

RD-5 ZONE REQUIREMENTS:

	Required/Permitted:	Provided:
Minimum Lot Area:	5,000 SF	372,438 SF±
Minimum Lot Width:	50'	440'±
Minimum Lot Depth:	100'	848'±
Minimum Yard Setbacks:		
Front:	30'	30'
Minimum Side:	10'	35'
Total of 2:	20'	75'
Rear:	25'	25'
Minimum Distance Between Buildings on the Same Lot:	30'	24'
Maximum Building Height:	3 Stories or 35'	Less than 35'
Minimum Building Height:	1 Story and 12'	More than 12'
Maximum Building Coverage:		
Multi-Family:	20%	8.1%
Other uses:	30%	0%
Maximum No. of Dwelling Units per Building:	16	7

* Seeking relief from minimum distance as part of terms of conservation subdivision

PARKING REQUIREMENTS:

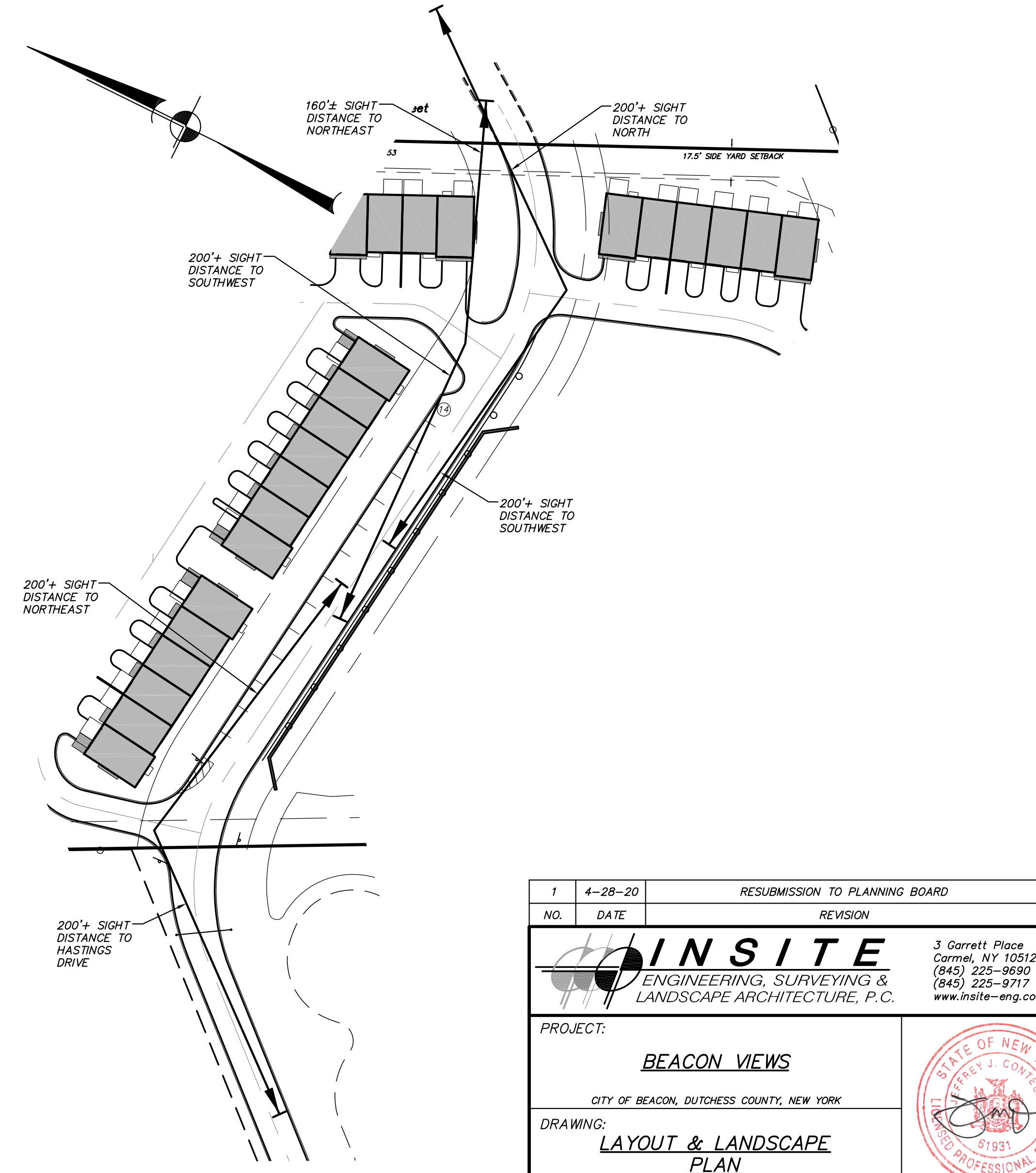
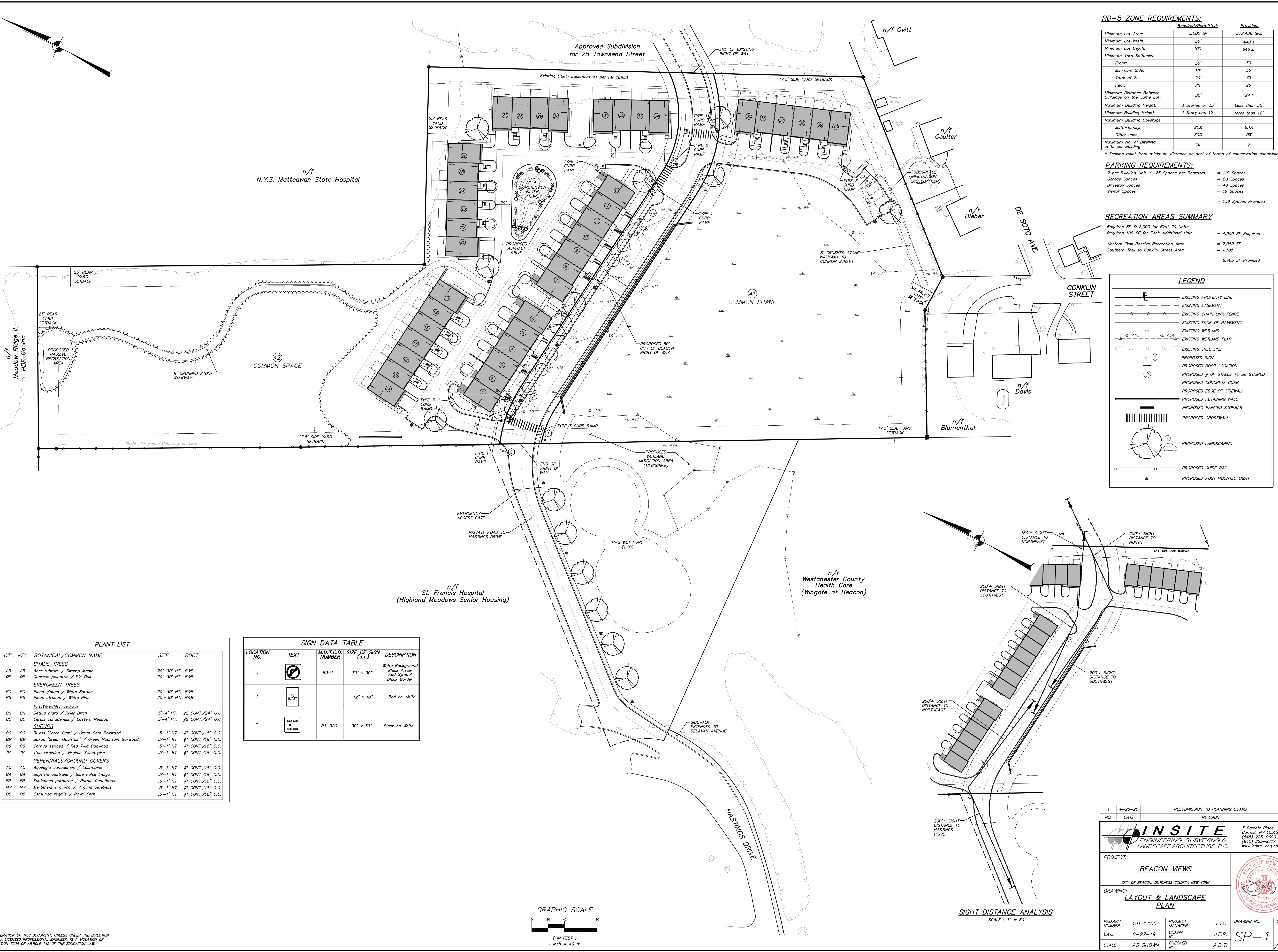
2 per Dwelling Unit + .25 Spaces per Bedroom	= 110 Spaces
Garage Spaces	= 80 Spaces
Driveway Spaces	= 40 Spaces
Visitor Spaces	= 19 Spaces
	= 139 Spaces Provided

RECREATION AREAS SUMMARY

Required SF @ 2,000 for First 20 Units	= 4,000 SF Required
Required 100 SF for Each Additional Unit	= 7,080 SF
Western Trail Passive Recreation Area	= 1,385 SF
Southern Trail to Conklin Street Area	= 8,465 SF Provided

LEGEND

- EXISTING PROPERTY LINE
- EXISTING EASEMENT
- EXISTING CHAIN LINK FENCE
- EXISTING EDGE OF PAVEMENT
- EXISTING WETLAND
- EXISTING WETLAND FLAG
- EXISTING TREE LINE
- PROPOSED SIGN
- PROPOSED DOOR LOCATION
- PROPOSED # OF STALLS TO BE STRIPED
- PROPOSED CONCRETE CURB
- PROPOSED EDGE OF SIDEWALK
- PROPOSED RETAINING WALL
- PROPOSED PAINTED STOPBAR
- PROPOSED CROSSWALK
- PROPOSED LANDSCAPING
- PROPOSED GUIDE RAIL
- PROPOSED POST MOUNTED LIGHT

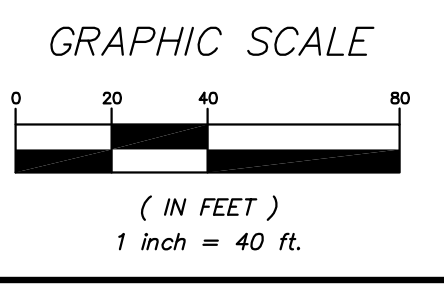


PLANT LIST

QTY.	KEY	BOTANICAL/Common Name	SIZE	ROOT
SHADE TREES				
AR	AR	Acer rubrum / Swamp Maple	20'-30' HT. B&B	
QP	QP	Quercus palustris / Pin Oak	20'-30' HT. B&B	
EVERGREEN TREES				
PG	PG	Pinus strobus / White Spruce	20'-30' HT. B&B	
PS	PS	Pinus strobus / White Pine	20'-30' HT. B&B	
FLOWERING TREES				
BN	BN	Betula nigra / River Birch	3'-4' HT. #2 CONT./24" O.C.	
CC	CC	Cercis canadensis / Eastern Redbud	3'-4' HT. #2 CONT./24" O.C.	
SHRUBS				
BC	BC	Buxus 'Green Gem' / Green Gem Boxwood	.5'-1' HT. #1 CONT./18" O.C.	
BM	BM	Buxus 'Green Mountain' / Green Mountain Boxwood	.5'-1' HT. #1 CONT./18" O.C.	
CS	CS	Cornus sericea / Red Twig Dogwood	.5'-1' HT. #1 CONT./18" O.C.	
IV	IV	Itea virginica / Virginia Sweetpire	.5'-1' HT. #1 CONT./18" O.C.	
PERENNIALS/GROUND COVERS				
AC	AC	Aquilegia canadensis / Columbine	.5'-1' HT. #1 CONT./18" O.C.	
BA	BA	Baptisia australis / Blue False Indigo	.5'-1' HT. #1 CONT./18" O.C.	
EP	EP	Echinacea purpurea / Purple Coneflower	.5'-1' HT. #1 CONT./18" O.C.	
MV	MV	Mertensia virginica / Virginia Bluebells	.5'-1' HT. #1 CONT./18" O.C.	
OS	OS	Osunda regalis / Royal Fern	.5'-1' HT. #1 CONT./18" O.C.	

SIGN DATA TABLE

LOCATION NO.	TEXT	M.U.T.C.D. NUMBER	SIZE OF SIGN (s.f.)	DESCRIPTION
1		R3-1	30" x 30"	White Background Black Arrow Red Symbol Black Border
2			12" x 18"	Red on White
3		R3-32C	30" x 30"	Black on White



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

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

DRAWING: **LAYOUT & LANDSCAPE PLAN**

PROJECT NUMBER	19131.100	PROJECT MANAGER	J.J.C.	DRAWING NO.	SHEET
DATE	8-27-19	DRAWN BY	J.F.R.	SP-1	3
SCALE	AS SHOWN	CHECKED BY	A.D.T.		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.