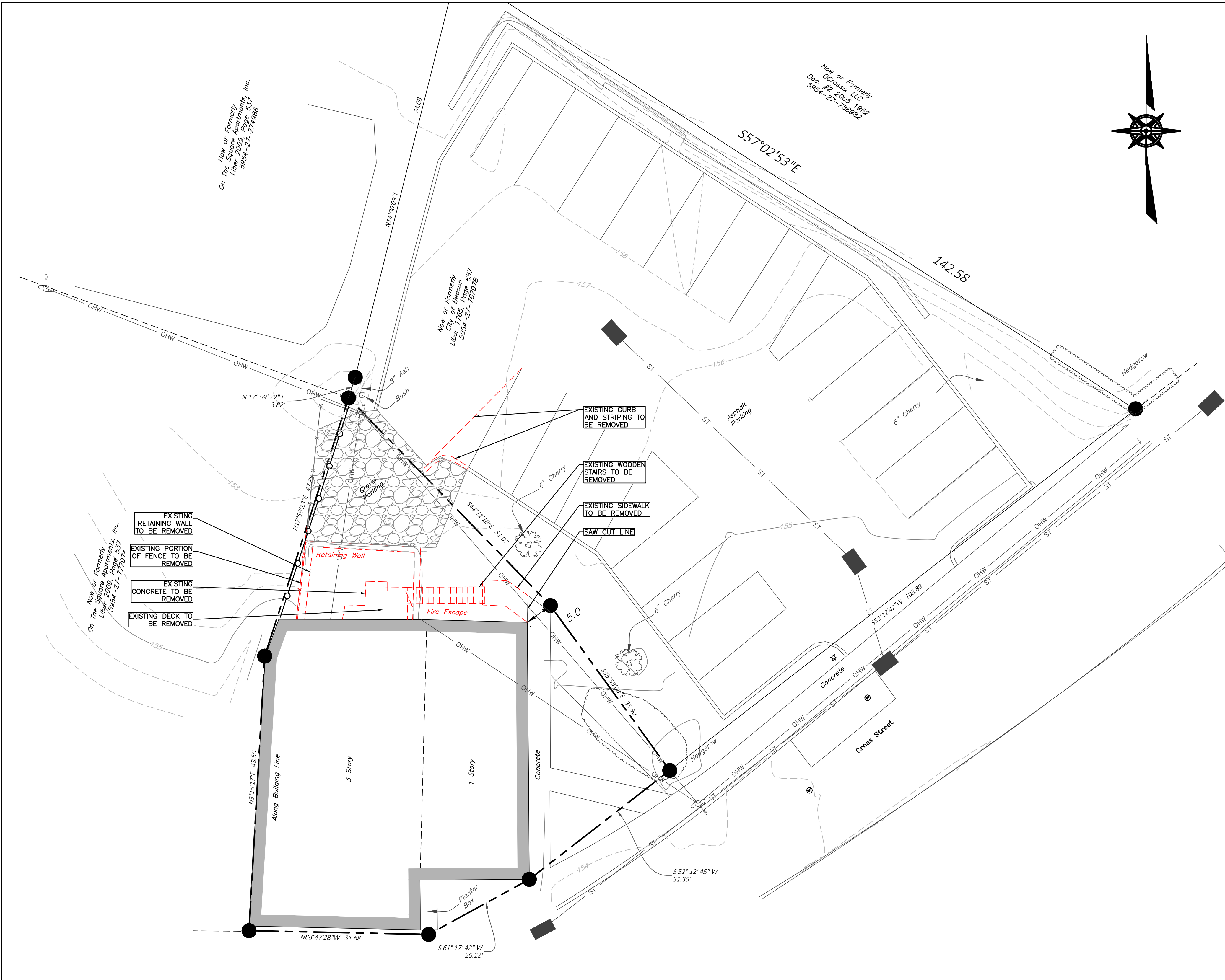
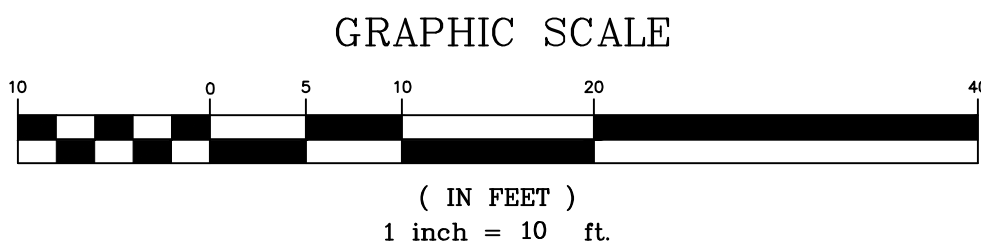




EXISTING CONDITIONS & DEMO PLAN
SCALE: 1" = 10'



PROJECT INFORMATION:

PARCEL OWNER:	THE HOSE COMPANY, LLC, 162 MAIN STREET, BEACON, NY 12508
PROJECT ENGINEER:	HUDSON LAND DESIGN P.C., 174 MAIN STREET, BEACON, NY 12508
PARCEL LOCATION:	162 MAIN STREET BEACON, NEW YORK 12508
TAX PARCEL ID:	5954-27-781973
PARCEL AREA:	±0.096-ACRE, 4,187 SQ.FT.
WATER SUPPLY:	MUNICIPAL
SEWAGE DISPOSAL:	MUNICIPAL
ZONING DISTRICT:	CENTRAL MAIN STREET (CMS)

MAP REFERENCES:

- EXISTING FEATURES AS SHOWN ON THIS SITE PLAN FROM A SURVEY PROVIDED BY TEC LAND SURVEYING DATED FEBRUARY 2, 2016.
- PROPOSED BUILDING ADDITION SHOWN ON THIS SITE PLAN TAKEN FROM BUILDING RENOVATION PLANS PROVIDED BY KATHLEEN RIFKIN ARCHITECT DATED MAY 2019. REFER TO BUILDING PLANS FOR ADDITIONAL INFORMATION.

LEGEND

---	EXISTING PROPERTY LINE
---	EXISTING ADJOINER LINE
(Tree Symbol)	EXISTING TREE
---	EXISTING MAJOR CONTOUR
---	EXISTING MINOR CONTOUR
X	EXISTING FENCE
W	EXISTING WATER MAIN
WS	EXISTING WATER SERVICE LINE
(Manhole Symbol)	SEWER MANHOLE
(Pole Symbol)	UTILITY POLE
(Hydrant Symbol)	HYDRANT
(Valve Symbol)	WATER VALVE
(Drop Inlet Symbol)	ROUND DROP INLET
(Meter Symbol)	ELECTRIC METER
(Light Pole Symbol)	UTILITY POLE WITH LIGHT
OHW	EXISTING OVERHEAD WIRES
■	DROP INLET
⊕	GAS METER
---	EXISTING FEATURE TO BE DEMOLISHED



SITE LOCATION MAP: SCALE = 1"=200'

DRAWING INDEX:

- SHEET 1: EXISTING CONDITIONS AND DEMOLITION PLAN
SHEET 2: SITE PLAN
SHEET 3: CONSTRUCTION DETAILS

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, ERASURE, 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.

DRAWN BY: CMB				CHECKED BY: MAB			
REVISIONS:				REVISIONS:			
NO.	DATE	DESCRIPTION	BY	NO.	DATE	DESCRIPTION	BY
1	7/30/19	PER PLANNING BOARD COMMENTS	MAB				



HUDSON
LAND DESIGN
HUDSON LAND DESIGN
PROFESSIONAL ENGINEERING P.C.
174 MAIN ST., BEACON, NEW YORK 12508
13 CHAMBERS ST., NEWBURGH, NEW YORK 12550
PH: 845-440-6926
F: 845-440-6637

EXISTING CONDITIONS & DEMO PLAN

THE HOSE COMPANY, LLC

162 MAIN STREET
CITY OF BEACON
DUTCHESS COUNTY, NEW YORK
TAX ID: 5954-27-781973

JOB #: 2017-007

DATE: 6/25/19

SCALE: 1" = 10'

TITLE: EC-1

SHEET: 1 OF 3