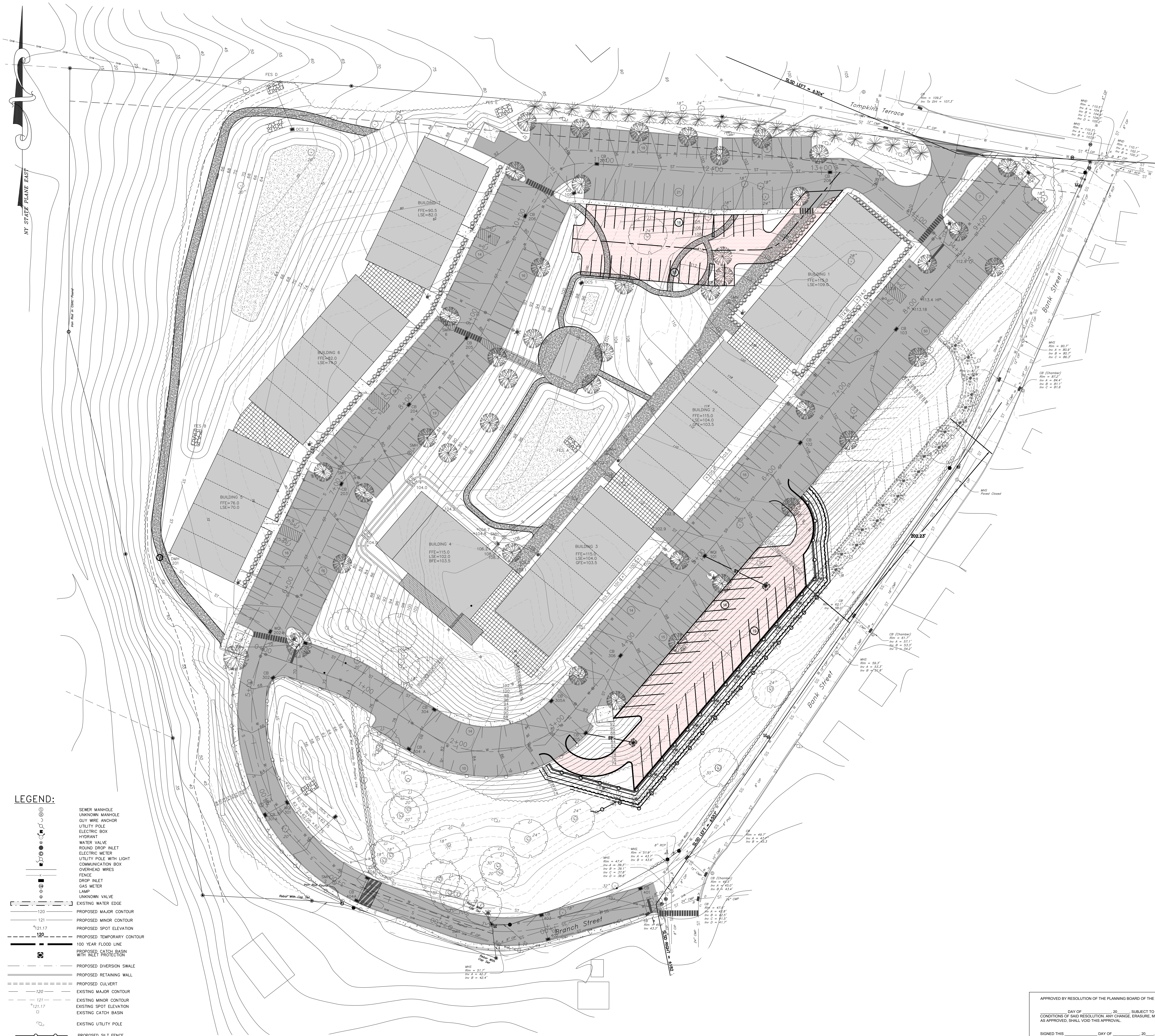




LEGEND:

- SEWER MANHOLE
- UNKNOWN MANHOLE
- GUY WIRE ANCHOR
- UTILITY POLE
- ELECTRIC BOX
- HYDRANT
- WATER VALVE
- ROUND DROP INLET
- ELECTRIC METER
- UTILITY POLE WITH LIGHT
- COMMUNICATION BOX
- OVERHEAD WIRES
- FENCE
- DROP INLET
- GAS METER
- LAMP
- UNKNOWN VALVE
- EXISTING WATER EDGE
- PROPOSED MAJOR CONTOUR
- PROPOSED MINOR CONTOUR
- PROPOSED SPOT ELEVATION
- PROPOSED TEMPORARY CONTOUR
- 100 YEAR FLOOD LINE
- PROPOSED CATCH BASIN WITH INLET PROTECTION
- PROPOSED DIVERSION SWALE
- PROPOSED RETAINING WALL
- PROPOSED CULVERT
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- EXISTING SPOT ELEVATION
- EXISTING CATCH BASIN
- EXISTING UTILITY POLE
- PROPOSED SILT FENCE
- PROPOSED PHASE LINE
- IMPERVIOUS SURFACE
- PROPOSED RIP RAP
- PROPOSED CONSTRUCTION ENTRANCE
- PROPOSED EROSION CONTROL BLANKET

Parking Comparison Exhibit
Scale: 1" = 30'

PARKING NOTES:

LAND BANK OPTION A - PROVIDE 67 LAND BANKED PARKING SPACES ALONG EASTERLY EDGE OF PARKING AREA THAT IS PARALLEL TO BANK STREET.

TOTAL SURFACE PARKING SPACES TO BE BUILT AT TIME OF INITIAL CONSTRUCTION:	290
TOTAL PODIUM PARKING SPACES:	46
TOTAL LAND BANKED PARKING SPACES:	67
SURFACE PARKING SPACES ELIMINATED FOR INSTALLATION OF LAND BANK SPACES:	4
TOTAL NET PARKING SPACES WITH LAND BANKED SPACES:	399

LAND BANK OPTION B - PROVIDE 35 LAND BANKED PARKING SPACES ALONG EASTERLY EDGE OF PARKING AREA THAT IS PARALLEL TO BANK STREET, AND 33 WITHIN THE CENTRAL PARK AREA OF THE PROJECT.

TOTAL SURFACE PARKING SPACES TO BE BUILT AT TIME OF INITIAL CONSTRUCTION:	290
TOTAL PODIUM PARKING SPACES:	46
TOTAL LAND BANKED PARKING SPACES:	68
SURFACE PARKING SPACES ELIMINATED FOR INSTALLATION OF LAND BANK SPACES:	4
TOTAL NET PARKING SPACES WITH LAND BANKED SPACES:	400



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 (ENLARGE, MODIFICATION OR REVISION) OF THIS PLAT, AS APPROVED, SHALL VOID THIS APPROVAL.

SIGNED THIS _____ DAY OF _____, 20____, BY _____

CHAIRMAN

SECRETARY

IN ABSENCE OF THE CHAIRMAN OR SECRETARY, THE ACTING CHAIRMAN OR ACTING SECRETARY RESPECTIVELY MAY SIGN IN THIS PLACE.

REVISIONS:			
NO.	DATE	DESCRIPTION	BY
1	5/09/17	FOR DISCUSSION ONLY	CMB