

SITE PLAN

BEACON 248 DEVELOPMENT

PREPARED FOR

CHAI BUILDERS

CITY OF BEACON
DUTCHESS COUNTY, NEW YORK

SEPTEMBER 2018
LAST REVISED: OCTOBER 2018

BEST MANAGEMENT PRACTICES FOR INDIANA BATS
1.THE PROJECT WILL AVOID CUTTING TREES TO THE MAXIMUM EXTENT PRACTICABLE. 2.LARGER TREES WILL BE RETAINED. 3.TREE CLEARING LIMITS WILL BE MARKED IN THE FIELD PRIOR TO ANY CLEARING, AND CONTRACTORS WILL BE INFORMED ABOUT CLEARING LIMITS PRIOR TO THE INITIATION OF WORK. 4.TREES WILL BE REMOVED BETWEEN OCTOBER 1 AND MARCH 31 IN ORDER TO AVOID ANY INCIDENTAL TAKE TO INDIANA BATS, OR OTHER BATS THAT MAY USE TREES FOR ROOSTING. 5.ALL SITE LIGHTING ON THE SITE WILL BE FULL CUT-OFF. 6.THERE WILL BE NO USE OF HERBICIDES OR PESTICIDES IN ANY STORMWATER MANAGEMENT BASINS.

BEST MANAGEMENT PRACTICES FOR BALD EAGLES
1.BALD EAGLES ARE KNOWN TO WINTER AND ROOST NEAR DENNING'S POINT. DENNING'S POINT IS WITHIN ONE MILE OF THE SITE, AT THE MOUTH OF FISHKILL CREEK. 2.THE NYSDEC HAS ASKED THAT THE NATIONAL BALD EAGLE MANAGEMENT GUIDELINES BE APPLIED TO THE PROJECT. 3.THE CURRENT PROJECT BEFORE THE BOARD DOES NOT PROPOSE ANY COMMERCIAL BOATING ACTIVITIES. HOWEVER, SHOULD THOSE BE DESIRED IN THE FUTURE, THE PROJECT WILL NOT IMPLEMENT BOAT RAMP, MARINAS, RECREATIONAL FISHING, OR COMMERCIAL BOATING WITHOUT THE EXPRESS WRITTEN PRIOR APPROVAL OF THE NYSDEC. 4.THE CURRENT PROJECT BEFORE THE BOARD DOES NOT PROPOSE DISRUPTIVE ACTIVITIES BETWEEN THE PROJECT SITE AND THE MOUTH OF FISHKILL CREEK. SHOULD DISRUPTIVE ACTIVITIES BE PROPOSED IN THE FUTURE IN THIS LOCATION, THE PROJECT SHOULD CONSULT WITH THE NYSDEC. 5.THE PROJECT WILL AVOID RETAIN MATURE TREES AND OLD GROWTH STANDS AND LIMIT TREE CUTTING TO THE MAXIMUM EXTENT PRACTICABLE. LARGER TREES WILL BE RETAINED. TREE CLEARING LIMITS WILL BE MARKED IN THE FIELD PRIOR TO ANY CLEARING AND CONTRACTORS WILL BE INFORMED ABOUT TREE CLEARING LIMITS PRIOR TO THE INITIATION OF WORK. 6.ANNUALLY, THE SITE WILL BE REVIEWED FOR ANY BALD EAGLE NEST SITES. IF A BALD EAGLE NEST SITE IS OBSERVED, IT WILL BE REPORTED TO THE NYSDEC.

CITY OF BEACON
PLANNING BOARD APPROVAL
CITY OF BEACON, NEW YORK

APPROVED BY RESOLUTION NUMBER _____
OF THE PLANNING BOARD OF BEACON, NEW YORK ON THE _____ DAY OF _____, 2015, SUBJECT TO ALL REQUIREMENTS AND CONDITIONS OF SAID RESOLUTION. ANY CHANGE, ERASURE, MODIFICATION, OR REVISION OF THIS PLAN AS APPROVED SHALL VOID THIS APPROVAL. SIGNED THIS _____ DAY OF _____, 2015.

CHAIRMAN

CITY OF BEACON PLANNING BOARD APPROVAL
OWNER / APPLICANT SIGNATURE

THE UNDERSIGNED APPLICANT FOR THE PROPERTY AND THE UNDERSIGNED OWNER OF THE PROPERTY SHOWN HEREON STATE THAT THEY ARE FAMILIAR WITH THIS MAP, ITS NOTES AND ITS CONTENTS, AND HEREBY CONSENT TO ALL SAID TERMS AND CONDITIONS AS STATED HEREON.

THE APPLICANT AND OWNER UNDERSTAND THEIR OBLIGATION TO THE CITY TO KEEP THIS SITE AS PER SITE PLAN APPROVAL BY THE CITY PLANNING BOARD UNTIL A NEW OR REVISED SITE PLAN IS APPROVED FOR THE SITE. THE APPLICANT AND OWNER UNDERSTAND THEIR OBLIGATION TO THE TOWN NOT TO OCCUPY THE PREMISES BEFORE A CO IS ISSUED BY THE TOWN CODE ENFORCEMENT OFFICER.

APPLICANT _____ DATE _____
OWNER _____ DATE _____

INDEX OF DRAWINGS			
PAGE NO.	SHEET NO.	DATE	DESCRIPTION
1	T1	10/12/18	TITLE SHEET
2	SP1	09/10/18	EXISTING CONDITIONS
3	EC1	10/12/18	ENVIRONMENTAL CONDITIONS/CONSTRAINTS
4	SP2	10/10/18	SITE, LIGHTING AND LANDSCAPING PLAN
5	SP3	10/10/18	GRADING AND UTILITY PLAN

BULK TABLE		
FISHKILL CREEK DEVELOPMENT DISTRICT: FCD		
ZONING REQUIREMENTS:	REQUIRED	PROPOSED
MINIMUM LOT AREA	2 ACRES	9.18 ACRES
MAXIMUM # OF DWELLINGS*	64 UNITS	64 UNITS
NON-RESIDENTIAL FLOOR AREA	25,400 SF	25,400 SF
MAXIMUM BUILDING COVERAGE	35%	9.5%
MINIMUM OPEN SPACE	30%	90.5%
MINIMUM FRONTAGE OF OVERALL FCD SITE ON PUBLIC STREET ROW	50 FT	135'
MINIMUM BUILDING SETBACK FROM EDGE OF PAVEMENT OF PUBLIC AND PRIVATE STREETS	12 FT	700'
MINIMUM SETBACK AND BUFFER WIDTH ALONG FISHKILL CREEK	AVG 50 FT MIN 25 FT	AVG = 69 FT MIN. = 35 FT
MAXIMUM BUILDING HEIGHT	3 STORIES	3 STORIES
MINIMUM NUMBER OF PARKING SPACES		
RESIDENTIAL:	1 SPACE PER DWELLING UNIT PLUS 1/4 SPACE FOR EACH BEDROOM = 89 SPACES	89 SPACES TOTAL (WHICH INCLUDES 5 ACCESSIBLE SPACES)
NON-RESIDENTIAL:	1 SPACE PER 200 SF GROSS FLOOR AREA EXCLUDING UTILITY AREAS = 127 SPACES	131 SPACES TOTAL (WHICH INCLUDES 4 ACCESSIBLE SPACES)
TOTAL:	216 SPACES 9 ACCESSIBLE SPACES REQUIRED	220 SPACES 9 ACCESSIBLE SPACES PROVIDED

*Allowable Residential Units		
1	Total lot area	9.18 acres
2	Lot area with slopes over 25%, covered by surface water, within a federal regulatory floodway, or within a state or federally regulated wetland.	3.29 acres
3	Remaining lands for dwelling unit calculation (line 1 - line 2)	5.89 acres
4	Maximum dwelling units (line 3 * 15)	64 units

SITE ENGINEER:
CHAZEN ENGINEERING, LAND SURVEYING, & LANDSCAPE ARCHITECTURE, D.P.C.
21 FOX STREET, POUGHKEEPSIE, NY 12601
PHONE: (845) 454-3980

PROJECT ARCHITECT:
AB ARCHITECTEN
62 ALLEN STREET, 2ND FLOOR
NEW YORK, NY 10002
PHONE: (212) 334-1232

SITE SURVEYOR:
CHAZEN ENGINEERING, LAND SURVEYING, & LANDSCAPE ARCHITECTURE, D.P.C.
21 FOX STREET, POUGHKEEPSIE, NY 12601
PHONE: (845) 454-3980

DEVELOPER / APPLICANT:
CHAI BUILDERS
120 ROUTE 59, SUITE 201
SUFFERN, NY 10901
(917) 696-4402

OWNER INFORMATION:
BEACON 248 DEVELOPMENT, LLC.
248 TIORANDA AVENUE
CITY OF BEACON, NY 12508

TAX MAP INFORMATION:
CITY OF BEACON, NEW YORK
SECTION 5054, BLOCK 10, LOT 993482 (8.18 ACRES)
SECTION 6054, BLOCK 45, LOT 012574 (1 ACRE)

AREA:
TOTAL PROJECT AREA: 9.18± ACRES

ZONING DISTRICT:
FISHKILL CREEK DEVELOPMENT (FCD) ZONING DISTRICT

WATER & SEWER DISTRICT:
CITY OF BEACON

DUTCHESS COUNTY DEPARTMENT
OF ENVIRONMENTAL HEALTH
FOR ALL SHEETS

OWNER'S CERTIFICATION
FOR ALL SHEETS

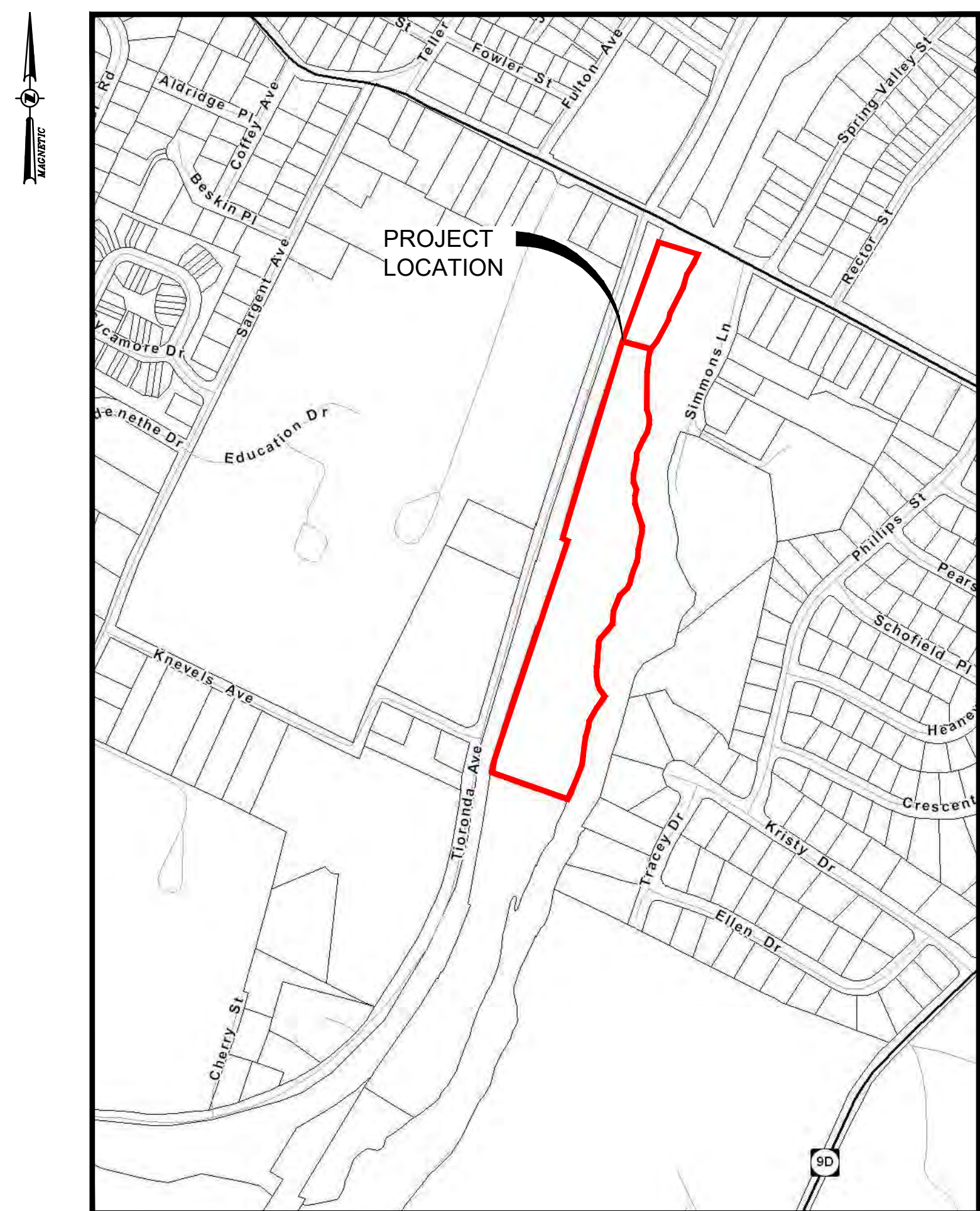
THE UNDERSIGNED OWNER OF THE PROPERTY HEREON STATE THAT HE IS FAMILIAR WITH THIS PLAN, ITS CONTENTS AND LEGENDS AND HEREBY CONSENT TO ALL TERMS AND CONDITIONS AS STATED HEREON AND TO THE FILING OF THE PLAN IN THE OFFICE OF THE CLERK OF THE COUNTY OF DUTCHESS, IF REQUIRED.

BEACON 248 DEVELOPMENT, LLC _____ DATE _____

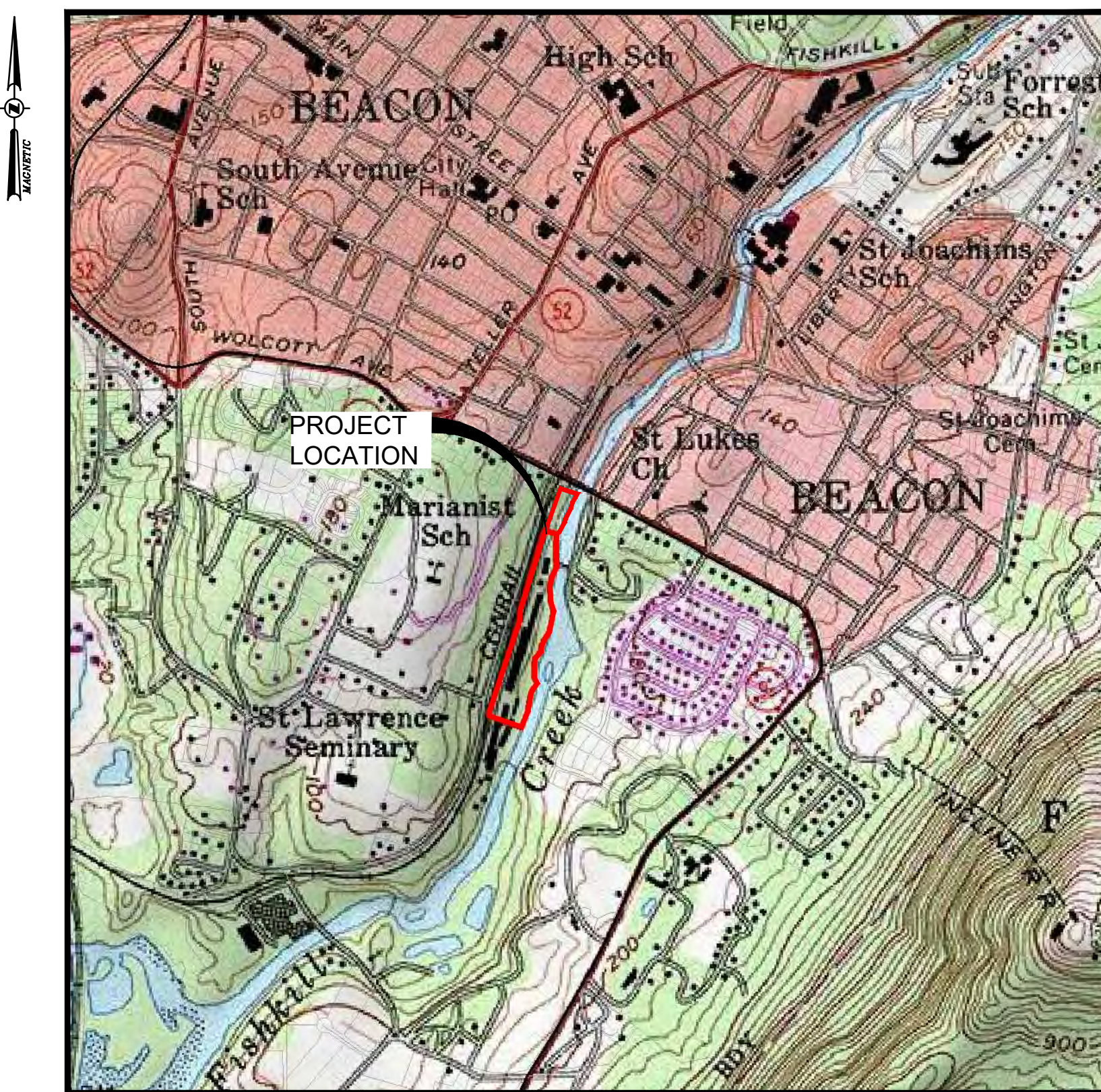
DUTCHESS COUNTY DEPARTMENT OF HEALTH
APPROVAL

THIS IS TO CERTIFY THAT THE PROPOSED ARRANGEMENTS FOR WATER SUPPLY AND SEWAGE DISPOSAL FOR _____ IN THE _____ WERE APPROVED ON _____ IN ACCORDANCE WITH PLANS ON FILE IN THE OFFICE OF THE DUTCHESS COUNTY DEPARTMENT OF HEALTH. CONSENT IS HEREBY GIVEN TO THE FILING OF THE MAP ON WHICH THIS ENDORSEMENT APPEARS, IN THE OFFICE OF THE COUNTY CLERK OF DUTCHESS COUNTY IN ACCORDANCE WITH THE PROVISIONS OF ARTICLE 11 TITLE 2 OF THE NEW YORK STATE PUBLIC HEALTH LAW, AND ARTICLE 17 TITLE 15 OF THE NEW YORK STATE ENVIRONMENTAL CONSERVATION LAW AND ARTICLE 11 OF DUTCHESS COUNTY SANITARY CODE.

SUPERVISING PUBLIC HEALTH ENGINEER



AREA PARCEL MAP
SCALE: 1"=400'



LOCATION MAP
SCALE: 1"=1000'
SOURCE: USGS CATSKILL, NY QUADRANGLE
(USGS REF. CODE: WEST POINT-41073-D8-1F--024)

SITE STATISTICS FOR PROPOSED MULTIFAMILY HOUSING & NON-RESIDENTIAL	
PROPOSED USE	MULTIFAMILY HOUSING & NON-RESIDENTIAL
ZONING DISTRICT	FISHKILL CREEK DEVELOPMENT
TOTAL BUILDING FLOOR AREA (SF)	101,602 SF (64 UNITS + NON RESIDENTIAL USE)
PARKING PROVIDED	220

UNIT SCHEDULE					
BUILDING	UNITS	1-BR	2-BR	APPROX. SQUARE FT	% OF PROJECT AREA
RES.	64	28	36	76,202	75
NON-RES.	-	-	-	25,400	25
TOTAL	64	28	36	101,602	100

DEVELOPMENT NOTE:
THE PROJECT SHALL NOT EXCEED A TOTAL OF 64 UNITS, IN A MIX OF ONE AND TWO BEDROOM UNITS. TEN PERCENT (10%) OF THE UNITS WILL MEET THE REQUIREMENTS OF ARTICLE 16B, AFFORDABLE-WORKFORCE HOUSING, OF THE ZONING LAW.

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THE
Chazen
COMPANIES
Proud to be Employee Owned
Engineers
Land Surveyors
Planners
Environmental & Safety Professionals
Landscape Architects

CHAZEN ENGINEERING, LAND SURVEYING
& LANDSCAPE ARCHITECTURE CO., D.P.C.

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Capital District Office:
21 Fox Street
New York, New York 12205
Phone: (516) 472-1000

North Country Office:
315 Bay Road
Oswego, New York 12854
Phone: (315) 913-0013

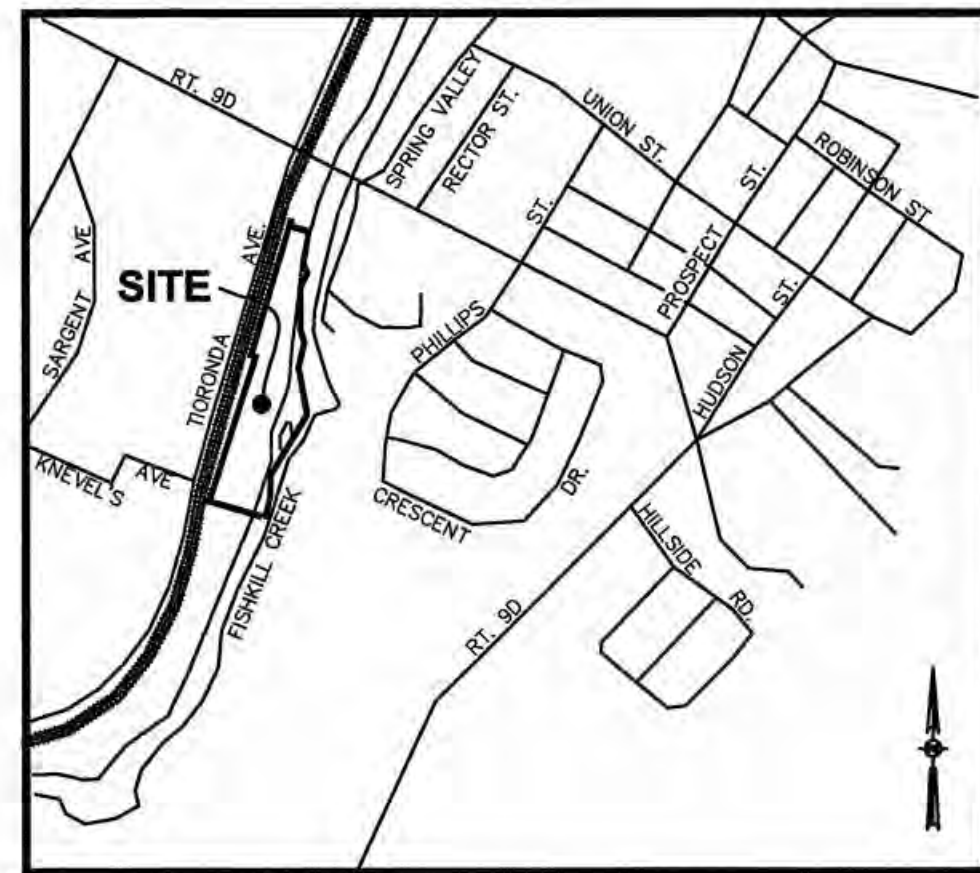
REV.	DATE	DESCRIPTION
1	10/12/2018	REVISED PER TOWN COMMENTS

TIORANDA AVENUE & 465 WOLCOTT AVENUE / CHAI BUILDERS

TITLE SHEET

CITY OF BEACON, DUTCHESS COUNTY, NEW YORK

designed
LAD
date
09/10/18
project no.
81750.00
sheet no.
T1



LEGEND:

- NO PHYSICAL BOUNDS
- ADJACENT PROPERTY LINE
- EDGE OF CREEK
- EXISTING BUILDING
- EXISTING FENCE
- EXISTING OVERHEAD WIRES
- EXISTING WATER LINE
- EXISTING UNDERGROUND SEWER LINE
- EXISTING UNDERGROUND STORM LINE
- EXISTING RAILROAD TRACKS
- EXISTING SIGN
- EXISTING BENCHMARK
- EXISTING BOLLARD
- EXISTING CATCH BASIN
- EXISTING DECIDUOUS TREE
- EXISTING GAS WIRE
- EXISTING GAS VALVE
- EXISTING HYDRANT
- EXISTING MONUMENT
- EXISTING SANITARY MANHOLE
- EXISTING UNKNOWN MANHOLE
- EXISTING UTILITY POLE
- EXISTING UTILITY POLE W/ LIGHT
- EXISTING WATER VALVE
- EXISTING MONITORING WELL
- EXISTING TELEPHONE MANHOLE
- EXISTING TELEPHONE PEDESTAL

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TITLE REPORT SCHEDULE B-1

- REGARDING CHICAGO TITLE INSURANCE COMPANY POLICY #8706-00688, EFFECTIVE OCTOBER 15, 2006.
- ITEM 14. EASEMENT GRANTED IN FAVOR OF CHG&E, E. LIBER 959 PAGE 376, DOCUMENT STATES THAT C.H.G. & E. RESERVES A RIGHT TO HAVE CLEARANCE OF 10 FEET BETWEEN ALL WIRES AND CONDUCTORS OF ELECTRICITY AND ANY STRUCTURE HEREATER CONSTRUCTED. (EASEMENT SHOWN HEREON).
- ITEM 15. EASEMENTS CONTAINED IN LIBER 1042 PAGE 205, AS REPEATED IN LIBER 1328 PAGE 118, (TOGETHER WITH RIGHTS RESERVED TO THE GRANTOR, (NEW YORK RUBBER COMPANY), THE RIGHT TO CONSTRUCT, MAINTAIN AND USE DRIVEWAYS AND FOOT WALKS OVER THE PARCEL, HEREBY CONVEYED (EXISTING DRIVEWAYS SHOWN HEREON), TOGETHER WITH POWER AND LIGHT SUBSTATION, TRANSFORMERS, PLUMBING, HEATING AND LIGHTING EQUIPMENT ON THE PREMISES, CANNOT IDENTIFY SUBSTATION LOCATIONS).
- ITEM 16. RESERVATION TO THE NEW YORK RUBBER CORPORATION IN LIBER 1328 PAGE 118, (DOCUMENT NOT INCLUDED IN SCHEDULE B-1). SEE ITEM 15 FOR SUMMATION OF EASEMENTS IN LIBER 1042 PAGE 205.
- ITEM 17. EASEMENTS AND RECTANGULARS CONTAINED IN LIBER 1936 PAGE 220:
- RIGHTS OF WAY IN GRANTED TO THE NEW YORK RUBBER COMPANY BY THE DUTCHESS AND COLUMBIA RAILROAD COMPANY LIBER 257 PAGE 32. (DOCUMENT REFERS TO THE GRANTING BY MULTIPLE CROSSINGS OVER AND UNDER SAID RAILROAD, AFFECTS SUBJECT PARCEL, ACCESS EASEMENTS NOT PROTRACTIBLE).
- RIGHT OF WAY GRANTED TO THE CITY OF BEACON IN LIBER 556 PAGE 508, (DOES NOT AFFECT SUBJECT PARCEL).
- LIBER 869 PAGE 373, EXCEPTS AND RESERVES FROM THE C.H.G. & E. PARCEL TO THE NORTH OF THE SUBJECT SITE, "THE SHOULDER AND OTHER PARTS OF THE ACCESS ROAD LINES ON THE WESTERLY SIDE OF SAID PARCEL". (AFFECTS SUBJECT PARCEL AND SHOWN HEREON).
- ITEM 18. PERMANENT AND TEMPORARY EASEMENTS CONTAINED IN APPROPRIATION NOTICE RECORDED IN LIBER 2002 PAGE 516, ("PERMANENT EASEMENT MAP NO. 18, PARCEL NO. 28 AFFECTS SUBJECT PARCEL AND SHOWN HEREON, TEMPORARY EASEMENTS SHOWN ON MAP NO. 19, PARCEL NO. 27 AND 28 WERE TERMINATED ON NOVEMBER 16, 1999).
- ITEM 19. ACCESS EASEMENT OVER PARCEL 1B, (F.M. 10970), GRANTED IN FAVOR OF PARCEL 1A, (F.M. 10970), AFFECTS SUBJECT PARCEL AND SHOWN HEREON.
- ITEM 20. NOTES AND EASEMENTS SHOWN ON FILED MAP # 10970:
- MAP DEPICTS 8 FOOT WIDE "GREENWAY EASEMENT", GRANTED IN FAVOR OF THE CITY OF BEACON FOR PUBLIC ACCESS AND IS LOCATED ALONG THE FISHKILL CREEK, (AFFECTS SUBJECT PARCEL AND SHOWN HEREON).
- ACCESS EASEMENT GRANTED IN FAVOR OF PARCEL 1A, OVER PARCEL 1B, AFFECTS SUBJECT PARCEL AND SHOWN HEREON-SEE ITEM 19.
- ITEM 21. LEASE AND EASEMENT RECORDED IN DOCUMENT #02-2003-9779, AS MODIFIED IN DOCUMENT #02-2003-7447, AS ASSIGNED AND ASSUMED IN DOCUMENT #02-2003-7449, AS MODIFIED IN DOCUMENT #02-2003-7448 AND AS MODIFIED IN DOCUMENT #02-2003-7450.
- DOCUMENT #02-2003-9779 RESERVES TO THE LANDLORD THE RIGHT TO PASS THROUGH AND ACROSS THE LEASED PREMISES TO TORONDA AVENUE, THE LEASE PARCEL IS SHOWN ON A PORTION OF A MAP PREPARED BY BACEY & WATSON SURVEYING AND ENGINEERING, P.C., (BEING AN UNRECORDED MAP). (AFFECTS SUBJECT PARCEL AND SHOWN HEREON).
- DOCUMENT #02-2003-7447 DESCRIBES CONSENT TO ASSIGNMENT OF LEASE TO "SISTERS PROPERTIES, LLC" AS ASSIGNEE.
- DOCUMENT #02-2003-7449 AS ASSIGNED AND ASSUMED BY "SISTERS PROPERTIES, LLC".
- DOCUMENT #02-2003-7448, BEING A MODIFICATION OF THE LEASE AGREEMENT.
- DOCUMENT #02-2003-7450 PROVIDES A METES AND BOUNDS DESCRIPTION OF THE LEASE PARCEL, (AFFECTS SUBJECT PARCEL AND SHOWN HEREON).

DEED REFERENCE
JOSEPH RENDERO
10
BEACON 248 DEVELOPMENT, LLC
DOC. # 02-2006-4659
FILED JUNE 20, 2006

TAX PARCEL NUMBER
130200-5654-16-993482-00

AREA: 8.175 ACRES
356,099 SQ. FT.

MAP REFERENCE
REFERENCE IS HEREBY MADE TO A MAP ENTITLED "SUBDIVISION PLAT PREPARED FOR ADVANTAGE MORTGAGE", PREPARED BY BACEY & WATSON SURVEYING & ENGINEERING, P.C., DATED APRIL 16, 1991 AND FILED IN THE DUTCHESS COUNTY CLERK'S OFFICE ON FEBRUARY 22, 2000 AS FILED MAP #10970.

MAP REFERENCE
1. SUBJECT PROPERTY IS DESIGNATED AS PARCEL 1B AS SHOWN ON A MAP ENTITLED, "SUBDIVISION PLAT PREPARED FOR ADVANTAGE MORTGAGE", PREPARED BY BACEY & WATSON SURVEYING AND ENGINEERING, P.C., FILED IN THE DUTCHESS COUNTY CLERK'S OFFICE AS FILED MAP # 10970 ON FEBRUARY 22, 2000.

2. REFERENCE IS HEREBY MADE TO A CERTAIN MAP ENTITLED "BEACON 248 DEVELOPMENT, LLC, MAP OF BOUNDARY & TOPOGRAPHIC SURVEY OF LANDS OF CENTRAL HUDSON GAS & ELECTRIC CORP." DATED 02/25/2013, PREPARED BY CHAZEN ENGINEERING, LAND SURVEYING & LANDSCAPE ARCHITECTURE CO., P.C.

FLOOD ZONE NOTE:
THE FLOODWAY LINE AND FLOOD ZONE LINE "ZONE X" OTHER FLOOD AREAS" SHOWN HEREON ARE AS SCALED FROM FLOOD INSURANCE RATE MAPPINGS (FIRM) LISTED BELOW. THE "ZONE AE" 100 YEAR FLOOD LINE WITHIN THE SUBJECT PARCEL WAS DRAWN AT ELEVATION 85.9(NAD83) PER THE TOPOGRAPHY SHOWN HEREON.

PARCEL SHOWN HEREON LIES WITHIN "SPECIAL FLOOD HAZARD AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD" ZONE AE, WITHIN "OTHER FLOOD AREAS, ZONE X", "OTHER AREAS, ZONE X", AND WITHIN FLOODWAY AREAS IN ZONE AE, AS SHOWN ON FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) NATIONAL FLOOD INSURANCE PROGRAM (NFIP) FLOOD INSURANCE RATE MAP (FIRM) MAPPING FOR THE CITY OF BEACON COMMUNITY NUMBER 360217 MAP NUMBER 3602720377E, HAVING AN EFFECTIVE DATE OF MAY 2, 2012.

"ZONE AE" BEING DESCRIBED THEREON AS "BASE FLOOD ELEVATIONS DETERMINED", THE BASE FLOOD ELEVATION BEING SHOWN THEREON AS ELEVATIONS 85 NORTH AMERICAN VERTICAL DATUM OF 1988 (NAD83), WHICH TRANSLATES TO ELEVATION 85.9 NATIONAL GEODETIC DATUM 1929 (NGVD29) BEING THE DATUM OF TOPOGRAPHY SHOWN HEREON.

"OTHER FLOOD AREAS, ZONE X", BEING DESCRIBED THEREON AS "AREAS OF 0.2% ANNUAL CHANCE FLOOD, AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE, AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD".

"OTHER AREAS, ZONE X" BEING DESCRIBED THEREON AS "AREAS DETERMINED TO BE OUTSIDE 0.2% ANNUAL CHANCE FLOODPLAIN".

"FLOODWAY AREAS IN ZONE AE" BEING DESCRIBED THEREON AS "THE FLOODWAY IS THE CHANNEL OF A STREAM PLUS ANY ADJACENT FLOODPLAIN AREAS THAT MUST BE KEPT FREE OF ENCROACHMENT SO THAT THE 1% ANNUAL CHANCE FLOOD CAN BE CARRIED WITHOUT SUBSTANTIAL INCREASES IN FLOOD HEIGHTS".

VERTICAL DATUM NOTE
TOPOGRAPHY IS BASED REFERENCE MARK (RM 4, ELEVATION 3.92'), AS SHOWN ON FLOOD INSURANCE RATE MAP, CITY OF BEACON COMMUNITY NUMBER 360217-0003-18, DATED MARCH 1, 1984. VERTICAL DATUM IS NGVD 1929. CONTOUR INTERVAL IS 2 FEET.

NOTES
UNAUTHORIZED ALTERATION OR ADDITION TO A SURVEY MAP BEARING A LICENSED LAND SURVEYOR'S SEAL IS A VIOLATION OF SECTION 702A, SUBDIVISION 2 OF THE NEW YORK STATE EDUCATION LAW. THE EXISTING CODE OF PRACTICE FOR PROFESSIONAL LAND SURVEYORS AS ADOPTED BY THE NEW YORK STATE ASSOCIATION OF PROFESSIONAL LAND SURVEYORS, SAID CERTIFICATIONS SHALL RUN ONLY TO THE PERSON SO NOTED. CERTIFICATIONS ARE NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS, THEIR SUCCESSORS AND/OR ASSIGNS, OR SUBSEQUENT OWNERS, EXCEPT AS INDICATED HEREON.

UNDERGROUND FACILITIES AND STRUCTURES SHOWN HEREON WERE TAKEN FROM DATA OBTAINED FROM PREVIOUS MAPS AND RECORD DRAWINGS. ALL ABOVE GROUND STRUCTURES AND SURFACE FEATURES SHOWN HEREON ARE THE RESULT OF A FIELD SURVEY UNLESS OTHERWISE NOTED. THERE MAY BE OTHER UNDERGROUND UTILITIES THE EXISTENCE OF WHICH ARE NOT KNOWN OR CERTIFIED BY THE UNDERSIGNED. SIZE AND LOCATION OF ALL UNDERGROUND UTILITIES AND STRUCTURES MUST BE VERIFIED BY THE APPROPRIATE AUTHORITIES. THE UNDERGROUND FACILITIES PROTECTIVE ORGANIZATION MUST BE NOTIFIED PRIOR TO CONDUCTING TEST BORINGS, EXCAVATION AND CONSTRUCTION.

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SURVEYED FROM RECORD DESCRIPTION AND AS IN POSSESSION.

THE BOUNDARY SURVEY FOR THE SUBJECT SITE WAS COMPLETED ON DECEMBER 13, 2006. BOUNDARY SURVEY FIELD UPDATED APRIL 6, 2011.

WETLANDS NOTE:
WETLANDS SHOWN HEREON AS DELINEATED ON MARCH 31, 2011 BY NIK BASILE OF CHAZEN ENGINEERING, LAND SURVEYING & LANDSCAPE ARCHITECTURE CO., P.C., AS SURVEYED APRIL 6, 2011 BY CHAZEN ENGINEERING, LAND SURVEYING & LANDSCAPE ARCHITECTURE CO., P.C.

