



EXISTING CONDITIONS & REMOVAL PLAN
 SCALE: 1" = 20'
 GRAPHIC SCALE
 (IN FEET)
 1 inch = 20 ft.

LEGEND:

- — — — — EXISTING PROPERTY LINE
- - - - - ADJOINING PROPERTY LINE
- 2.30 — — — — — EXISTING MAJOR CONTOUR
- 2.32 — — — — — EXISTING MINOR CONTOUR
- — — — — EXISTING UTILITY POLE
- — — — — EXISTING OVERHEAD WIRE
- — — — — EXISTING WATER MAIN
- — — — — EXISTING WATER VALVE
- — — — — EXISTING HYDRANT
- — — — — EXISTING SEWER MANHOLE
- — — — — EXISTING SEWER MAIN
- — — — — EXISTING STORMWATER LINE
- ▨ EXISTING BUILDINGS
- ▨ EXISTING SIDEWALK AREA
- ▨ EXISTING BUILDING AREA
- TBR TO BE REMOVED

PROJECT INFORMATION:

PARCEL OWNER:	ANDREW MACDONALD; 97 ROOSEVELT DRIVE, POUGHQUAG NY 12570
ENGINEER OF RECORD:	HUDSON LAND DESIGN P.C., 174 MAIN STREET, BEACON NY 12508
ARCHITECT OF RECORD:	D.M. FLORANCE ARCHITECTURE PLLC, 6 GRIFFIN ST., POUGHQUAG NY 12570
SURVEYOR OF RECORD:	DECKER SURVEYING, 290 FRALEIGH LANE, RED HOOK NY 12571
PROJECT LOCATION:	1182 NORTH AVENUE, BEACON NY 12508
TAX PARCEL ID:	CITY OF BEACON - 5955-19-738049 & 5955-19-747060
PARCEL AREA:	0.68 ACRES TOTAL
ZONING DISTRICT:	R1-7.5 ZONING DISTRICT
POTABLE WATER SUPPLY:	MUNICIPAL WATER
SEWAGE DISPOSAL:	MUNICIPAL SEWER

OWNER'S CONSENT:

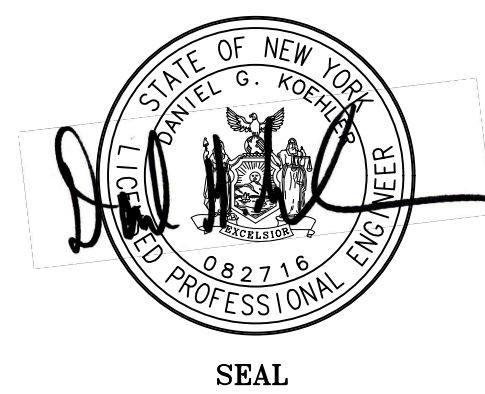
THE UNDERSIGNED OWNER OF THE PROPERTY HEREON STATES THAT HE IS FAMILIAR WITH THIS MAP, ITS CONTENTS AND ITS LEGENDS AND HEREBY CONSENTS TO ALL SAID TERMS AND CONDITIONS AS STATED HEREON.

ANDREW G. MACDONALD _____ DATE _____

APPROVED BY RESOLUTION OF THE PLANNING BOARD OF THE CITY OF BEACON, NEW YORK, ON THE _____ DAY OF _____, 20____, SUBJECT TO ALL REQUIREMENTS AS STATED THEREIN.
 SIGNED THIS _____ DAY OF _____, 20____ BY _____
 CHAIRMAN, CITY PLANNING BOARD _____ DATE _____

DRAWN BY: CMB				CHECKED BY: DGK			
REVISIONS:				REVISIONS:			
NO.	DATE	DESCRIPTION	BY	NO.	DATE	DESCRIPTION	BY
1	11/26/19	PER PLANNING BOARD COMMENTS	AG				

BEFORE UNDERTAKING ANY DIGGING, DRILLING, BLASTING OR DISTURBANCE TO THE GROUND IN ANY WAY, FOR ANY REASON, ALL INDIVIDUALS MUST CONTACT
 DIG SAFELY NEW YORK
 AT
 811 OR WWW.CALL811.COM



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 & REMOVAL PLAN
 1182 NORTH AVENUE
 1182 NORTH AVENUE
 CITY OF BEACON
 DUTCHESS COUNTY, NEW YORK
 TAX ID: 5955-19-738049 & 5955-19-747060

JOB #:	2019-021
DATE:	10/29/19
SCALE:	1" = 20'
TITLE:	XC-1
SHEET:	2 OF 6