



**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
- O — EXISTING UTILITY POLE
- O — EXISTING OVERHEAD WIRE
- WTR — EXISTING WATER MAIN
- WTR — EXISTING WATER VALVE
- H — EXISTING HYDRANT
- S — EXISTING SEWER MANHOLE
- S — 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:**

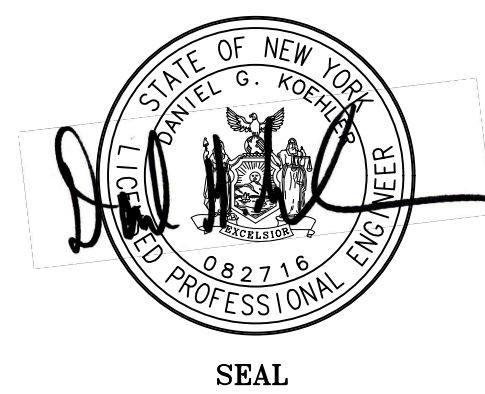
THE UNDERSIGNED OWNER OF THE PROPERTY HEREON STATES THAT HE IS FAMILIAR WITH THIS MAP, ITS CONTENTS AND ITS LEGENDS AND HEREBY CONSENTS TO ALL SAID TERMS AND CONDITIONS AS STATED HEREON.

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