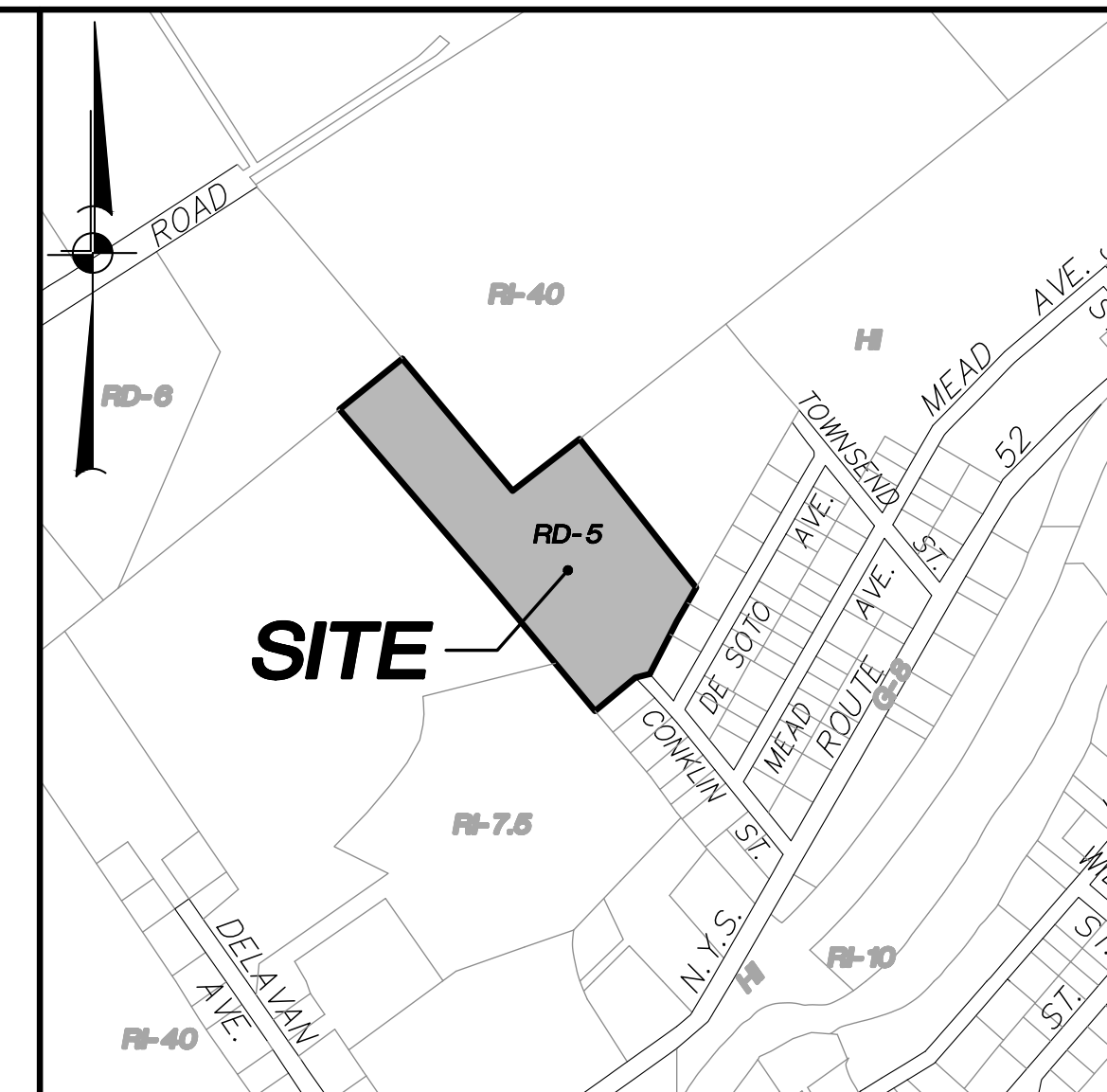
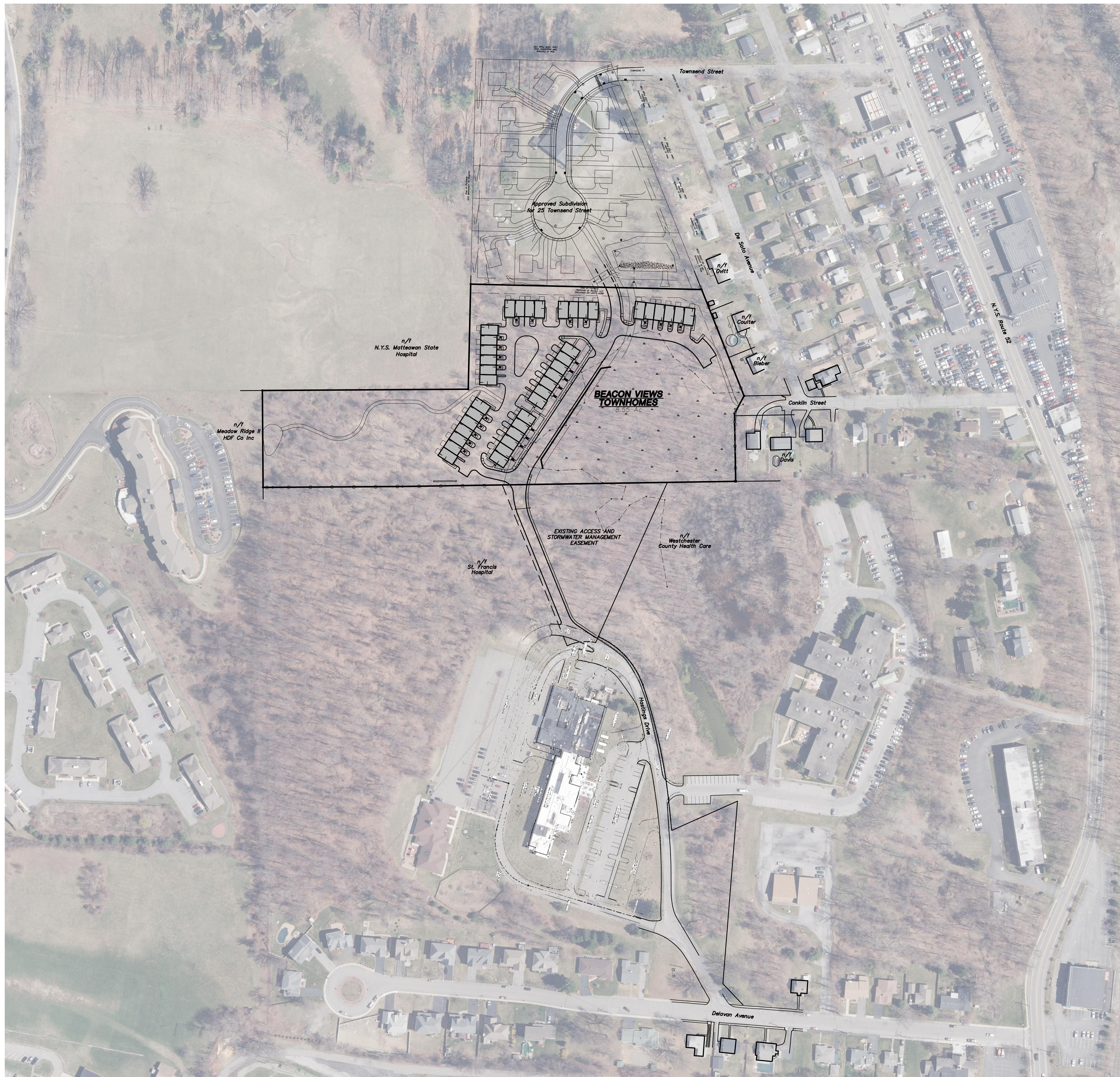


BEACON VIEWS

HASTINGS DRIVE / CONKLIN STREET

CITY OF BEACON, NY



LOCATION MAP SCALE: 1" = 500'±

Applicant: Beacon Views, LLC
500 River Avenue, Suite 145
Wakefield, NJ 08701

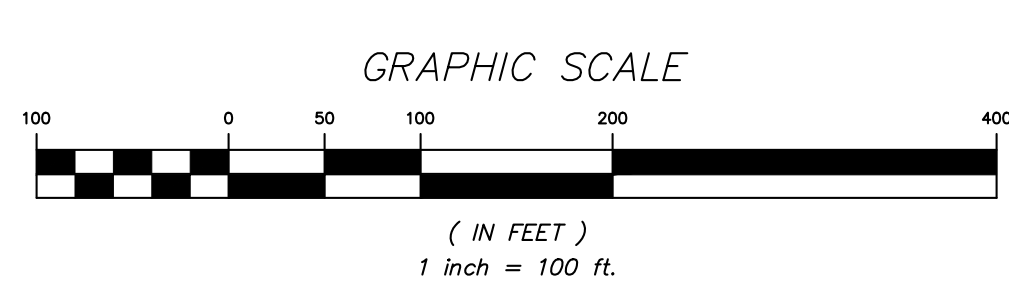
Record Owner: Highlands at Beacon, LLC
2847 Church Street
Pine Plains, NY 12567

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.

SITE PLAN DRAWING LIST		
DRAWING NO.	DRAWING NAME	SHEET NO.
CS-1	COVER SHEET	1
EX-1	EXISTING CONDITIONS & REMOVALS PLAN	2
SP-1	LAYOUT & LANDSCAPE PLAN	3
SP-2	GRADING & UTILITIES PLAN	4
SP-3	EROSION & SEDIMENT CONTROL PLAN	5
LP-1	LIGHTING PLAN	6
D-1	DETAILS	7
D-2	DETAILS	8
D-3	DETAILS	9
D-4	DETAILS	10
D-5	DETAILS	11

- Site Access Notes:**
- The applicant seeks to utilize the proposed connection to the right of way through the approved subdivision on 25 Townsend Street as its primary means of access for the Beacon Views Properties.
 - The road shown in the existing easement on the Highland Meadows Senior Housing Property would be utilized as an emergency access only, in this case.
 - In the event there is a delay in the construction of the road in the approved 25 Townsend Street right of way, the applicant would exercise the easement over the Highland Meadows Senior Housing Property, and utilize the proposed road thereon as the primary access to the site, until such time as the 25 Townsend Street road was constructed. At which time the road through the Highland Meadows Senior Housing Property easement would be gated and transitioned to emergency access only, as stated above.



Site Plan

Approved by resolution of the Beacon Planning Board on the ---th day of XXX, 2019.

Chairman, City Planning Board _____ Date _____

1	4-28-20	RESUBMISSION TO PLANNING BOARD	JFR
NO.	DATE	REVISION	BY
PROJECT:		3 Garrett Place Carmel, NY 10512 (845) 225-9690 (845) 225-9717 fax www.insite-eng.com	
DRAWING:			
PROJECT NUMBER		PROJECT MANAGER	J.J.C.
DATE		DRAWN BY	J.F.R.
SCALE		CHECKED BY	A.D.T.
		DRAWING NO.	SHEET
		CS-1	11

ALTERATION OF THIS DOCUMENT, UNLESS UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, IS A VIOLATION OF SECTION 2209 OF ARTICLE 145 OF THE EDUCATION LAW.

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