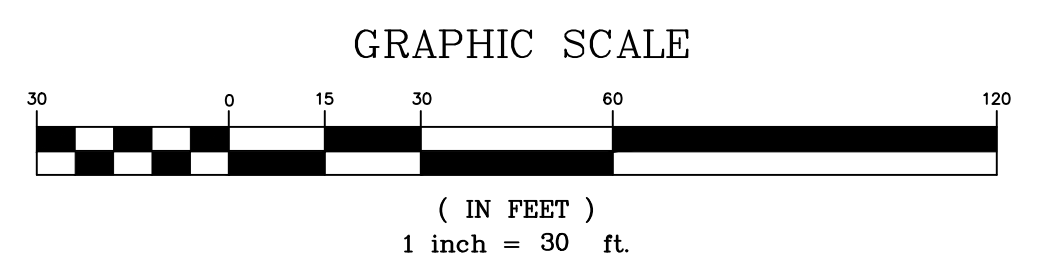




**LEGEND**

**EXISTING CONDITIONS AND REMOVALS PLAN**  
SCALE: 1" = 30'

- EXISTING PROPERTY LINE
- - - EXISTING ADJOINER LINE
- S --- EXISTING SEWER MAIN
- W --- EXISTING WATER MAIN
- ⊙ --- EXISTING SEWER MANHOLE
- ⊙ --- EXISTING WATER VALVE
- DHW --- EXISTING OVERHEAD WIRES
- EXISTING UTILITY POLE
- --- EXISTING CATCH BASIN
- x-x-x-x-x EXISTING FENCE



**DEMOLITION NOTES:**

1. BUILDING/STRUCTURE TO BE DEMOLISHED ARE SHOWN FOR REFERENCE PURPOSES ONLY AND ARE NOT TO BE DEMOLISHED AS PART OF THIS WORK. PRIOR TO DEMOLISHING ANY BUILDINGS/STRUCTURES, THE CONTRACTOR SHALL PERFORM A PRE-DEMOLITION SURVEY IN ACCORDANCE WITH STATE AND FEDERAL REGULATIONS GOVERNING THE DISPOSAL OF SOLID WASTE. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS AND APPROVALS BY THE AUTHORITY HAVING JURISDICTION. ALL DEBRIS RESULTING FROM DEMOLITION ACTIVITIES SHALL BE DISPOSED OF OFF-SITE AT A FACILITY APPROVED TO RECEIVE THE DEBRIS.
2. CONFORM TO APPLICABLE CODE FOR DEMOLITION OF STRUCTURES, SAFETY OF ADJACENT STRUCTURES, DUST CONTROL, RUNOFF CONTROL, AND HAULING, DISPOSAL AND STORAGE OF DEBRIS.
3. PROVIDE, ERECT, AND MAINTAIN TEMPORARY BARRIERS AND SECURITY DEVICES.
4. MAINTAIN EXISTING UTILITIES TO REMAIN IN SERVICE AND PROTECT THEM AGAINST DAMAGE DURING SELECTIVE DEMOLITION OPERATIONS. DO NOT INTERRUPT. EXISTING UTILITIES SERVING OPERATING FACILITIES, EXCEPT WHEN AUTHORIZED IN WRITING BY OWNER AND AUTHORITIES HAVING JURISDICTION.
5. NOTIFY ADJACENT OWNERS OF WORK THAT MAY AFFECT THEIR PROPERTY, POTENTIAL NOISE, UTILITY OUTAGE, OR DISRUPTION. COORDINATE WITH OWNER.
6. PREVENT MOVEMENT OR SETTLEMENT OF ADJACENT STRUCTURES. PROVIDE BRACING AND SHORING.
7. LOCATE AND IDENTIFY ALL EXISTING UTILITIES WITHIN THE CONSTRUCTION AREA. DISCONNECT AND SEAL OR CAP OFF UTILITY SERVICES THAT WILL BE AFFECTED BY THIS PROJECT. NOTIFY AFFECTED UTILITY COMPANIES BEFORE STARTING WORK AND COMPLY WITH THEIR REQUIREMENTS. VERIFY THAT UTILITIES HAVE BEEN DISCONNECTED AND CAPPED.
8. DEMOLISH AND REMOVE COMPONENTS IN AN ORDERLY AND CAREFUL MANNER.
9. PROTECT EXISTING FEATURES THAT ARE NOT TO BE DEMOLISHED.
10. CONDUCT OPERATIONS WITH MINIMUM INTERFERENCE TO PUBLIC OR PRIVATE ACCESSSES.
11. MAINTAIN EGRESS AND ACCESS AT ALL TIMES. DO NOT CLOSE OR OBSTRUCT ROADWAYS, OR SIDEWALKS WITHOUT PERMITS.
12. CEASE OPERATIONS IMMEDIATELY IF ADJACENT STRUCTURES APPEAR TO BE IN DANGER. NOTIFY AUTHORITY HAVING JURISDICTION.
13. ROUGH GRADE AND COMPACT AREAS AFFECTED BY DEMOLITION TO MAINTAIN SITE GRADES AND CONTOURS.
14. FIELD VERIFY EXISTING CONDITIONS AND CORRELATE WITH REQUIREMENTS INDICATED ON DEMOLITION PLAN TO DETERMINE EXTENT OF SELECTIVE DEMOLITION REQUIRED.
15. MAINTAIN EXISTING UTILITIES TO REMAIN IN SERVICE AND PROTECT THEM AGAINST DAMAGE DURING SELECTIVE DEMOLITION OPERATION.
16. CONDUCT DEMOLITION OPERATIONS AND REMOVE DEBRIS TO ENSURE MINIMUM INTERFERENCE WITH SELECTIVE DEMOLITION OPERATIONS.
17. CONDUCT DEMOLITION OPERATIONS TO PREVENT INJURY TO PEOPLE AND DAMAGE TO ADJACENT BUILDINGS AND FACILITIES TO REMAIN. ENSURE SAFE PASSAGE OF PEOPLE AROUND SELECTIVE DEMOLITION AREA.
18. USE WATER MIST, TEMPORARY ENCLOSURES AND OTHER SUITABLE METHODS TO LIMIT THE SPREAD OF DUST AND DIRT. COMPLY WITH GOVERNING ENVIRONMENTAL PROTECTION REGULATIONS. DO NOT USE WATER WHEN IT MAY DAMAGE EXISTING CONSTRUCTION, SUCH AS ICE, FLOODING, AND POLLUTION.
19. REMOVE AND TRANSPORT DEBRIS IN A MANNER THAT WILL PREVENT SPILLAGE ON ADJACENT SURFACES AND AREAS.
20. CLEAN ADJACENT STRUCTURES AND IMPROVEMENTS OF DUST, DIRT AND DEBRIS CAUSED BY SELECTIVE DEMOLITION OPERATIONS. RETURN ADJACENT AREAS TO CONDITION EXISTING BEFORE START OF SELECTIVE DEMOLITIONS.
21. PROMPTLY DISPOSE OF DEMOLISHED MATERIALS. DO NOT ALLOW DEMOLISHED MATERIALS TO ACCUMULATE ON-SITE. DO NOT BURN DEMOLISHED MATERIALS ON-SITE.



**LOCATION MAP** SCALE: 1" = 400'

**PROJECT INFORMATION:**

PARCEL OWNER:	HUDSON TODD, LLC
PROJECT ENGINEER:	HUDSON LAND DESIGN P.C., 174 MAIN STREET, BEACON NY 12508
PROJECT ARCHITECT:	JOSEPH E. TURHAN, 19 WILDWOOD DR. Poughkeepsie, NY 12603
PROJECT SURVEYOR:	TEC LAND SURVEYING, 1331 ROUTE 52, SUITE 2C, FISHKILL, NY 12524
DECKER SURVEYING:	292 FRALEIGH LANE, RED HOOK, NY 12571
PARCEL LOCATION:	172 MAIN STREET, 2 & 4 CROSS STREET BEACON, NEW YORK 12508
TAX PARCEL ID:	5954-27-799966 (172 MAIN ST.); 5954-27-793967 (2 CROSS ST.) 5954-27-798971 (4 CROSS STREET) 5954-27-774997 (152 MAIN ST.); 5954-27-777974 (160 MAIN ST.) 5954-27-774997, 784996 (WEST CHURCH ST.)
PARCEL AREA:	±0.08 AC. (172 MAIN ST.); ±0.10 AC. (2 CROSS ST.); ±0.10 AC. (4 CROSS ST.) ±0.64 AC. (152 MAIN ST.); ±0.10 AC. (160 MAIN ST.); ±0.11 AC. (WEST CHURCH ST.); ±0.09 AC. (WEST CHURCH ST.)
WATER SUPPLY:	MUNICIPAL
SEWAGE DISPOSAL:	MUNICIPAL
ZONING DISTRICT:	PARCELS 799966, 793967, 777974, 774986 - CENTRAL MAIN STREET; HISTORICAL OVERLAY; PARKING OVERLAY PARCEL 798971 - PLANNED BUSINESS; PARKING OVERLAY PARCELS 774997, 784996, 774986 - R1-5 (1-FAMILY RESIDENCE)

**MAP REFERENCES:**  
 1. EXISTING FEATURES FOR 172 MAIN STREET, 2 AND 4 CROSS STREET AS SHOWN ON THIS PLAN PROVIDED BY A SURVEY BY TEC LAND SURVEYING DATED NOVEMBER 2, 2017.  
 2. EXISTING FEATURES FOR MULTIPLE PARCELS SHOWN FOR ON THE SQUARE APARTMENTS INC. AS SHOWN ON THIS PLAN PER AN ALTA SURVEY PREPARED BY DECKER SURVEYING, DATED JANUARY 21, 2013.

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 PLAN, AS APPROVED, SHALL VOID THIS APPROVAL.

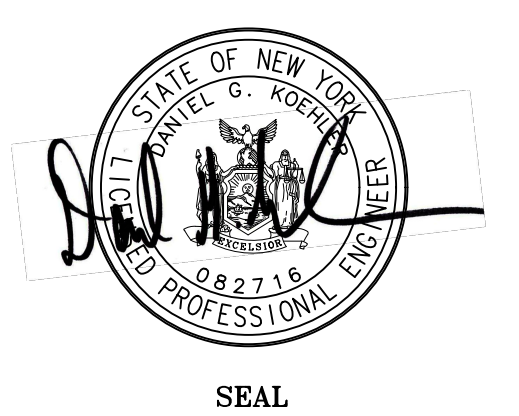
SIGNED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, BY \_\_\_\_\_ CHAIRMAN  
 \_\_\_\_\_ SECRETARY

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

**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



**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 AND REMOVALS PLAN**  
**TWO CROSS STREET**  
 172 MAIN STREET; 2 & 4 CROSS STREET  
 CITY OF BEACON  
 DUTCHESS COUNTY, NEW YORK  
 TAX ID: 5954-27-799966,793967,798971,774986,774997,784996,&777974

JOB #:	2019-036
DATE:	10/29/19
SCALE:	1"=30'
TITLE:	EC-1
SHEET:	1 OF 6