

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.

SITE CLEARING NOTE:

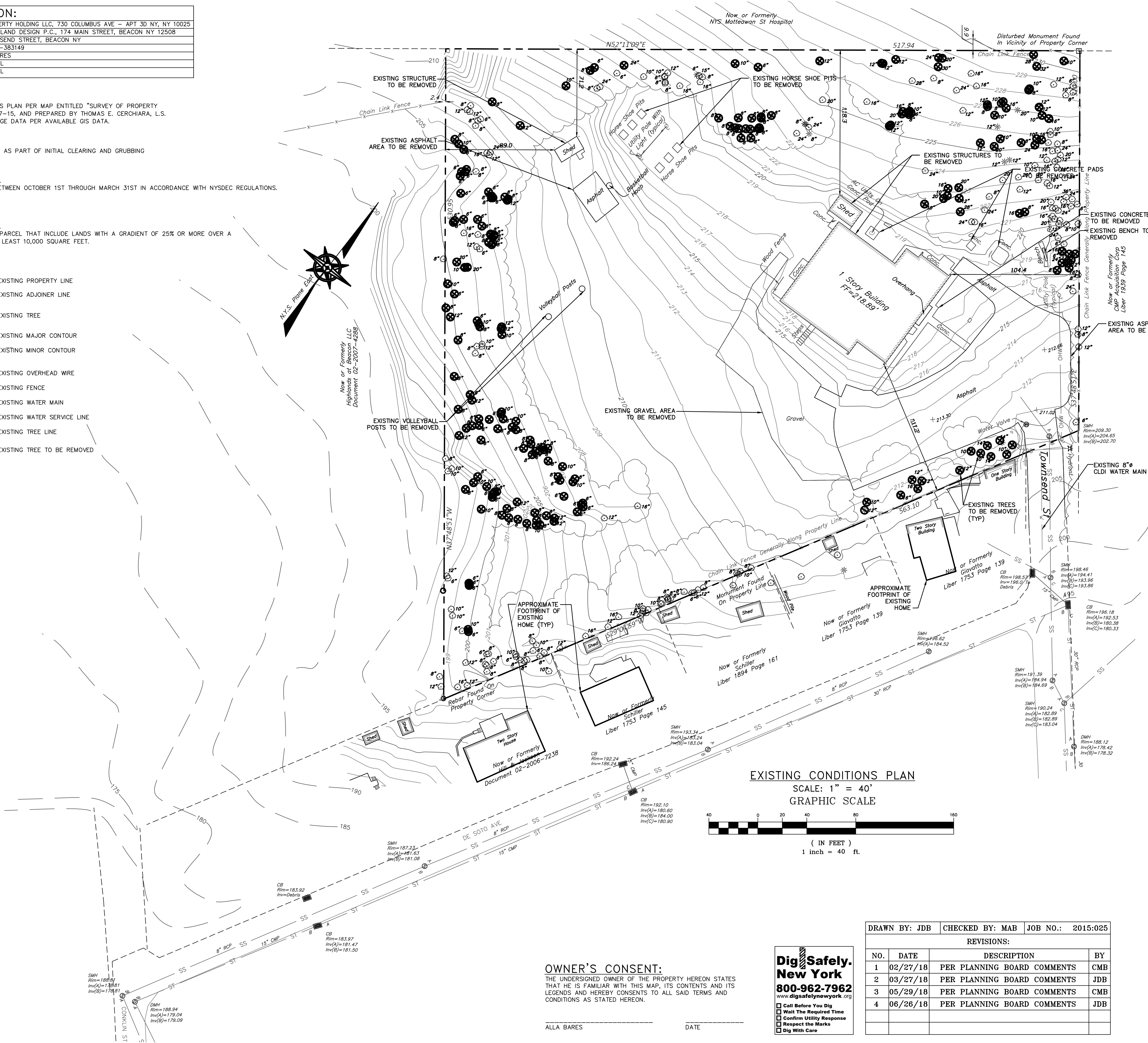
- SITE CLEARING SHALL OCCUR BETWEEN OCTOBER 1ST THROUGH MARCH 31ST IN ACCORDANCE WITH NYSDEC REGULATIONS.

STEEP SLOPES NOTE:

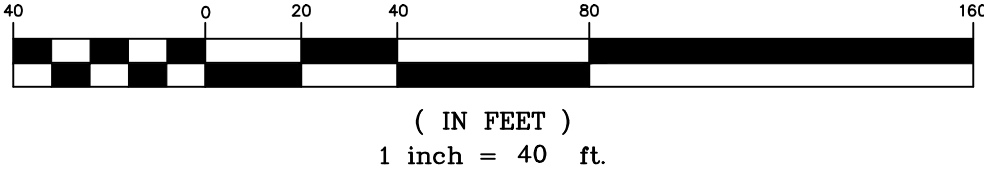
- THERE ARE NO AREAS ON THE PARCEL THAT INCLUDE LANDS WITH A GRADIENT OF 25% OR MORE OVER A CONTIGUOUS LAND AREA OF AT LEAST 10,000 SQUARE FEET.

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
	EXISTING TREE TO BE REMOVED



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.

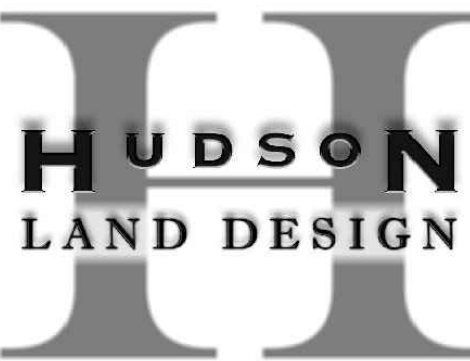
ALLA BARES _____ DATE _____

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: JDB		CHECKED BY: MAB	JOB NO.: 2015:025
REVISIONS:			
NO.	DATE	DESCRIPTION	BY
1	02/27/18	PER PLANNING BOARD COMMENTS	CMB
2	03/27/18	PER PLANNING BOARD COMMENTS	JDB
3	05/29/18	PER PLANNING BOARD COMMENTS	CMB
4	06/26/18	PER PLANNING BOARD COMMENTS	JDB

EXISTING CONDITIONS AND DEMO 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

SHEET: 1 OF 8



SITE LOCATION MAP SCALE: 1" = 400'

ADJOINING OWNERS:

PARCEL: OWNER & MAILING ADDRESS	
1:	NYS MATEAWAN HOSPITAL, 36 DEER RUN, BEACON NY 12508
2:	CMP ACQUISITION CORP, 483 FISHKILL AVE, BEACON NY 12508
3:	NUNZIO GIVATTO, 19 TOWNSEND STREET, BEACON NY 12508
4:	NUNZIO GIVATTO, 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

REVISION NOTES:

- THIS PLAN SET HAS BEEN SUBMITTED TO THE PLANNING BOARD ON NOVEMBER 19, 2015 AND HAS BEEN REVISED ON MAY 31, 2016; MARCH 28, 2017; APRIL 24, 2017; JULY 25, 2017; AUGUST 29, 2017; NOVEMBER 28, 2017; AND FEBRUARY 27, 2018. IT IS NOTED ON THE PLANS AS REVISION DATE 1.