

**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 SQFT.
WATER SUPPLY:	MUNICIPAL
SEWAGE DISPOSAL:	MUNICIPAL
ZONING DISTRICT:	CENTRAL MAIN STREET (CMS)

**MAP REFERENCES:**

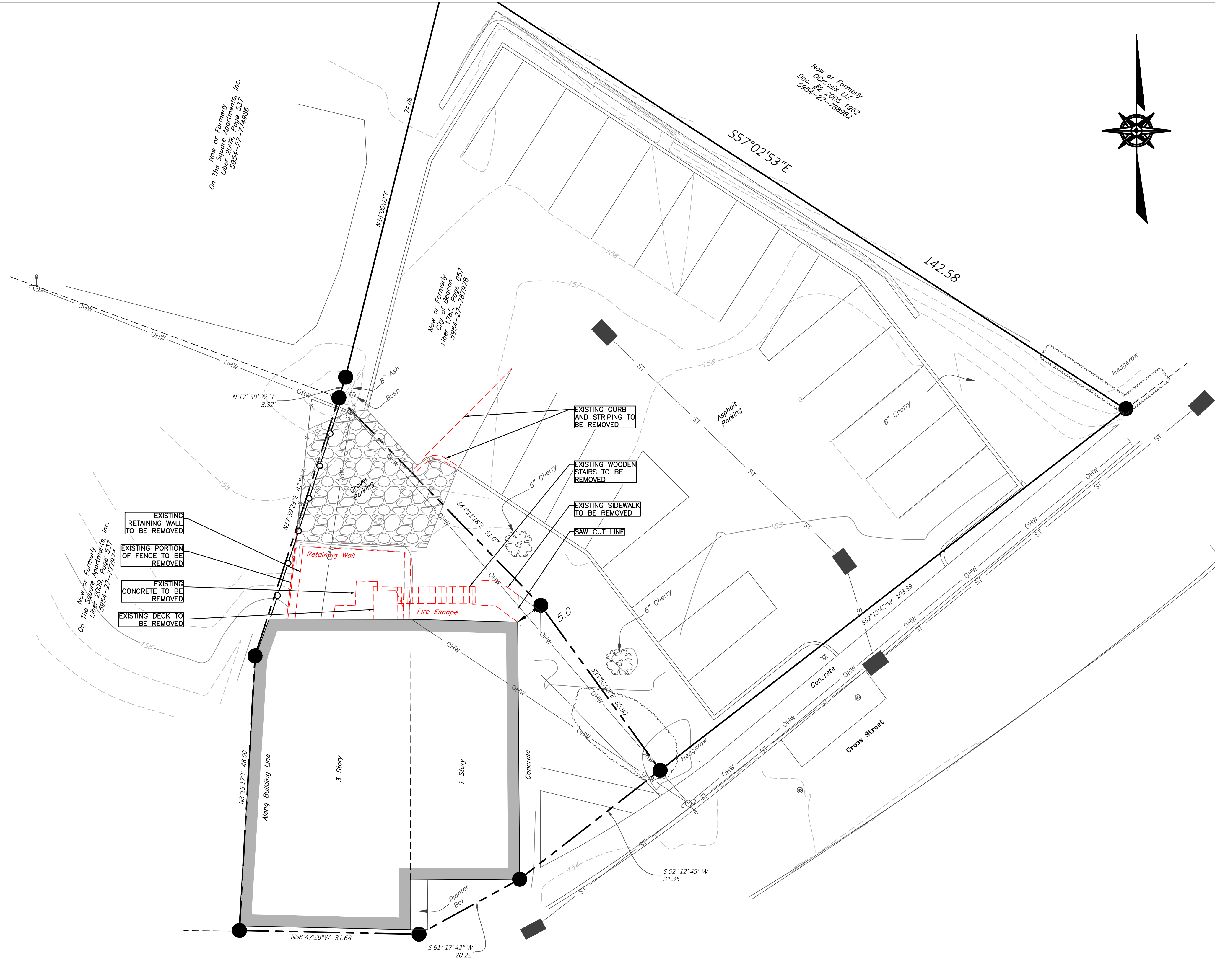
- EXISTING FEATURES AS SHOWN ON THIS SITE PLAN FROM A SURVEY PROVIDED BY TEC LAND SURVEYING DATED FEBRUARY 2, 2016.
- PROPOSED BUILDING ADDITION SHOWN ON THIS SITE PLAN TAKEN FROM BUILDING RENOVATION PLANS PROVIDED BY KATHLEEN RIFKIN ARCHITECT DATED MAY 2019. REFER TO BUILDING PLANS FOR ADDITIONAL INFORMATION.

**LEGEND**

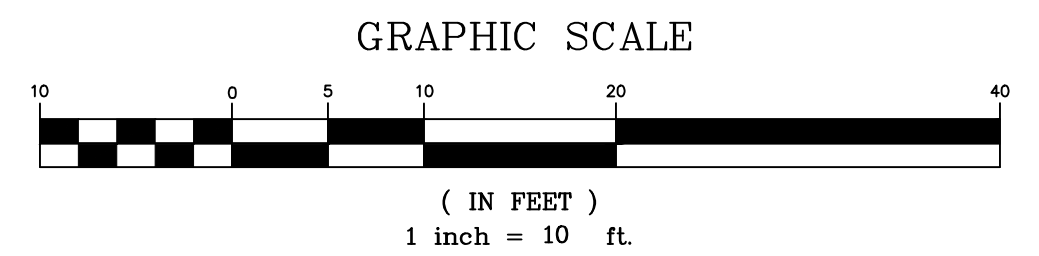
	EXISTING PROPERTY LINE
	EXISTING ADJOINER LINE
	EXISTING TREE
	EXISTING MAJOR CONTOUR
	EXISTING MINOR CONTOUR
	EXISTING FENCE
	EXISTING WATER MAIN
	EXISTING WATER SERVICE LINE
	SEWER MANHOLE
	UTILITY POLE
	HYDRANT
	WATER VALVE
	PROPERTY CORNER
	ELECTRIC METER
	UTILITY POLE WITH LIGHT
	EXISTING OVERHEAD WIRES
	DROP INLET
	GAS METER
	EXISTING FEATURE TO BE REMOVED OR DEMOLISHED



SITE LOCATION MAP: SCALE = 1"=200'



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



**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				
2	9/24/19	PER PLANNING BOARD COMMENTS	MAB				
3	10/29/19	NO CHANGE	CMB				



**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