

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:

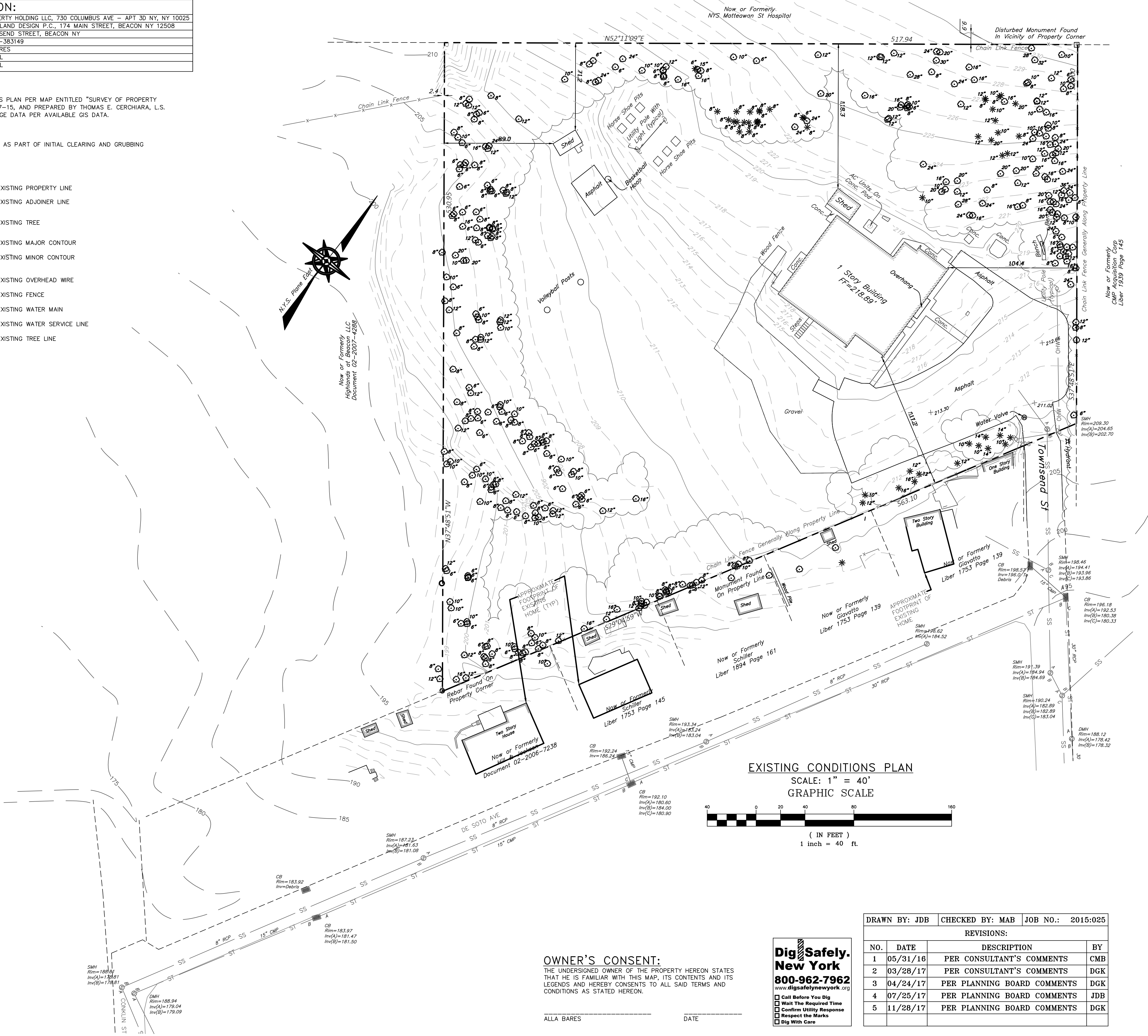
- EXISTING FEATURES AS SHOWN ON THIS PLAN PER MAP ENTITLED "SURVEY OF PROPERTY PREPARED FOR ALLA BARES", DATED 7-7-15, AND PREPARED BY THOMAS E. CERCHIARA, L.S.
- OFF-SITE 5' CONTOURS AND ROAD EDGE DATA PER AVAILABLE GIS DATA.

DEMOLITION NOTE:

- EXISTING STRUCTURES TO BE REMOVED AS PART OF INITIAL CLEARING AND GRUBBING ACTIVITIES.

LEGEND

---	EXISTING PROPERTY LINE
---	EXISTING ADJOINER LINE
	EXISTING TREE
30	EXISTING MAJOR CONTOUR
---	EXISTING MINOR CONTOUR
---	EXISTING OVERHEAD WIRE
x	EXISTING FENCE
w	EXISTING WATER MAIN
ws	EXISTING WATER SERVICE LINE
---	EXISTING TREE LINE



EXISTING CONDITIONS PLAN

SCALE: 1" = 40'

GRAPHIC SCALE



(IN FEET)
1 inch = 40 ft.

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

Dig Safely.
New York
800-962-7962
www.digsafelynewyork.org

☐ Call Before You Dig
☐ Wait The Required Time
☐ Confirm Utility Response
☐ Respect the Marks
☐ Dig With Care

DRAWN BY:	CHECKED BY:	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
5	11/28/17	PER PLANNING BOARD COMMENTS	DGK



SITE LOCATION MAP

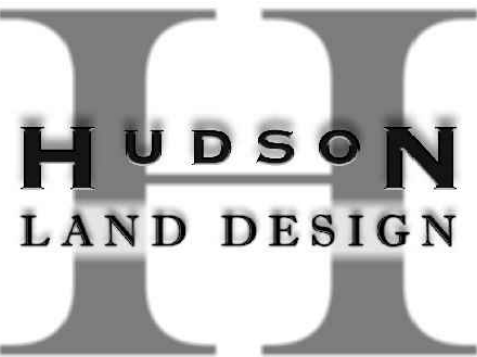
SCALE: 1" = 400'

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 GIAVATTO, 19 TOWNSEND STREET, BEACON NY 12508
4:	NUNZIO GIAVATTO, 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
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
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NYS LICENSE NO. 082716

SHEET: 1 OF 4