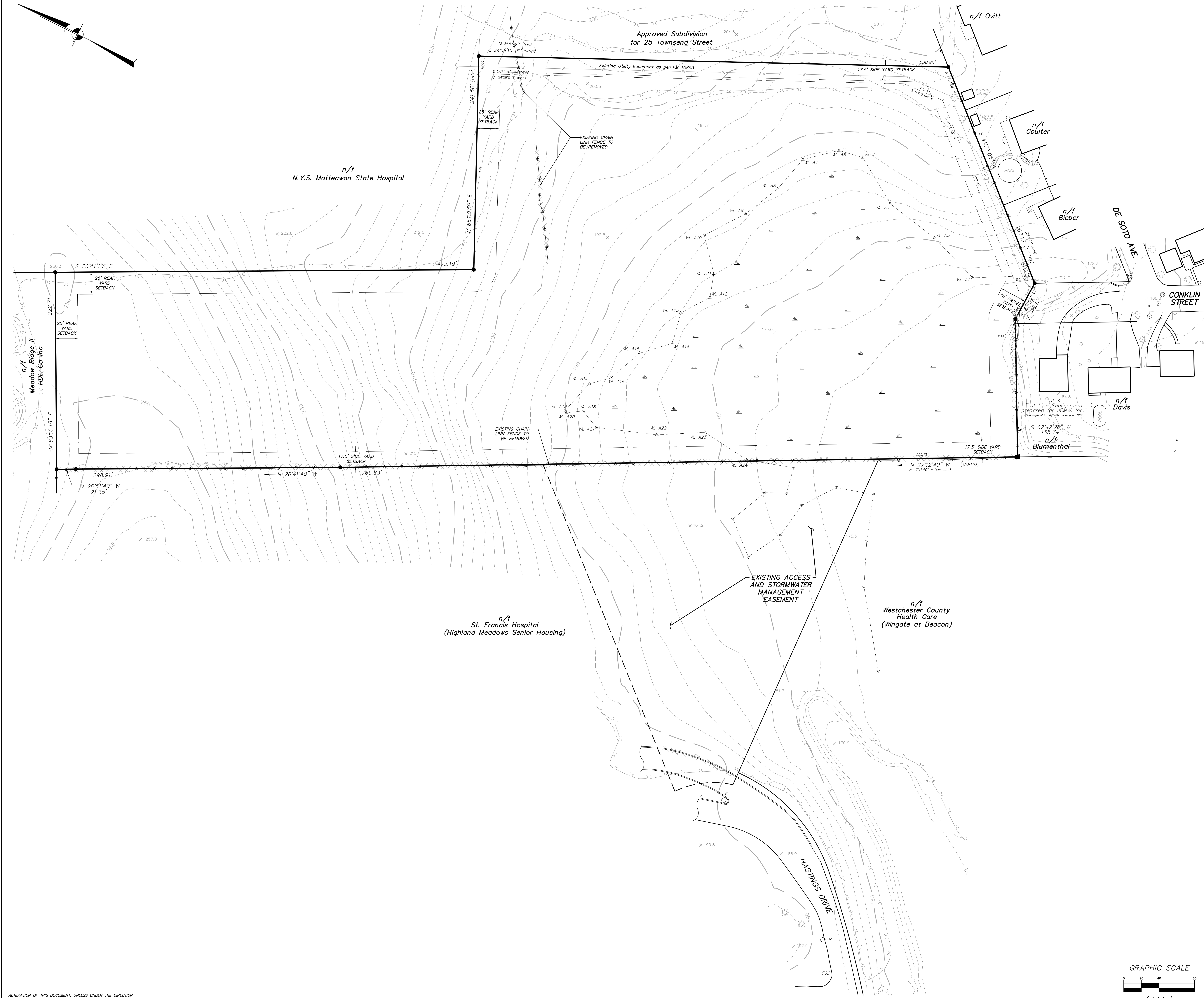


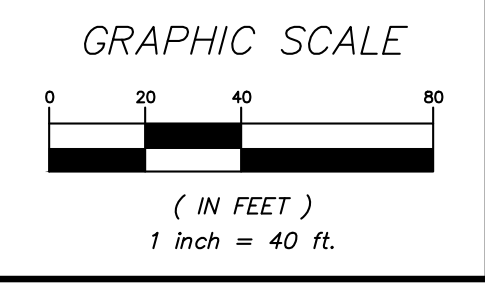
LEGEND	
	EXISTING PROPERTY LINE
	EXISTING EASEMENT
	EXISTING CHAIN LINK FENCE
	EXISTING EDGE OF PAVEMENT
	EXISTING WETLAND
	EXISTING WETLAND FLAG
	EXISTING TREE LINE
	EXISTING 10' CONTOUR
	EXISTING 2' CONTOUR
	EXISTING SPOT GRADE
	EXISTING ITEMS TO BE REMOVED

UNIT DENSITY CALCULATIONS (RD-5)
Based on note "a" of Chapter 223-17c Schedule of Regulations for Residential Districts

Total Parcel (8.55 acres)	= 372,438 SF±
Wetland	= 111,078 SF±
Slopes 25% or Greater	= 8,500 SF±
Buildable Area	= 252,860 SF
Permitted Units @ 5,000 SF per Unit	= 50 Units
Proposed Units	= 40 Units



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.



NO.	DATE	REVISION	JFR
1	4-28-20	RESUBMISSION TO PLANNING BOARD	JFR
		REVISION	BY

INSITE
ENGINEERING, SURVEYING &
LANDSCAPE ARCHITECTURE, P.C.

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Carmel, NY 10512
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www.insite-eng.com

PROJECT: **BEACON VIEWS**
CITY OF BEACON, DUTCHESS COUNTY, NEW YORK

DRAWING: **EXISTING CONDITIONS & REMOVALS PLAN**

PROJECT NUMBER: 19131.100	PROJECT MANAGER: J.J.C.	DRAWING NO.:	SHEET
DATE: 8-27-19	DRAWN BY: J.F.R.	BY:	2
SCALE: 1" = 40'	CHECKED BY: A.D.T.	DATE:	11

EX-1

