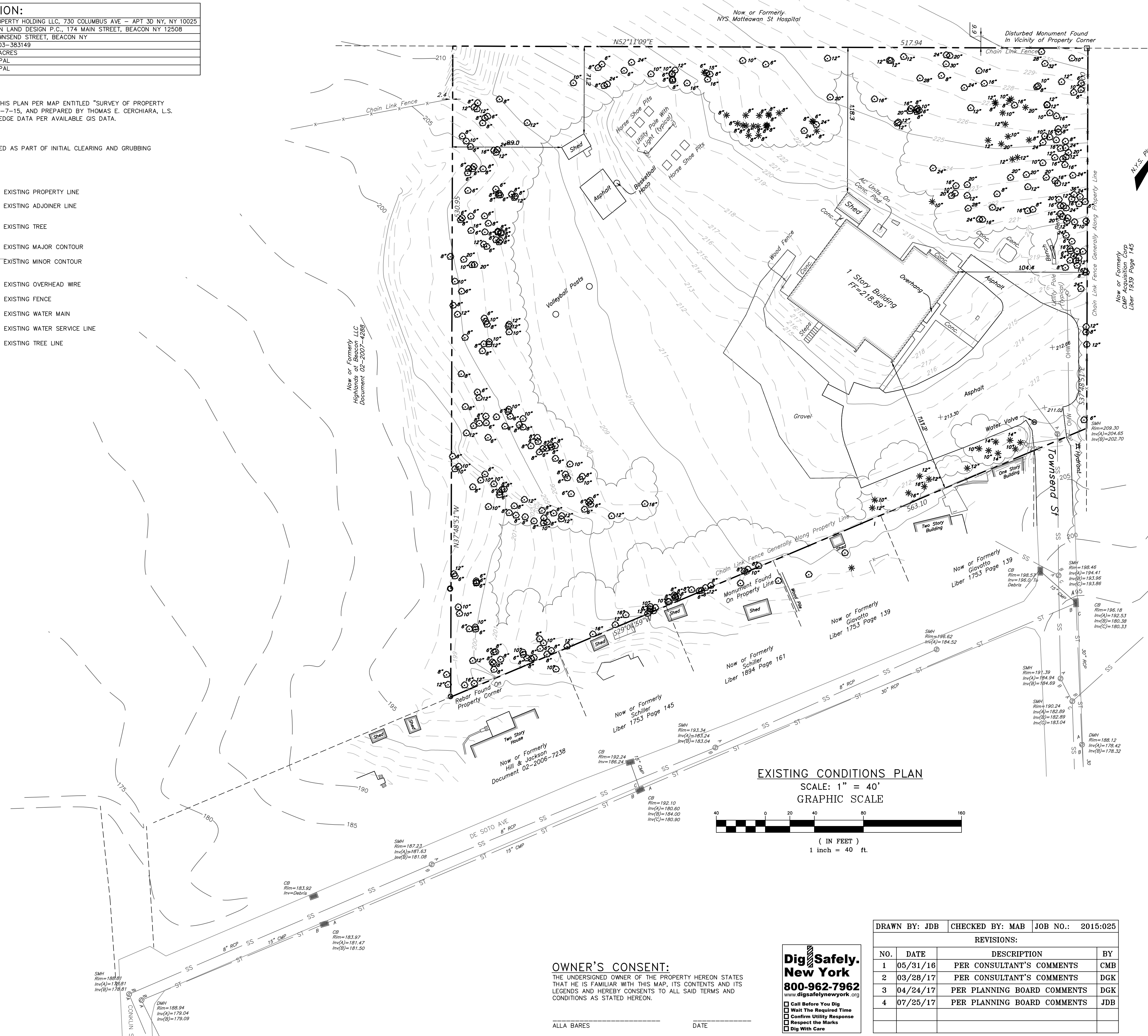


PROJECT INFORMATION:	
PARCEL OWNER:	AK PROPERTY HOLDING LLC, 730 COLUMBUS AVE - APT 3D NY, NY 10025
PROJECT ENGINEER:	HUDSON LAND DESIGN P.C., 174 MAIN STREET, BEACON NY 12508
PARCEL LOCATION:	25 TOWNSEND STREET, BEACON NY
TAX PARCEL ID:	6055-03-383149
PARCEL AREA:	±5.0-ACRES
WATER SUPPLY:	MUNICIPAL
SEWAGE DISPOSAL:	MUNICIPAL

MAP REFERENCES:
 1. EXISTING FEATURES AS SHOWN ON THIS PLAN PER MAP ENTITLED "SURVEY OF PROPERTY PREPARED FOR ALLA BARES", DATED 7-7-15, AND PREPARED BY THOMAS E. CERCHIARA, L.S.
 2. OFF-SITE 5' CONTOURS AND ROAD EDGE DATA PER AVAILABLE GIS DATA.

DEMOLITION NOTE:
 1. EXISTING STRUCTURES TO BE REMOVED AS PART OF INITIAL CLEARING AND GRUBBING ACTIVITIES.

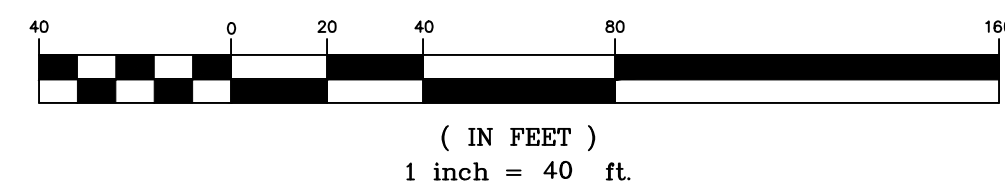
LEGEND	
	EXISTING PROPERTY LINE
	EXISTING ADJOINER LINE
	EXISTING TREE
	EXISTING MAJOR CONTOUR
	EXISTING MINOR CONTOUR
	EXISTING OVERHEAD WIRE
	EXISTING FENCE
	EXISTING WATER MAIN
	EXISTING WATER SERVICE LINE
	EXISTING TREE LINE



SITE LOCATION MAP SCALE: 1" = 400'

ADJOINING OWNERS:	
PARCEL:	OWNER & MAILING ADDRESS
1:	NYS MATTEAWAN HOSPITAL, 36 DEER RUN, BEACON NY 12508
2:	CMP ACQUISITION CORP, 483 FISHKILL AVE, BEACON NY 12508
3:	NUNZIO GIOVATTO, 19 TOWNSEND STREET, BEACON NY 12508
4:	NUNZIO GIOVATTO, 19 TOWNSEND STREET, BEACON NY 12508
5:	DONALD & GIOVANNA SCHILLER, 35 DESOTO AVENUE, BEACON NY 12508
6:	DONALD & GIOVANNA SCHILLER, 35 DESOTO AVENUE, BEACON NY 12508
7:	CHRISTOPHER HILL & CHRISTINE JACKSON, 23 DESOTO AVENUE, BEACON NY 12508
8:	HIGHLANDS AT BEACON LLC, 2847 CHURCH STREET, PINE PLAINS NY 12567

EXISTING CONDITIONS PLAN
 SCALE: 1" = 40'
 GRAPHIC SCALE



OWNER'S CONSENT:
 THE UNDERSIGNED OWNER OF THE PROPERTY HEREON STATES THAT HE IS FAMILIAR WITH THIS MAP, ITS CONTENTS AND ITS LEGENDS AND HEREBY CONSENTS TO ALL SAID TERMS AND CONDITIONS AS STATED HEREON.

ALLA BARES _____ DATE _____

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- Confirm Utility Response
- Respect the Marks
- Dig With Care

DRAWN BY:	JDB	CHECKED BY:	MAB	JOB NO.:	2015-025
REVISIONS:					
NO.	DATE	DESCRIPTION	BY		
1	05/31/16	PER CONSULTANT'S COMMENTS	CMB		
2	03/28/17	PER CONSULTANT'S COMMENTS	DGK		
3	04/24/17	PER PLANNING BOARD COMMENTS	DGK		
4	07/25/17	PER PLANNING BOARD COMMENTS	JDB		

EXISTING CONDITIONS PLAN 25 TOWNSEND STREET

25 TOWNSEND STREET
 CITY OF BEACON
 DUTCHESS COUNTY, NEW YORK
 TAX ID: 6055-03-383149
 SCALE: 1" = 40'
 NOVEMBER 19, 2015



HUDSON LAND DESIGN
 PROFESSIONAL ENGINEERING P.C.
 174 MAIN STREET
 BEACON, NEW YORK 12508
 PH: 845-440-6926 F: 845-440-6637



SEAL
 JON D. BODENDORF, P.E.
 NYS LICENSE NO. 076245
 DANIEL G. KOEHLER, P.E.
 NYS LICENSE NO. 082716