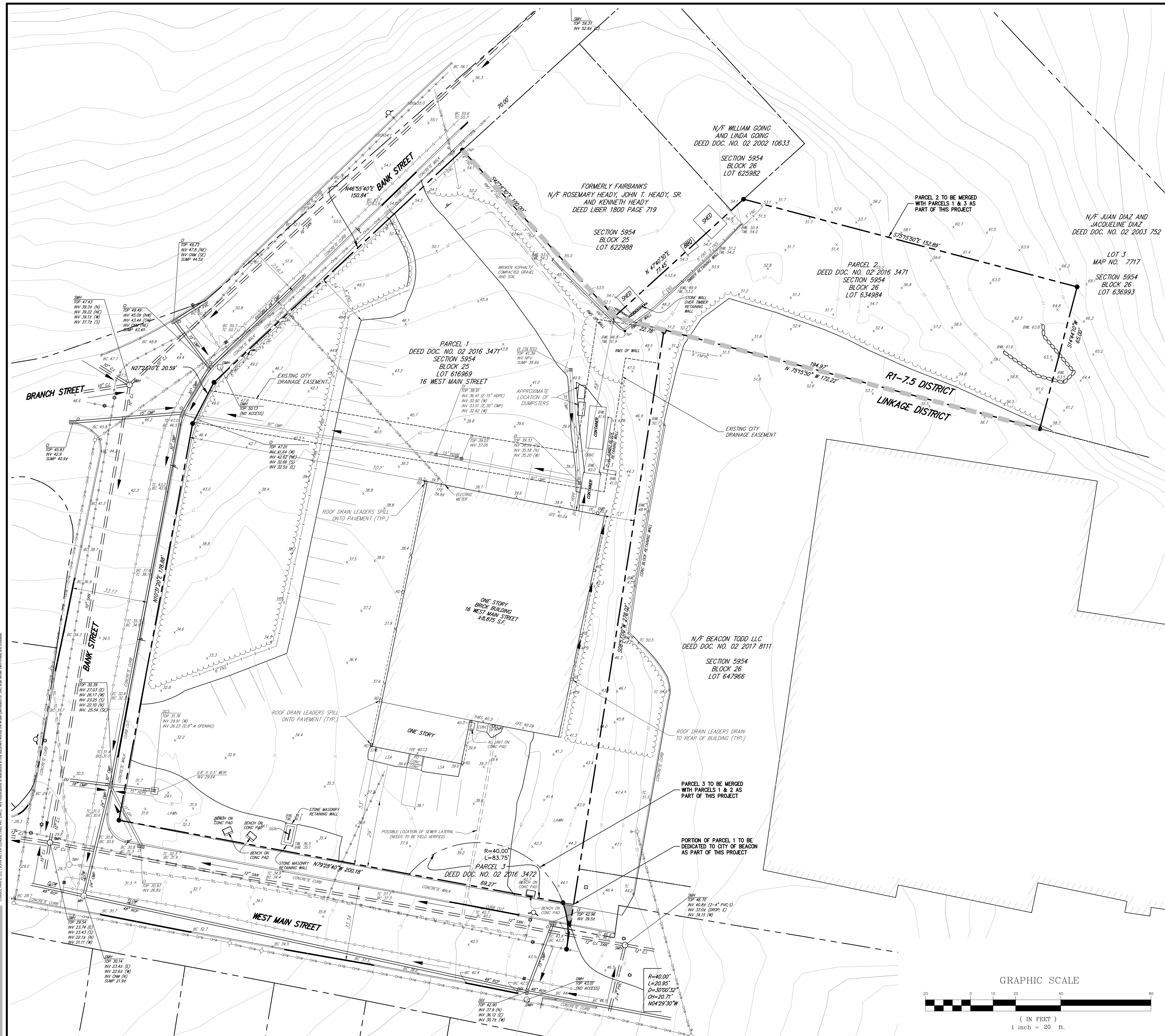


NOT FOR CONSTRUCTION

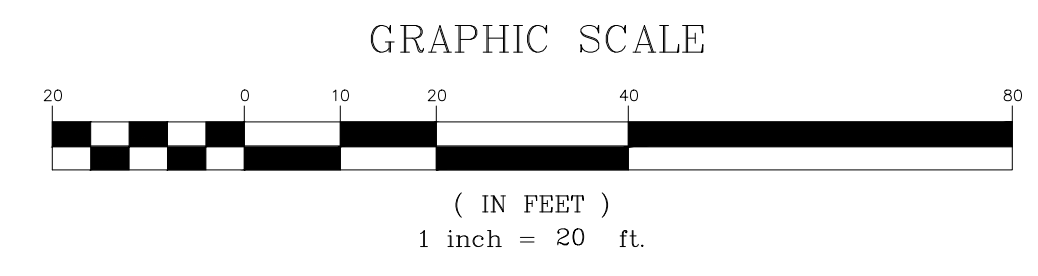
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**LEGEND**

	EXISTING PROPERTY LINE
	ADJACENT PROPERTY LINE
	EXISTING EASEMENT LINE
	EXISTING BUILDING LINE
	EXISTING PAVEMENT EDGE
	EXISTING CURB LINE
	EXISTING INDEX CONTOUR
	EXISTING CONTOUR
	EXISTING SPOT GRADE
	EXISTING STONE WALL
	EXISTING RETAINING WALL
	EXISTING FENCE
	EXISTING TREE LINE
	EXISTING PARKING
	EXISTING STORM DRAIN LINE AND SIZE
	EXISTING SANITARY LINE AND SIZE
	EXISTING WATER LINE
	EXISTING GAS LINE
	EXISTING OVERHEAD WIRES
	EXISTING DRAIN INLET
	EXISTING MANHOLE
	EXISTING FIRE HYDRANT
	EXISTING GAS VALVE
	EXISTING WATER VALVE
	EXISTING UTILITY POLE
	EXISTING LIGHT POLE
	EXISTING SIGN

- NOTES:**
- EXISTING CONDITIONS DEPICTED ON THIS PLAN HAVE BEEN TAKEN FROM SURVEY TITLED, "TOPOGRAPHIC SURVEY," PREPARED BY JMC PLANNING ENGINEERING LANDSCAPE ARCHITECTURE & LAND SURVEYING, PLLC, DATED 09/20/2018, REVISED 09/23/2019.
  - THE TOPOGRAPHY SHOWN IS REFERENCED FROM NAVD88 VERTICAL DATUM AS SHOWN ON THE ABOVE TOPOGRAPHIC SURVEY.
  - THE PROJECT SITE IS LOCATED IN ZONE X, "AREA OF MINIMAL FLOOD HAZARD," ACCORDING TO FEMA MAP NO. 36027C0463E, EFFECTIVE 05/02/2012.
  - THE EXISTING SANITARY SEWER SERVICE LATERAL WAS NOT LOCATED AND IS PROPOSED TO BE REMOVED. IT IS ASSUMED TO BE LOCATED FROM THE SOUTH SIDE OF THE BUILDING TO THE MAIN WITHIN WEST MAIN STREET. THE CONTRACTOR SHALL VERIFY AND REMOVE IN ACCORDANCE WITH DUTCHESS COUNTY HEALTH DEPARTMENT AND CITY OF BEACON STANDARDS.



ANY ALTERATION OF PLANS, SPECIFICATIONS, PLATS AND REPORTS BEARING THE SEAL OF A LICENSED PROFESSIONAL ENGINEER OR LICENSED LAND SURVEYOR IS A VIOLATION OF SECTION 7209 OF THE NEW YORK STATE EDUCATION LAW, EXCEPT AS PROVIDED FOR BY SECTION 7209, SUBSECTION 2.

No.	Revision	Date	By
1.	REVISED PER CITY COMMENTS	12/30/19	AH

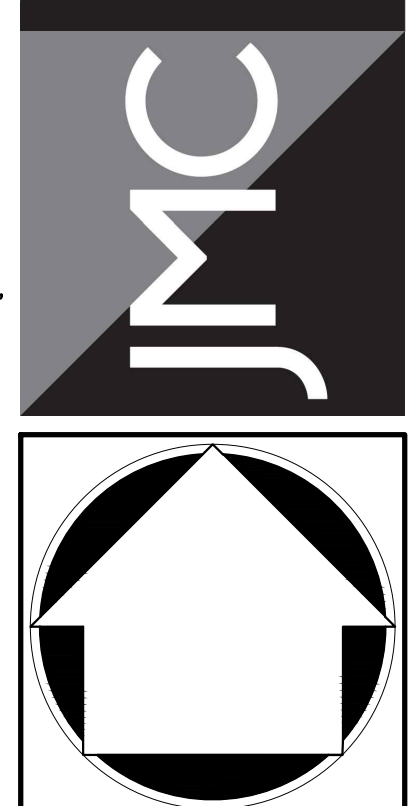
  

Drawn: AH	Approved: SS
Scale: 1" = 20'	
Date: 10/29/2019	
Project No: 18119	
1819-EXISTING	EXIST
1819-EXISTING	EXIST
Drawing No:	

APPLICANT/OWNER:  
**FARRELL BUILDING COMPANY**  
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 BRIDGEHAMPTON, NY 11932

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**EXISTING PLAN**  
**CONDITIONS PLAN**  
**BEACON COMMONS**  
 16 WEST MAIN STREET  
 BEACON, NY 12508

**C-010**  
 (Sheet 2 of 24)