

SURVEY NOTES:

1. MAP REFERENCE: FILED MAP 579, LOTS 8,9,&10.
2. SURVEYED AS PER RECORD DESCRIPTIONS AND EXISTING MONUMENTATION.
3. SUBJECT TO ANY EASEMENTS AND/OR RIGHTS OF WAY THAT AN ACCURATE UP TO DATE ABSTRACT OF TITLE MAY SHOW.

MAP REFERENCE:

1. "EXISTING CONDITIONS SURVEY OF 160 ROMBOUT AVE" DATED NOVEMBER 21, 2019 AS PREPARED BY JOHN J. POST JR., LAND SURVEYOR, N.Y.S. LICENSE NO. 50643.

TOTAL PARCEL AREA:

±14,500.5 S.F. OR ± 0.33 ACRE

TAX MAP REFERENCE:

CITY OF BEACON 5954-35-853796

VERTICAL DATUM:

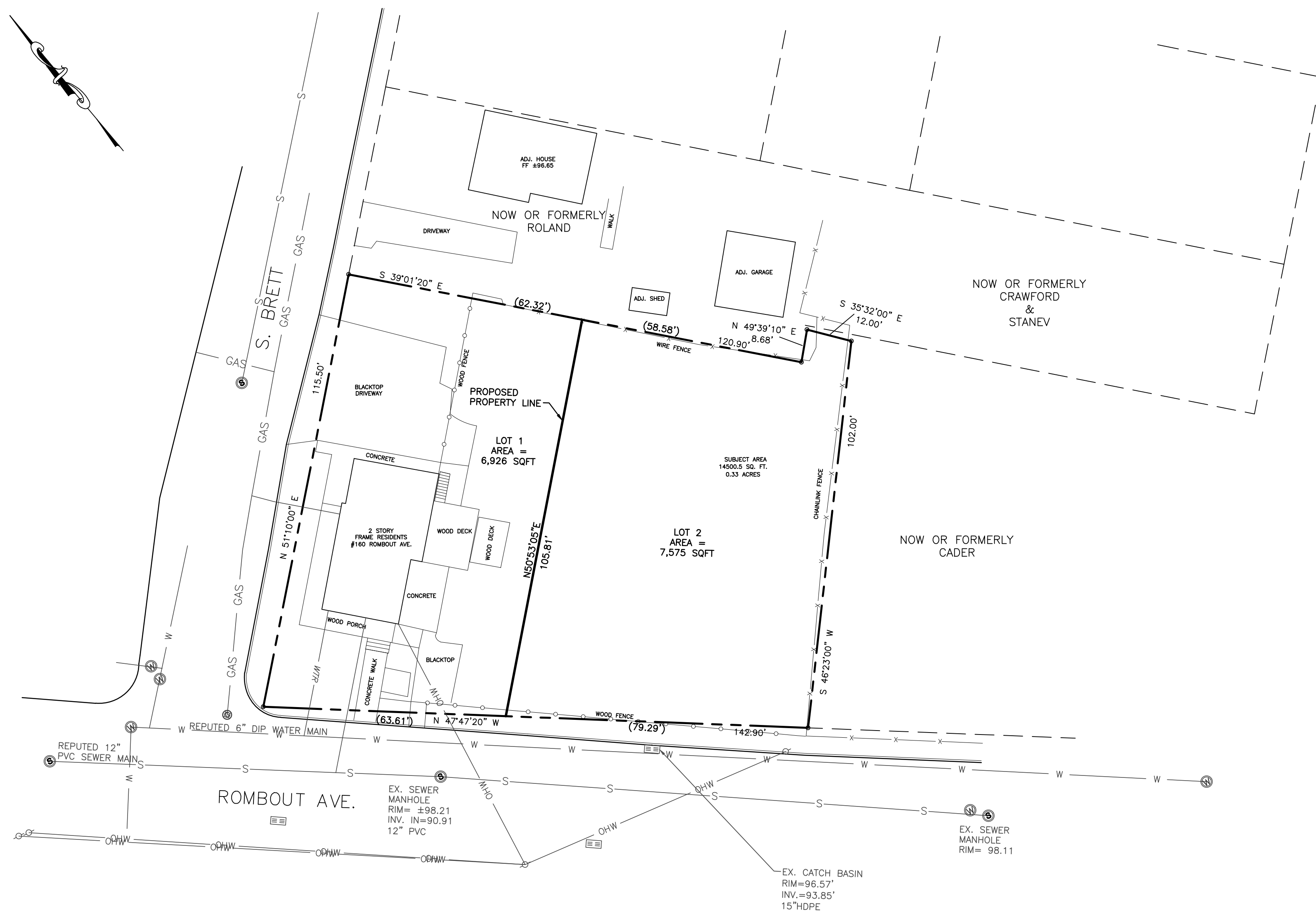
ASSUMED

FLOOD BOUNDARY:

1. SUBJECT PARCEL IS LOCATED IN ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANGE FLOODPLAIN) PER PANEL 36027C0463E DATED MAY 2, 2012.

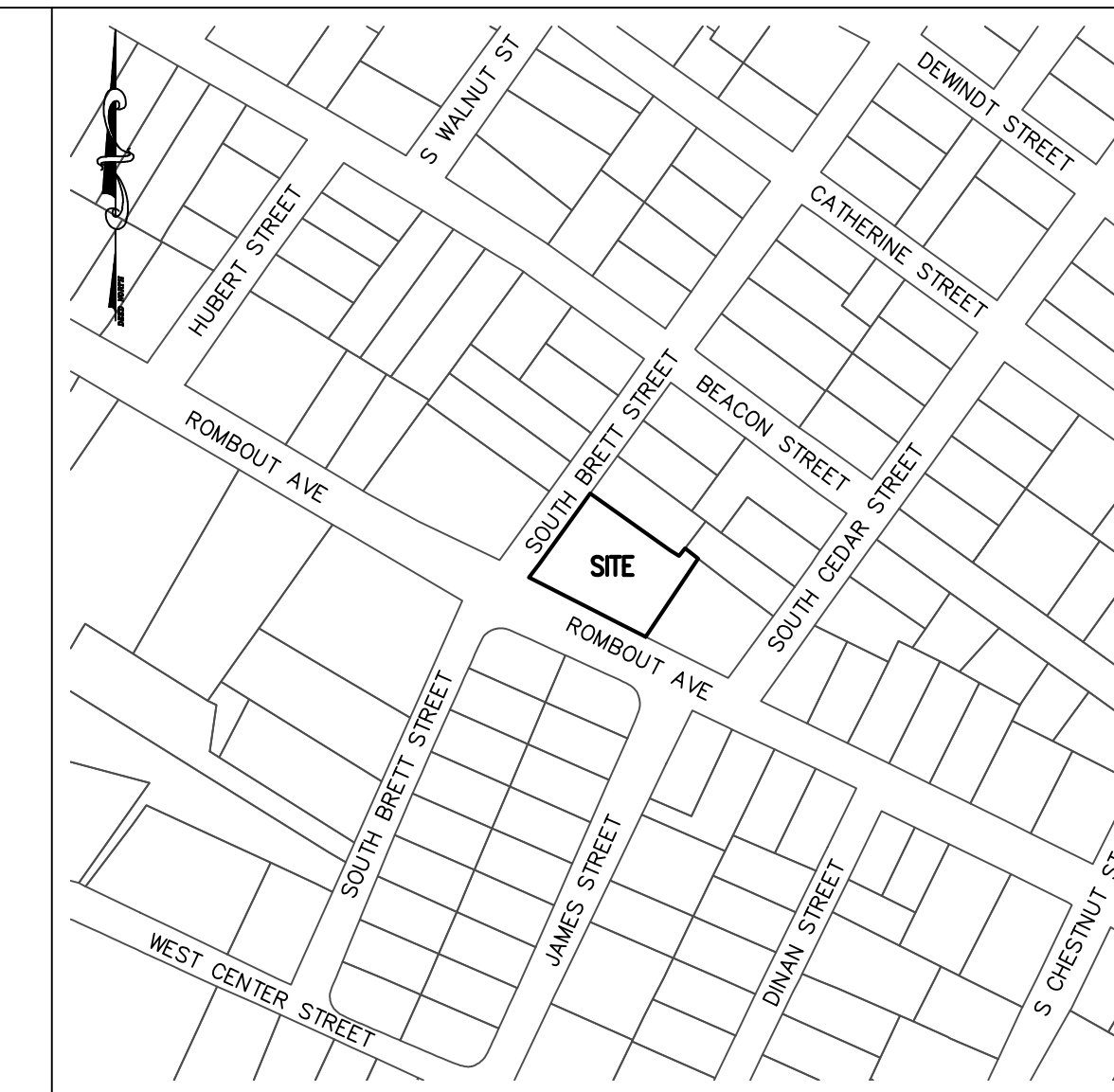
WETLAND NOTE:

1. NO NYSDEC OR FEDERAL WETLANDS WERE FOUND ONSITE.



LEGEND:

- EXISTING PROPERTY LINE
- ADJOINING PROPERTY LINE
- 95 --- EXISTING MAJOR CONTOUR
- 94 --- EXISTING MINOR CONTOUR
- EXISTING CHAINLINK FENCE
- EXISTING WOOD FENCE
- W --- EXISTING WATER LINE
- S --- EXISTING SEWER LINE
- GAS --- EXISTING GAS LINE
- OHW --- EXISTING OVERHEAD WIRE
- EXISTING WATER VALVE
- EXISTING SEWER MANHOLE
- EXISTING GAS VALVE
- EXISTING UTILITY POLE
- PROPOSED PROPERTY LINE



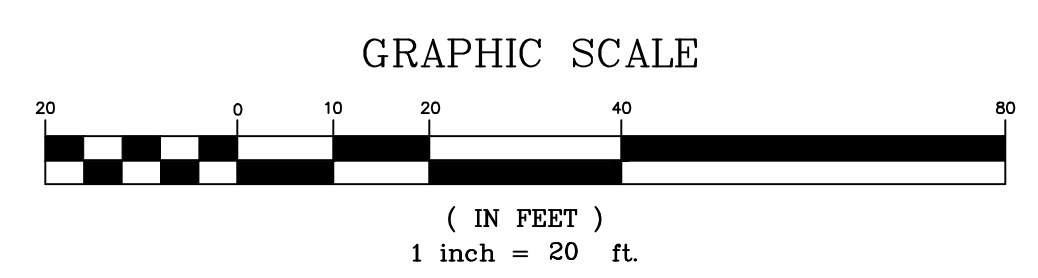
PROJECT INFORMATION:

PARCEL OWNER:	KARIC ASSOCIATES, LLC; 4 SCHOEN LANE, NEW ROCHELLE, NY 10804
ENGINEER OF RECORD:	HUDSON LAND DESIGN P.C., 174 MAIN STREET, BEACON NY 12508
SURVEYOR OF RECORD:	JOHN J. POST JR., PO BOX 827, STONE RIDGE, NY 12484 (P) 845-331-3931
PROJECT LOCATION:	160 ROMBOUT AVENUE, BEACON NY 12508
TAX PARCEL ID:	CITY OF BEACON: 5954-35-853796
PARCEL AREA:	0.33 ACRES TOTAL
ZONING DISTRICT:	R1-5 ZONING DISTRICT
POTABLE WATER SUPPLY:	MUNICIPAL WATER
SEWAGE DISPOSAL:	MUNICIPAL SEWER

SCHEDULE OF REGULATIONS (R1-5 ZONING DISTRICT) AND LOT CONFORMANCE TABLE:

PARAMETER	REQUIREMENT	LOT #1	LOT #2
LOT AREA:	5,000 SQUARE FEET MIN	6,926 S.F.	7,575 S.F.
LOT WIDTH:	50 FEET MINIMUM	62.6 FEET	74.9 FEET
LOT DEPTH:	100 FEET MINIMUM	105.4 FEET	101.0 FEET

PRELIMINARY SUBDIVISION PLAT
SCALE: 1" = 20'



DCDOH STANDARD NOTE:

FOR PERMISSION TO FILE
THIS PLAN DOES NOT CONSTITUTE A REALTY SUBDIVISION AS DEFINED BY ARTICLE XI, TITLE II, SECTION 1115 OF THE PUBLIC HEALTH LAW OF THE STATE OF NEW YORK, AND ARTICLE XI OF THE DUTCHESS COUNTY SANITARY CODE. PERMISSION IS HEREBY GRANTED FOR THE FILING OF THIS MAP WITH THE CLERK OF DUTCHESS COUNTY. APPROVAL FOR ARRANGEMENTS FOR WATER SUPPLY AND/OR SEWAGE DISPOSAL IS NEITHER SOUGHT NOR GRANTED.

AUTHORIZED REPRESENTATIVE OF THE COMMISSIONER OF HEALTH _____ DATE _____

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.

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.

I HEREBY CERTIFY THAT THE SURVEY SHOWN HEREON IS BASED ON AN ACTUAL FIELD SURVEY COMPLETED ON NOVEMBER 21, 2019.

KARIC ASSOCIATES LLC _____ DATE _____

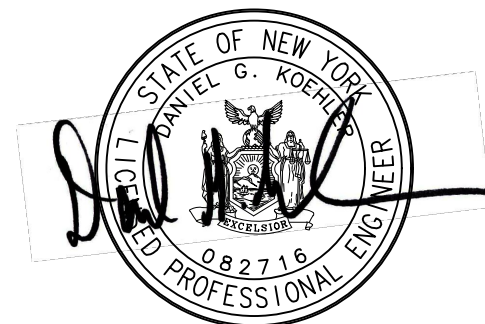
By: *John J. Post, Jr., L.L.S.* N.Y. State Lic. no. 50643

DRAWING INDEX:

- SHEET 1: PRELIMINARY SUBDIVISION PLAT (PL-1)
- SHEET 2: PRELIMINARY SUBDIVISION PLAN (SP-1)
- SHEET 3: CONSTRUCTION DETAILS (CD-1)
- SHEET 4: CONSTRUCTION DETAILS & NOTES (CD-2)

DRAWN BY: CMB				CHECKED BY: DGK			
REVISIONS:				REVISIONS:			
NO.	DATE	DESCRIPTION	BY	NO.	DATE	DESCRIPTION	BY
1	2/25/2020	PER PLANNING BOARD COMMENTS	CMB				
2	3/31/2020	PER PLANNING BOARD COMMENTS	DGK				

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



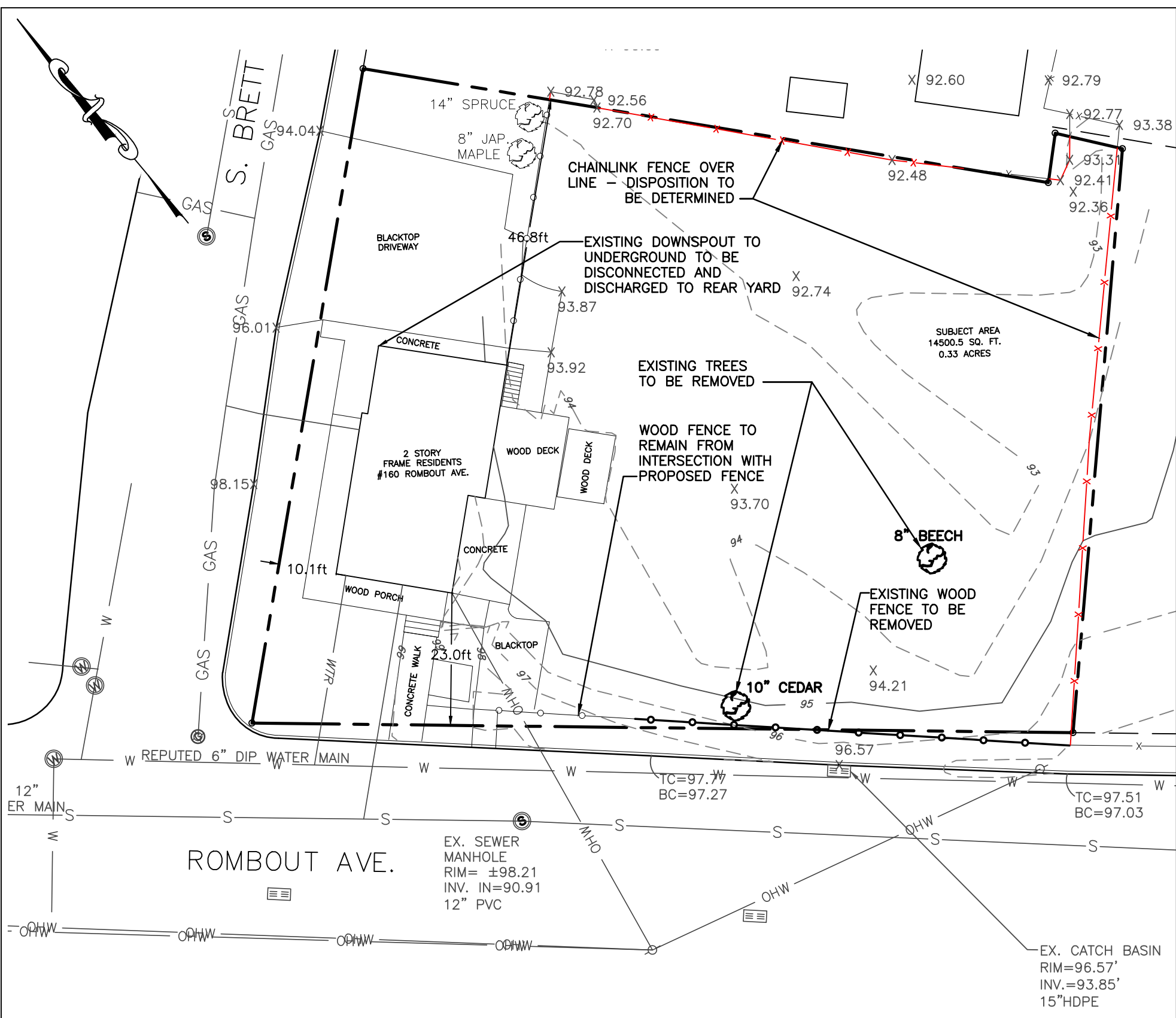
HUDSON LAND DESIGN
PROFESSIONAL ENGINEERING P.C.
174 MAIN ST., BEACON, NEW YORK 12508
13 CHAMBERS ST., NEWBURGH, NEW YORK 12550
PH: 845-440-6926
F: 845-440-6637

PRELIMINARY SUBDIVISION PLAT
160 ROMBOUT AVENUE SUBDIVISION
160 ROMBOUT AVENUE
CITY OF BEACON
DUTCHESS COUNTY, NEW YORK
TAX ID: 5954-35-853796

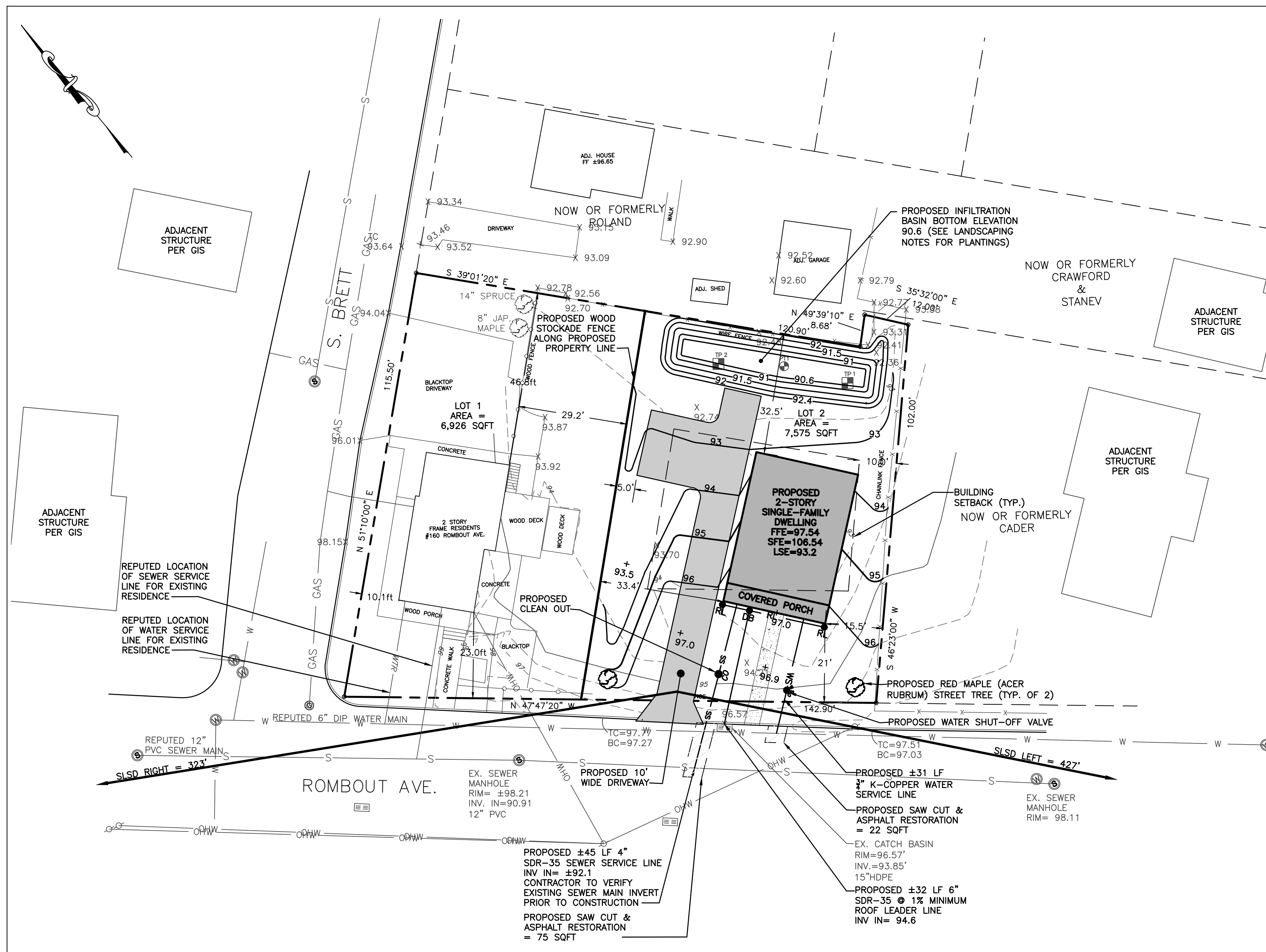
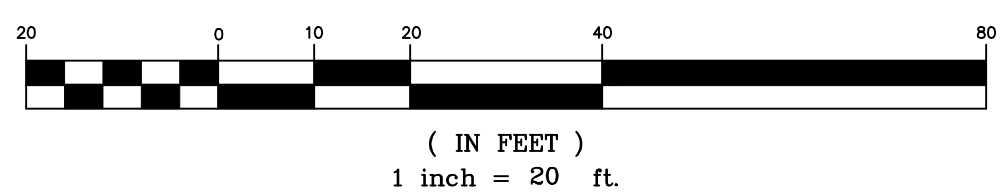
JOB #:	2019-050
DATE:	12/31/19
SCALE:	1" = 20'
TITLE:	PL-1
SHEET:	1 OF 4

PROJECT INFORMATION:	
PARCEL OWNER:	KARIC ASSOCIATES, LLC; 4 SCHOEN LANE, NEW ROCHELLE, NY 10804
ENGINEER OF RECORD:	HUDSON LAND DESIGN P.C., 174 MAIN STREET, BEACON NY 12508
SURVEYOR OF RECORD:	JOHN J. POST JR., P.O. BOX 827, STONE RIDGE, NY 12484 (P) 845-331-3931
PROJECT LOCATION:	160 ROMBOUT AVENUE, BEACON NY 12508
TAX PARCEL ID:	CITY OF BEACON: 5954-35-853796
PARCEL AREA:	0.33 ACRES TOTAL
ZONING DISTRICT:	R1-5 ZONING DISTRICT
POTABLE WATER SUPPLY:	MUNICIPAL WATER
SEWAGE DISPOSAL:	MUNICIPAL SEWER

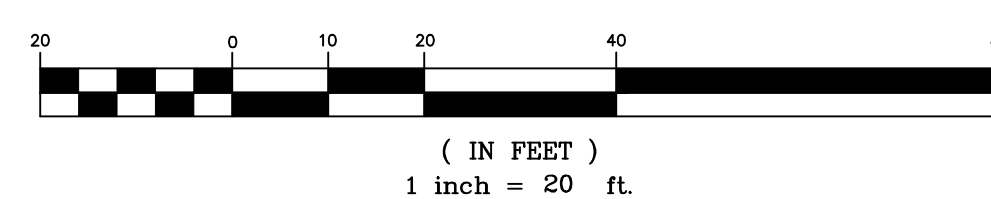
MAP REFERENCES:
 1. EXISTING FEATURES AS SHOWN ON THIS SUBDIVISION PLAN PROVIDED BY MAPPING OBTAINED FROM JOHN J. POST JR., L.S. FROM NOVEMBER 21, 2019.



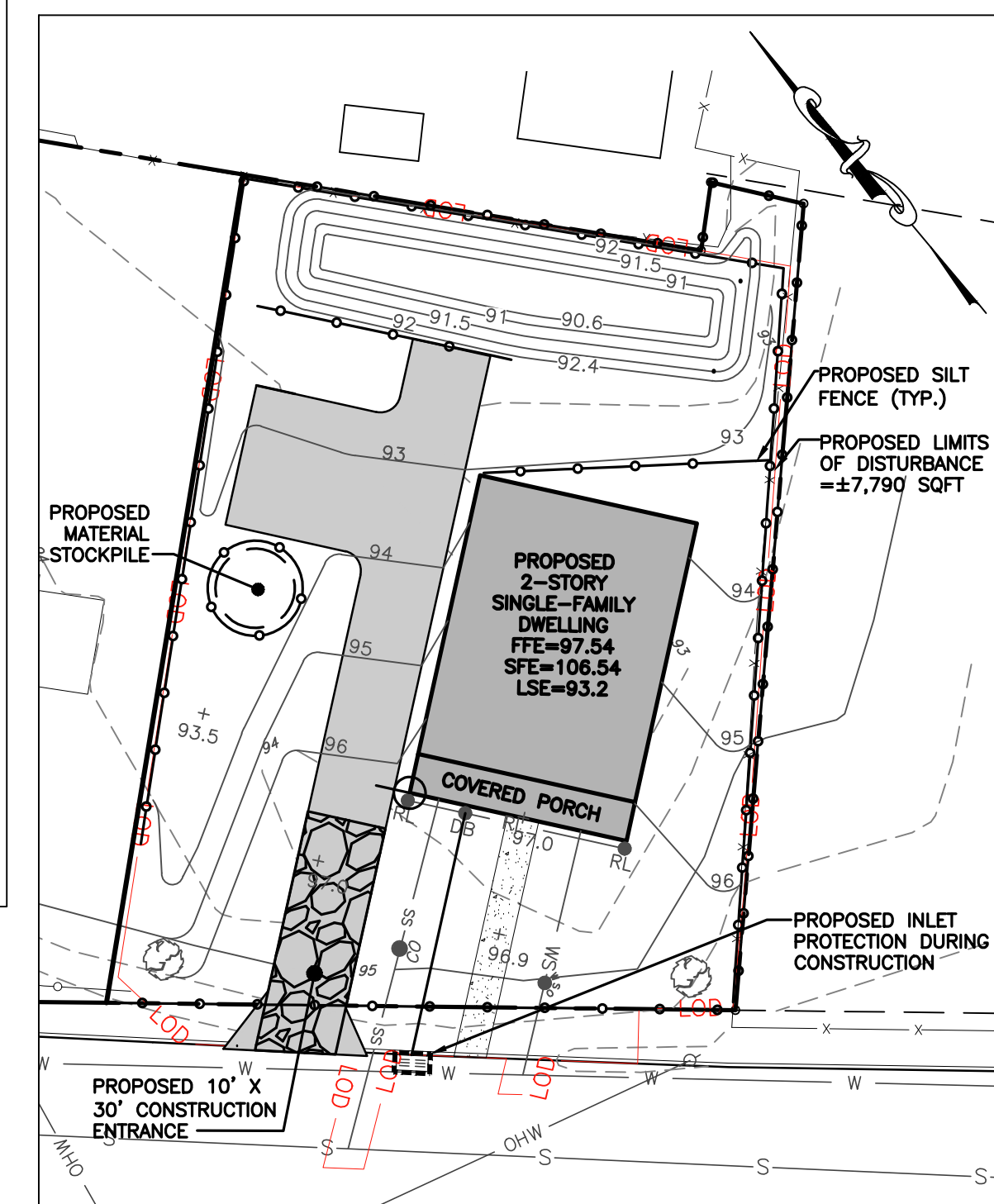
EXISTING CONDITIONS & REMOVALS PLAN
 SCALE: 1" = 20'
 GRAPHIC SCALE



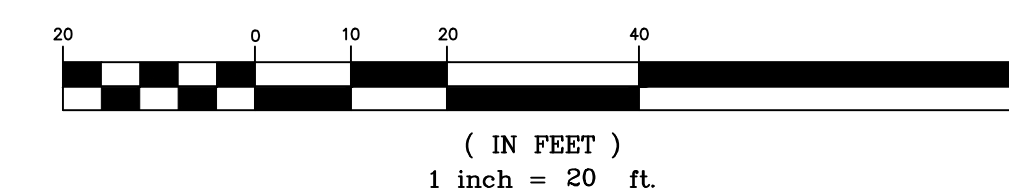
PRELIMINARY SUBDIVISION PLAN
 SCALE: 1" = 20'
 GRAPHIC SCALE



LEGEND:	
---	EXISTING PROPERTY LINE
---	ADJOINING PROPERTY LINE
---	EXISTING MAJOR CONTOUR
---	EXISTING MINOR CONTOUR
X-X-X	EXISTING CHAINLINK FENCE
W	EXISTING WOOD FENCE
W	EXISTING WATER LINE
S	EXISTING SEWER LINE
GAS	EXISTING GAS LINE
OHW	EXISTING OVERHEAD WIRE
W	EXISTING WATER VALVE
W	EXISTING SEWER MANHOLE
W	EXISTING CATCH BASIN
W	EXISTING GAS VALVE
W	EXISTING UTILITY POLE
---	PROPOSED PROPERTY LINE
---	SETBACK LINE
---	PROPOSED MAJOR CONTOUR
---	PROPOSED MINOR CONTOUR
---	PROPOSED SPOT ELEVATION
---	PROPOSED WATER SERVICE LINE
---	PROPOSED SWALE
---	PROPOSED ROOF LEADER PIPE
---	PROPOSED ROOF LEADER LOCATION
---	PROPOSED DRAIN BASIN LOCATION
---	PROPOSED CLEANOUT
---	PROPOSED SEWER SERVICE LINE
---	PROPOSED IMPERVIOUS SERVICE
---	PROPOSED DEEP TEST PIT LOCATION
---	INFILTRATION TEST HOLE LOCATION
---	PROPOSED SILT FENCE
---	PROPOSED LIMIT OF DISTURBANCE
---	PROPOSED INLET PROTECTION
---	PROPOSED CONSTRUCTION ENTRANCE



EROSION & SEDIMENT CONTROL PLAN
 SCALE: 1" = 20'
 GRAPHIC SCALE



SCHEDULE OF REGULATIONS (R1-5 ZONING DISTRICT) AND LOT CONFORMANCE TABLE:

PARAMETER	REQUIREMENT	LOT #1	LOT #2
LOT AREA:	5,000 SQUARE FEET MIN	6,926 S.F.	7,575 S.F.
LOT WIDTH:	50 FEET MINIMUM	62.6 FEET	74.9 FEET
LOT DEPTH:	100 FEET MINIMUM	105.4 FEET	101.0 FEET (AVG)
YARD SETBACKS (RESIDENTIAL USE):			
FRONT YARD:	30 FEET MINIMUM	23 FEET*	21.0 FEET**
SIDE YARD:	10 FEET MINIMUM	10.1 FEET***	10.0 FEET
SIDE YARD (TOTAL OF TWO):	20 FEET MINIMUM TOTAL	39.3 FEET	43.4 FEET
REAR YARD:	30 FEET MINIMUM	46.8 FEET	32.5 FEET
YARD SETBACKS (ACCESSORY STRUCTURE):			
SIDE YARD:	5 FEET MINIMUM	N/A	N/A
REAR YARD:	5 FEET MINIMUM	N/A	N/A
MAX. BUILDING HEIGHT:	MAX 35 FEET, 2.5 STORIES	<35 FEET	<35 FEET
MIN. BUILDING HEIGHT:	MIN 12 FEET, 1 STORY	>12 FEET	>12 FEET
ACCESSORY BLDG. HEIGHT:	MAX 15 FEET, 1 STORY	N/A	N/A
DWELLING UNITS PER LOT:	MAX 1	1	1

* EXISTING, NON-COMFORMING
 ** THE APPLICANT REQUESTS RELIEF FROM THE PLANNING BOARD FOR THE FRONT YARD REQUIREMENT ON LOT #2 (TO PROVIDE A CONSISTENT FRONT YARD SETBACK TO HOUSES ALONG ROMBOUT AVE.)
 *** LOT 1 IS A CORNER LOT. IT IS ASSUMED THAT THE FRONT YARD ALONG SOUTH BRETT STREET IS REDUCED TO 0.25 X LOT WIDTH = 15.7'. THE YARD FROM SOUTH BRETT STREET IS CURRENTLY NON-COMFORMING, AND REMAINS SO FOLLOWING SUBDIVISION.

DEEP TEST HOLE TABLE:		
DEEP TEST HOLE RESULTS ESTABLISHED ON 2/21/2020		
TEST PIT ID	EX. ELEVATION	DESCRIPTION
TP-A1	92.4	0'-2" TOPSOIL; 2'-16" SAND; 16"-18" ASH; 18"-60" SANDY CLAY LOAM GROUNDWATER @ 60", NO MOTTLING, NO BEDROCK
TP-A2	92.6	0'-2" TOPSOIL; 2'-16" SAND; 16"-18" ASH; 18"-60" SANDY CLAY LOAM GROUNDWATER @ 60", NO MOTTLING, NO BEDROCK

INFILTRATION TEST TABLE:		
INFILTRATION TESTS RESULTS ESTABLISHED ON 2/21/2020		
ALL TESTS PRESOAKED 24 HOURS PRIOR		
TEST ID	TEST HOLE BOTTOM ELEVATION	RESULTS
IT-1	90.4	11:31-11:57 24"/38 MINUTES; 11:58-12:36 24"/38 MINUTES; 12:37-13:15 24"/38 MINUTES

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.

KARIC ASSOCIATES LLC

DATE

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: DGK			
REVISIONS:				REVISIONS:			
NO.	DATE	DESCRIPTION	BY	NO.	DATE	DESCRIPTION	BY
1	2/25/2020	PER PLANNING BOARD COMMENTS	CMB				
2	3/31/2020	PER PLANNING BOARD COMMENTS	DGK				

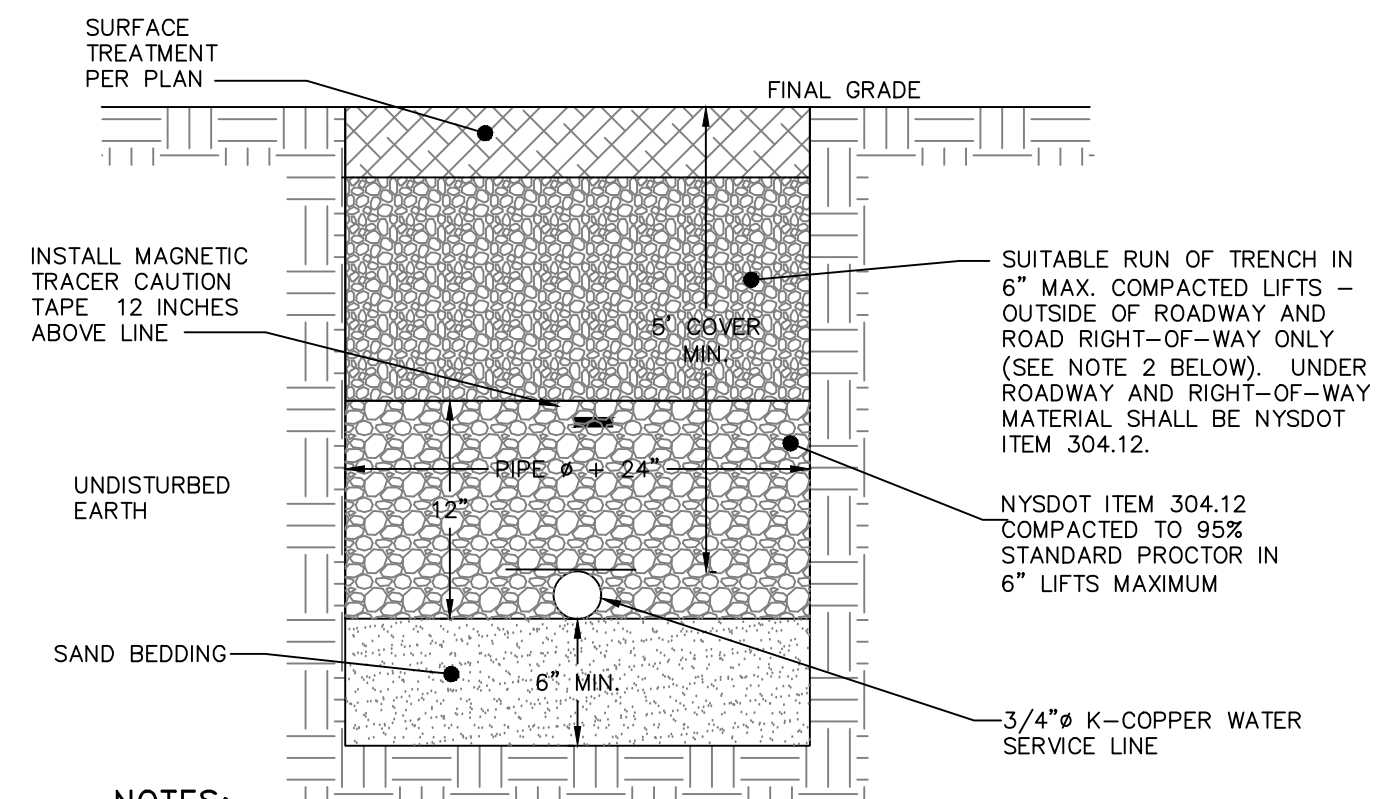
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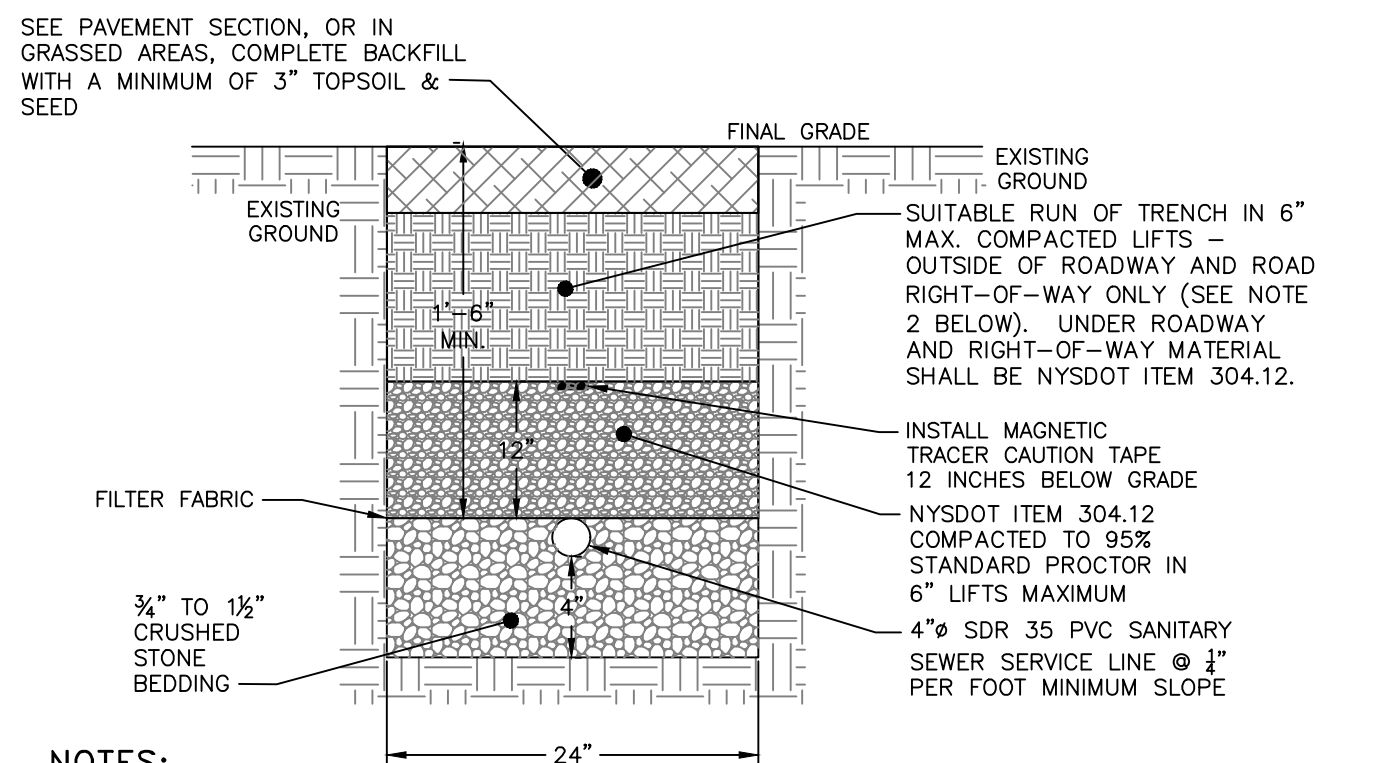
PRELIMINARY SUBDIVISION PLAN
 160 ROMBOUT AVENUE SUBDIVISION
 160 ROMBOUT AVENUE
 CITY OF BEACON
 DUTCHESS COUNTY, NEW YORK
 TAX ID: 5954-35-853796

JOB #:	2019-050
DATE:	12/31/19
SCALE:	AS NOTED
TITLE:	SP-1
SHEET:	2 OF 4



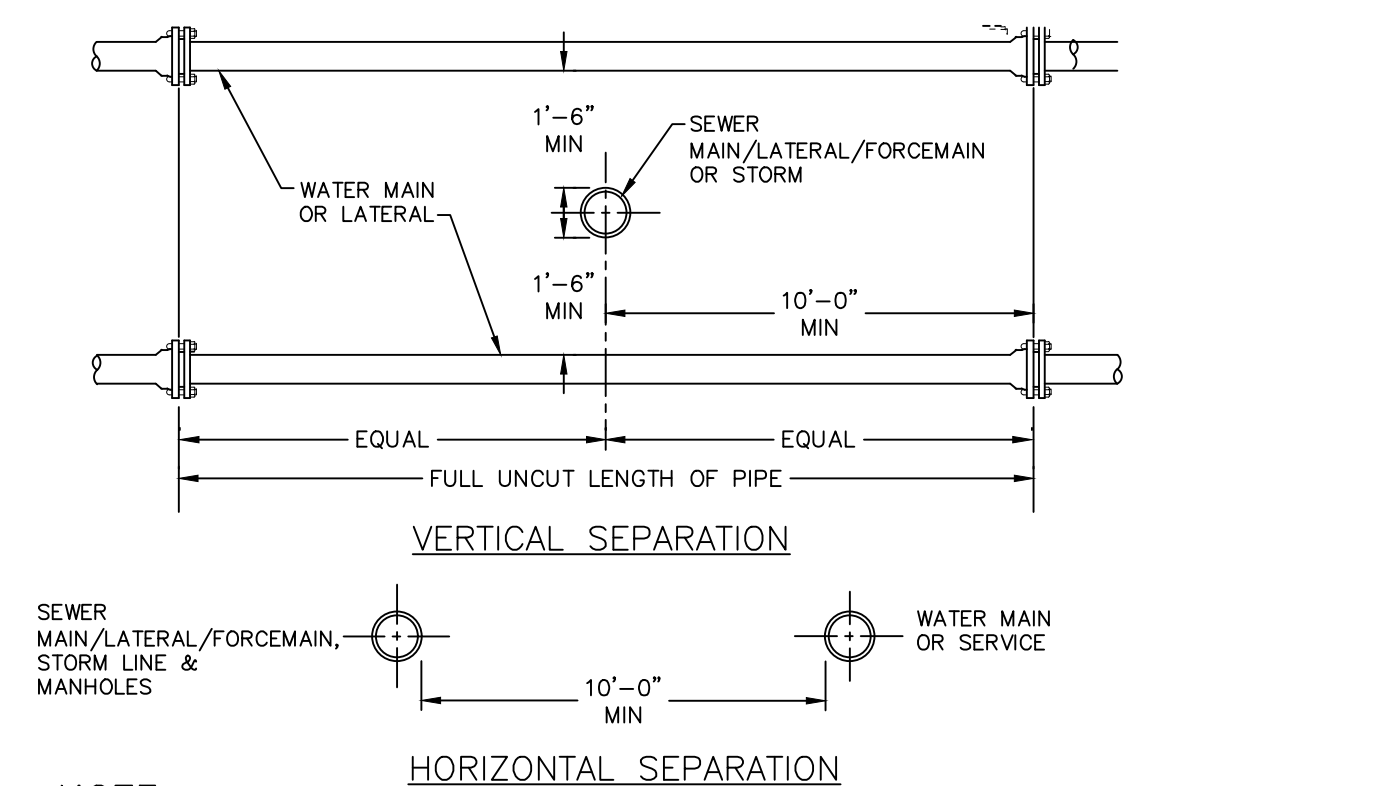
NOTES:
 1. EXCAVATION AND TRENCHING SHALL MEET ALL OSHA REQUIREMENTS.
 2. SUITABLE RUN OF TRENCH SHALL NOT INCLUDE FROZEN MATERIALS, DEBRIS, ORGANIC MATERIALS, ENLARGED PARTICLES, LARGE STONES OR OTHER UNSUITABLE MATERIALS. IF THE RUN OF TRENCH MATERIAL IS FOUND TO BE UNSUITABLE, A SUITABLE BACKFILL MATERIAL SHALL BE IMPORTED AND USED.
 3. IN AREAS WHERE 5' COVER REQUIREMENT CANNOT BE MET, THE CONTRACTOR SHALL PROVIDE PIPE INSULATION TO PREVENT FREEZING.
 4. IF WATER SERVICE AND SEWER SERVICE LINE CROSSINGS ARE NEEDED, PROVIDE 18" OF VERTICAL SEPARATION

WATER SERVICE LINE TRENCH DETAIL
NOT TO SCALE



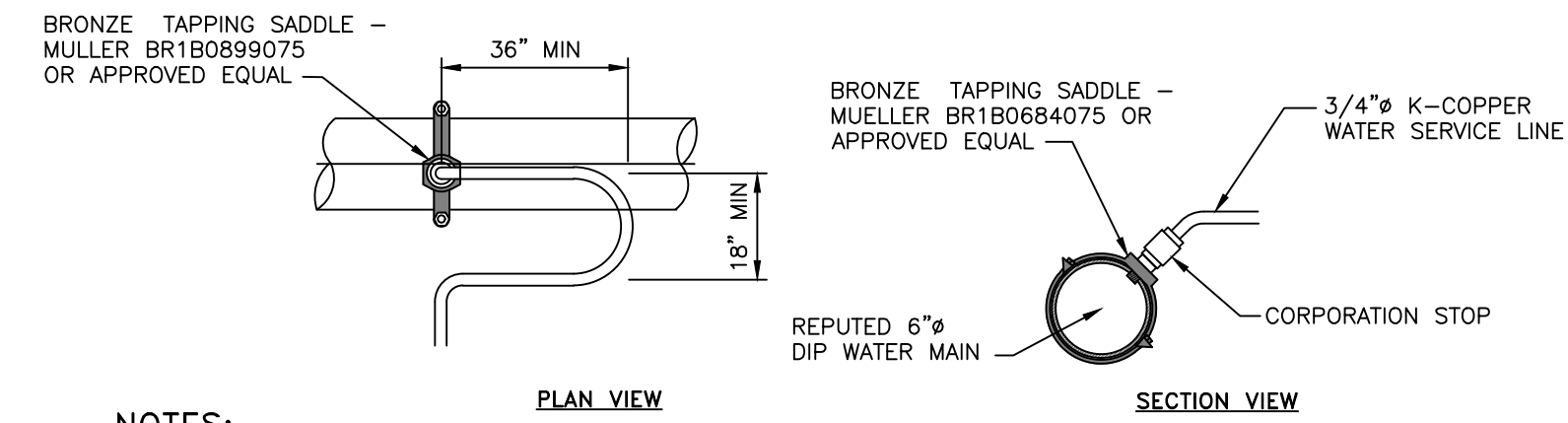
NOTES:
 1. EXCAVATION AND TRENCHING SHALL MEET ALL OSHA REQUIREMENTS.
 2. SUITABLE RUN OF TRENCH SHALL NOT INCLUDE FROZEN MATERIALS, DEBRIS, ORGANIC MATERIALS, LARGE STONES OR OTHER UNSUITABLE MATERIALS. IF THE RUN OF TRENCH MATERIAL IS FOUND TO BE UNSUITABLE, A SUITABLE BACKFILL MATERIAL SHALL BE IMPORTED AND USED.

SANITARY SEWER SERVICE LINE TRENCH DETAIL
NOT TO SCALE



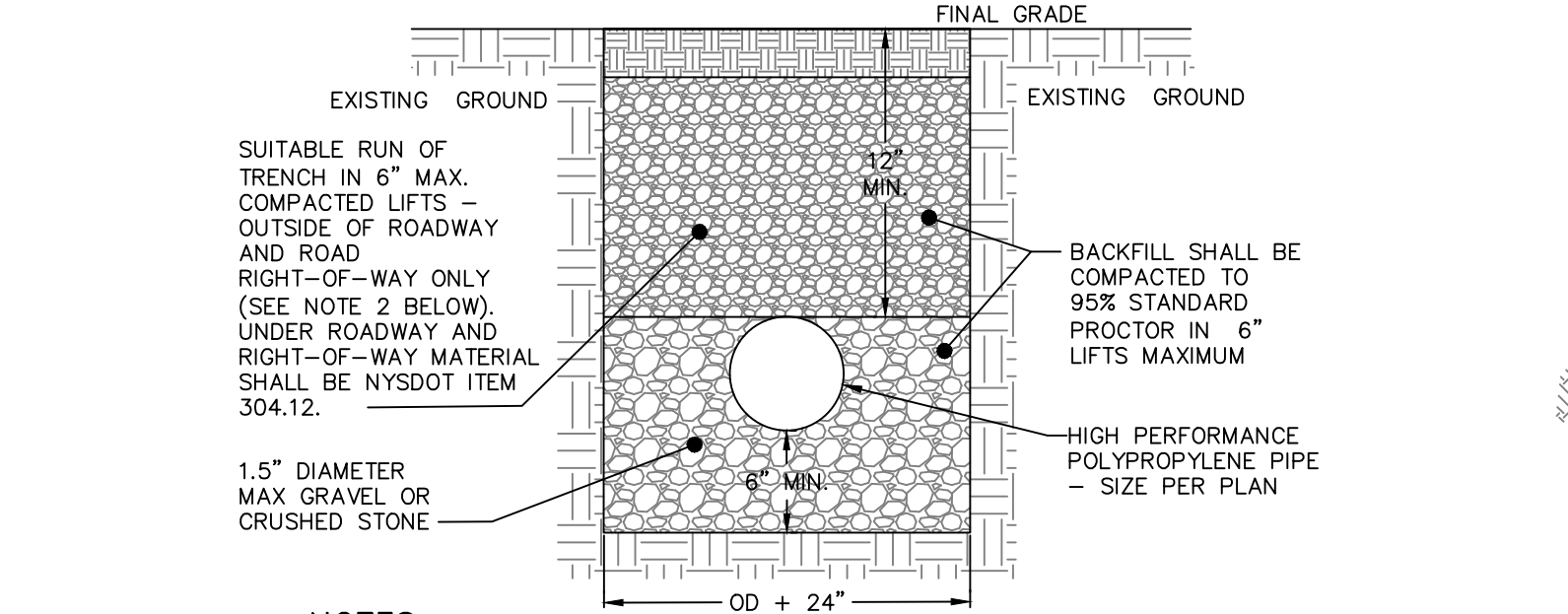
NOTE:
 1. NO DEVIATION IN THE SEPARATION REQUIREMENTS WILL BE PERMITTED WITHOUT THE EXPRESS APPROVAL OF THE DUTCHESS COUNTY DEPARTMENT OF HEALTH AND THE CITY OF BEACON. CONCRETE ENCASUREMENT OF WATERLINE OR OFFSETTING OF WATERLINE SHALL BE REQUIRED WHERE SEPARATION DISTANCES CANNOT BE MAINTAINED.

WATER LINE SEPARATION DETAIL
NOT TO SCALE



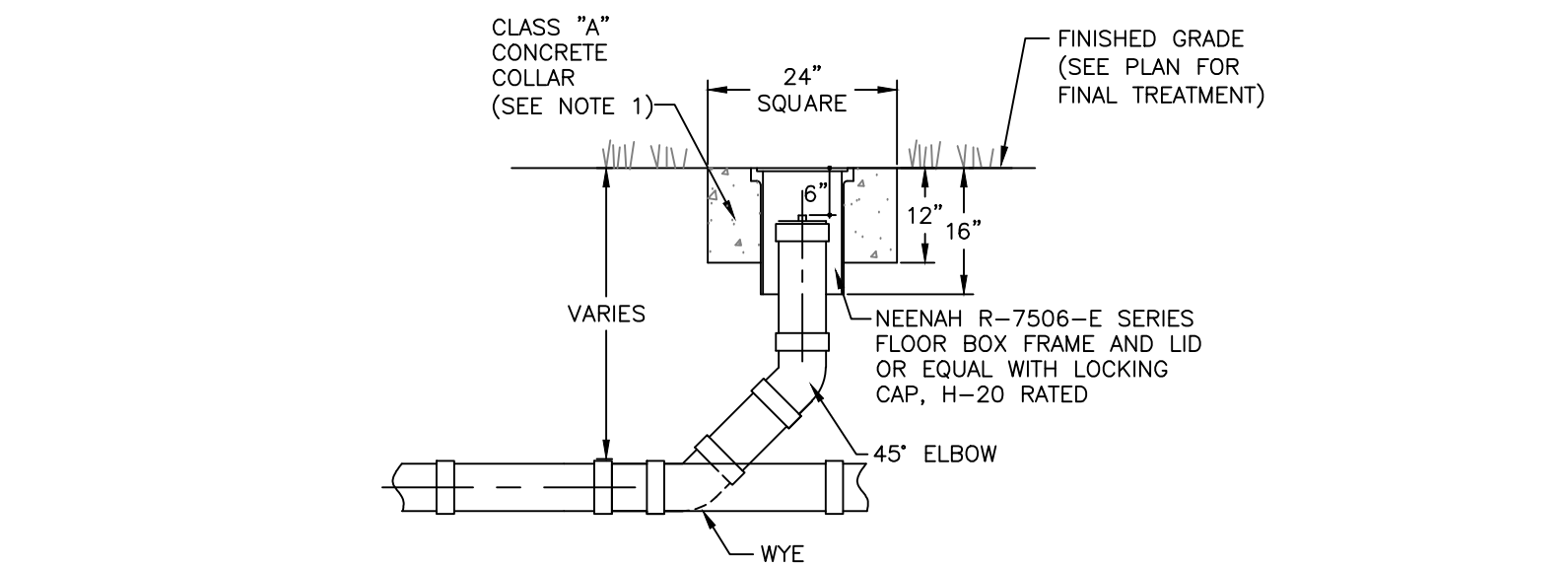
NOTES:
 1. A MINIMUM 5' COVER SHALL BE PROVIDED ON THE WATER SERVICE LINE (CONDITIONED ON ACTUAL 5' MIN. WATER MAIN DEPTH).
 2. CORPORATION STOP TO BE COMPRESSION TYPE BY MUELLER.
 3. WATER SERVICE LINE TO HAVE A 'GOOSENECK' NEAR CORPORATION STOP.
 4. CORPORATION STOP TO BE INSTALLED IN THE UPPER HALF OF THE WATER MAIN AT AN ANGLE OF APPROXIMATELY 45° FROM HORIZONTAL.
 5. THE CONTRACTOR SHALL INSTALL A FULL BODIED STAINLESS STEEL TAPPING SLEEVE AT THE PROPOSED WATER SERVICE LOCATION.

WATER SERVICE CONNECTION DETAIL
NOT TO SCALE



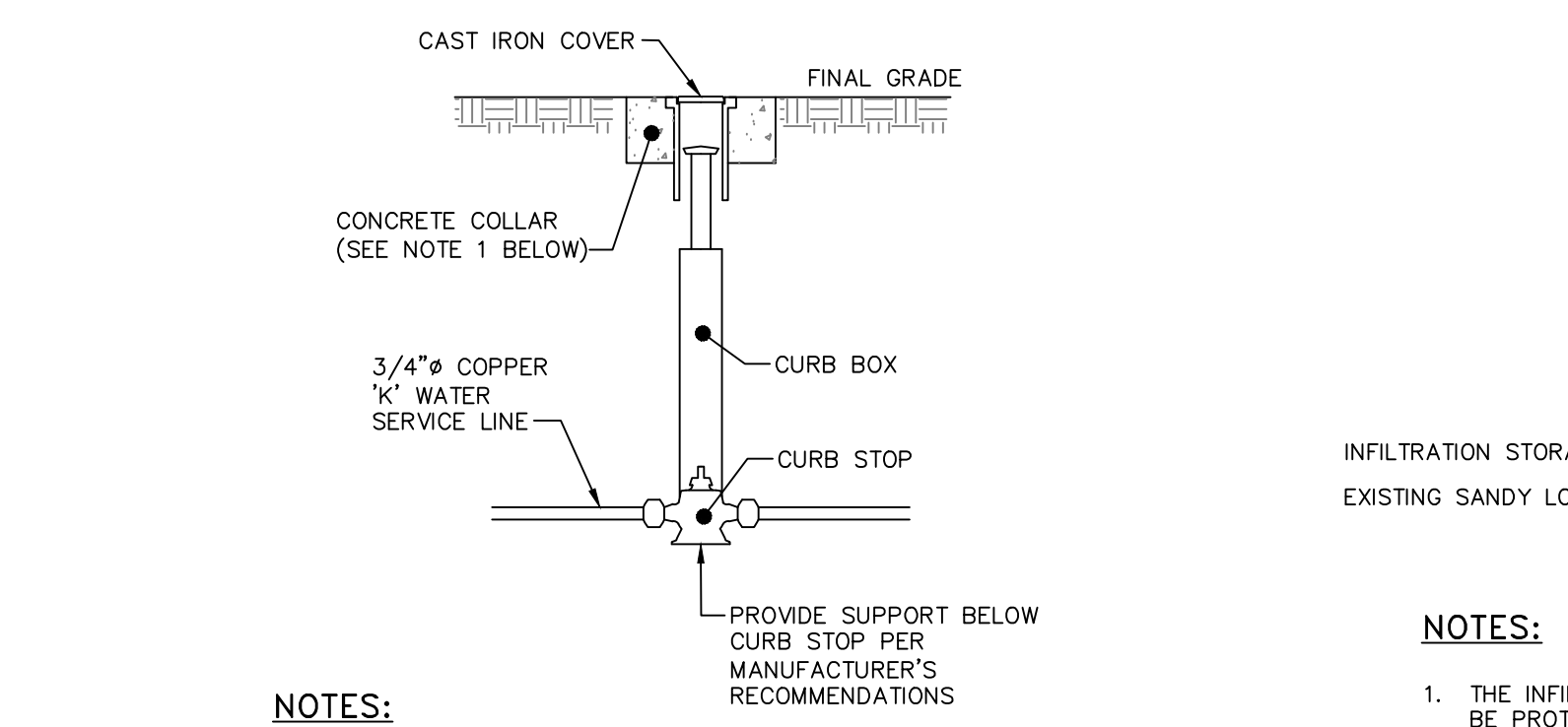
NOTES:
 1. EXCAVATION AND TRENCHING SHALL MEET ALL OSHA REQUIREMENTS.

STORM LINE TRENCH DETAIL
NOT TO SCALE



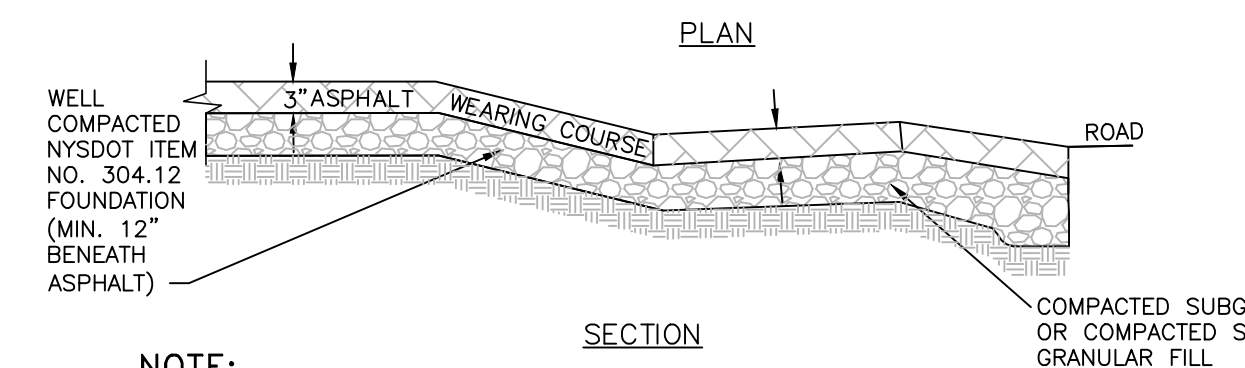
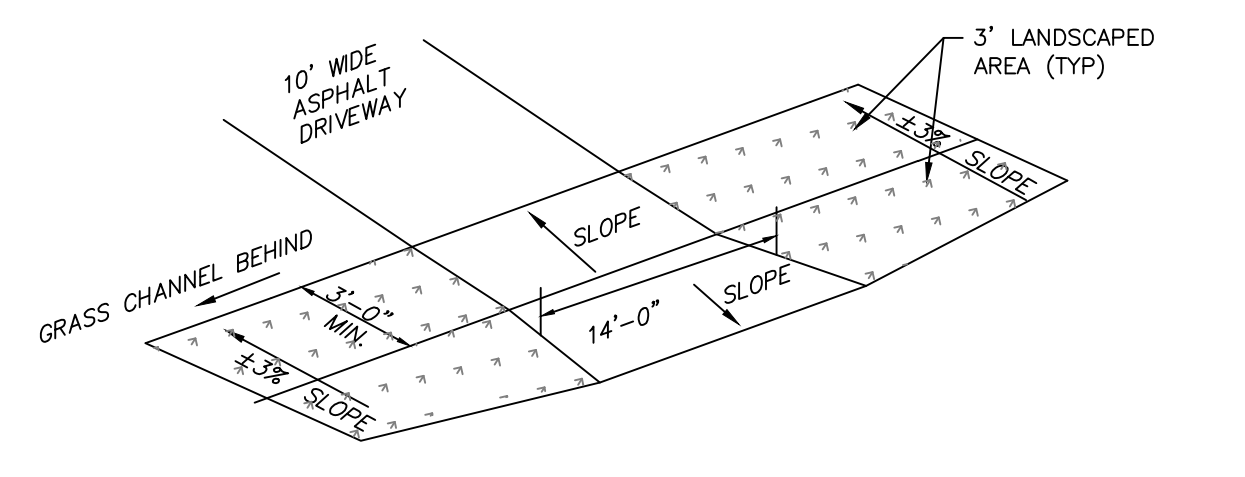
NOTES:
 1. CONCRETE COLLAR TO BE PROVIDED IN AREAS THAT ARE NOT PAVED. THE COLLAR SHALL BE 6" FROM THE COVER AND SHALL EXTEND 6" BELOW FINAL GRADE.

CLEANOUT DETAIL
NOT TO SCALE



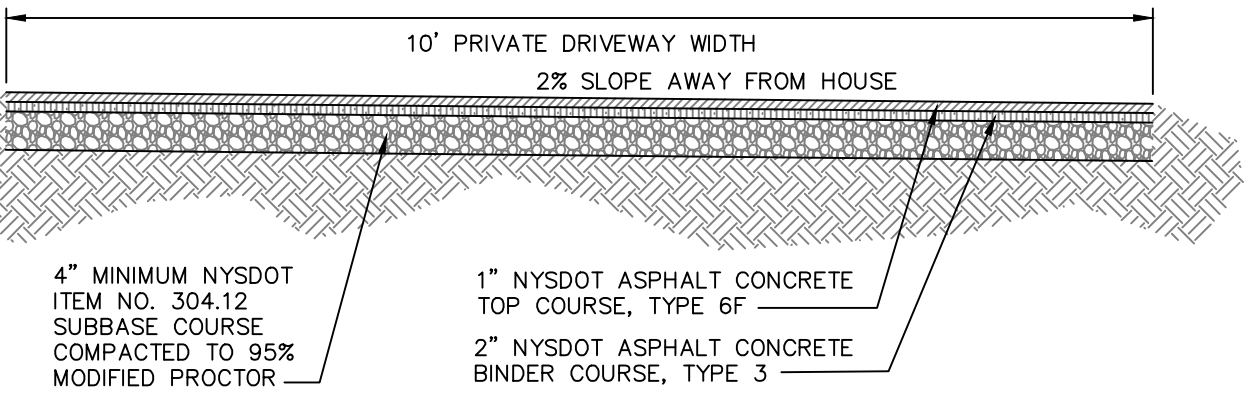
NOTES:
 1. CONCRETE COLLAR TO BE PROVIDED IN AREAS THAT ARE NOT PAVED. THE COLLAR SHALL BE 6" FROM THE COVER AND SHALL EXTEND 6" BELOW FINAL GRADE.
 2. CURB STOP TO BE COMPRESSION TYPE BY MUELLER.
 3. AREA AROUND CURB BOX TO BE BACKFILLED WITH GRAVELLY MATERIAL.

WATER SHUT-OFF VALVE DETAIL
NOT TO SCALE

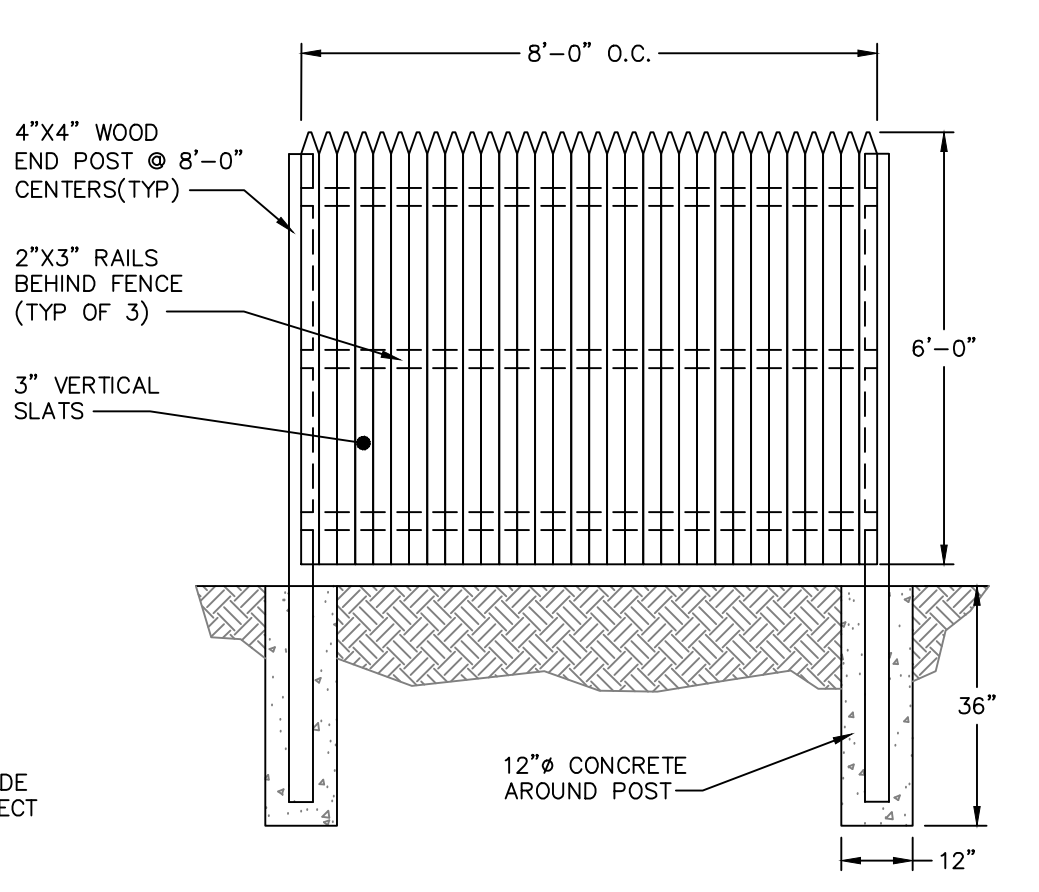


NOTE:
 1. RESEED AND STABILIZE GRASS AREAS AFTER ASPHALT INSTALLATION.

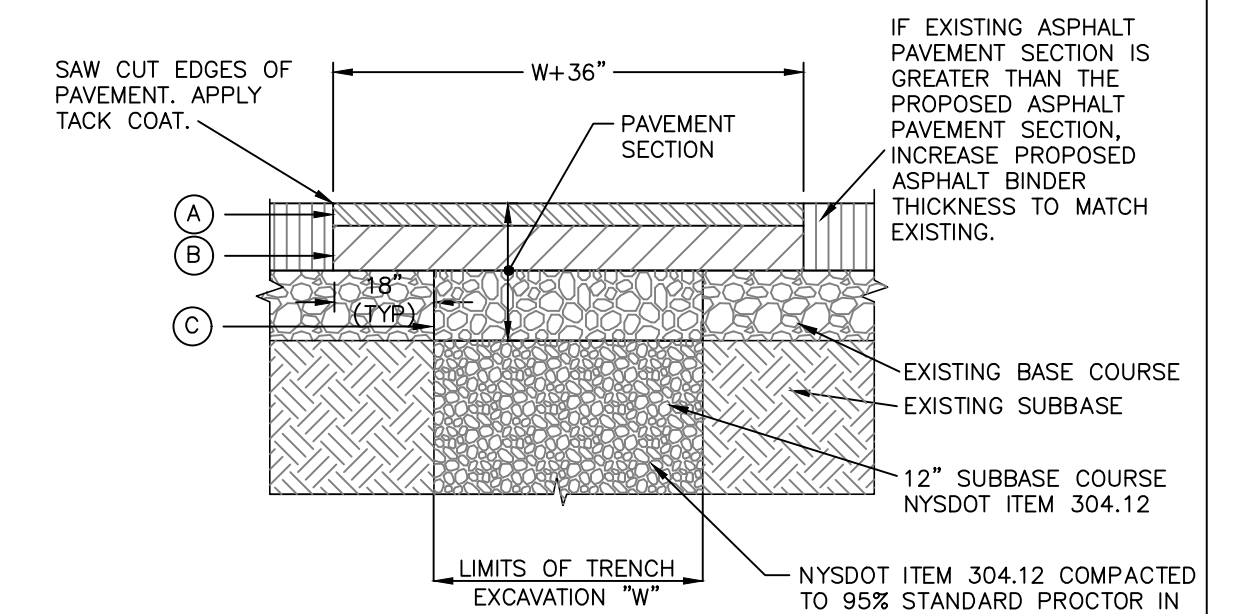
LOT 2 DRIVEWAY ENTRANCE DETAIL
NOT TO SCALE



PAVED DRIVEWAY SECTION DETAIL
NOT TO SCALE



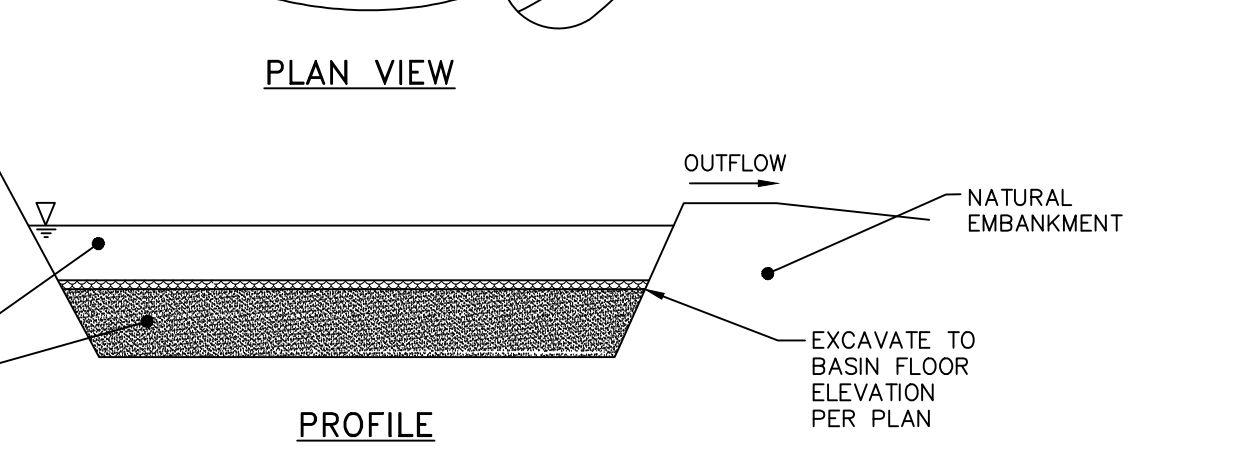
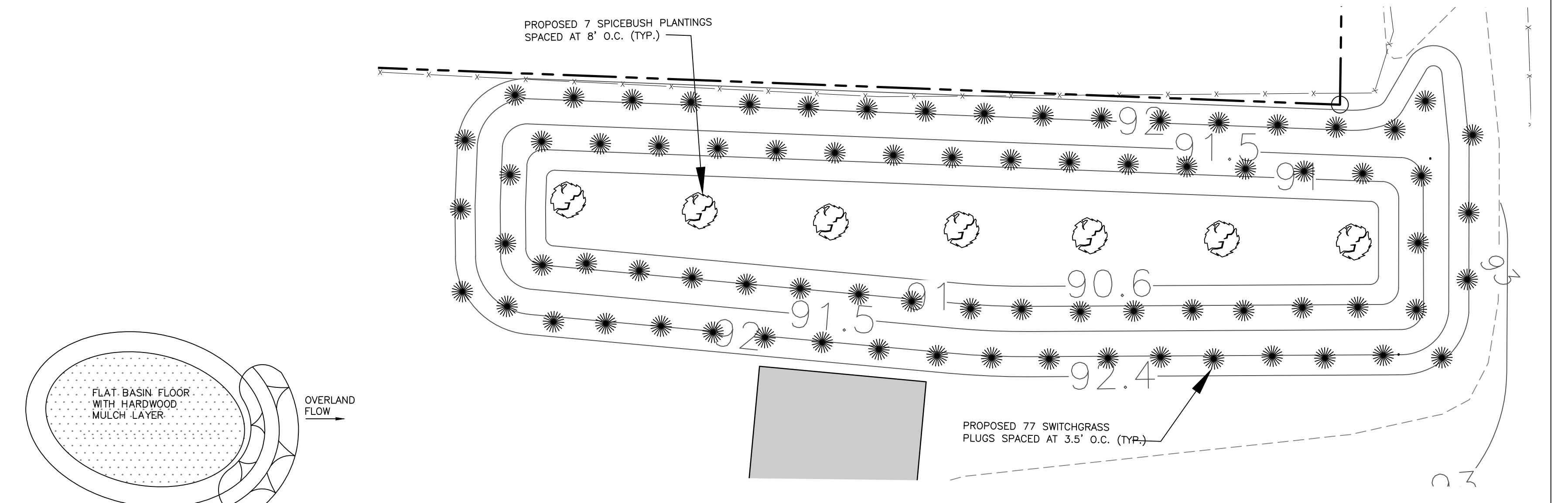
WOOD STOCKADE FENCE DETAIL
NOT TO SCALE



LEGEND
 (A) 1.5" ASPHALT CONCRETE TOP COURSE - NYSDOT TYPE F1
 (B) 3.0" ASPHALT CONCRETE BINDER COURSE - NYSDOT TYPE F9
 (C) 3.0" ASPHALT BASE COURSE - NYSDOT TYPE F9

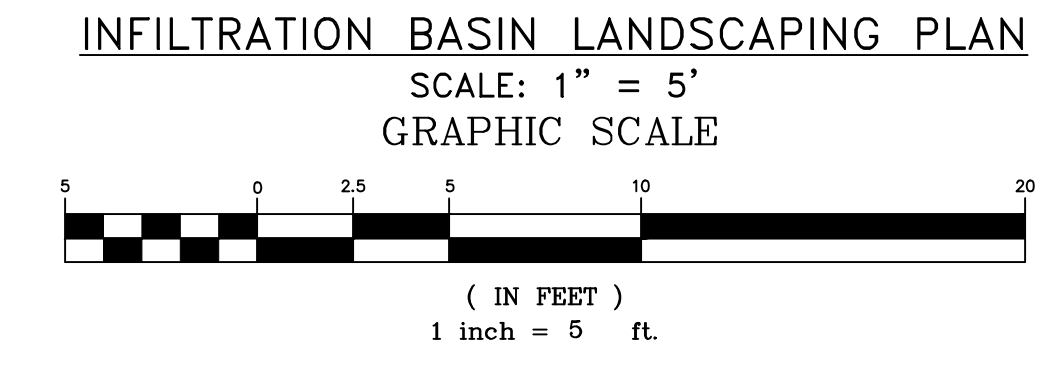
NOTES:
 1. SAW CUT MIN. 18" BEYOND EXCAVATION WITH SMOOTH EDGES. 18" JOINT BETWEEN EXISTING AND NEW TOP COURSE TO BE MILLED, JOINT TO BE SEALED WITH POLYMER MODIFIED SEALER.
 2. FURNISH, PLACE, AND COMPACT SUBBASE.
 3. TACK COAT IN ACCORDANCE WITH NYSDOT STANDARD SPEC.
 4. FURNISH AND PLACE ASPHALT CONCRETE PAVEMENT AS SPECIFIED.

PAVEMENT RESTORATION DETAIL
NOT TO SCALE



NOTES:
 1. THE INFILTRATION BASIN SHALL NOT SERVE AS A SEDIMENT TRAP DURING CONSTRUCTION AND SHALL BE PROTECTED FROM CONSTRUCTION ACTIVITY.
 2. RELATIVELY LIGHT TRACKED EQUIPMENT IS RECOMMENDED FOR CONSTRUCTION PURPOSES TO AVOID COMPACTION OF THE BASIN FLOOR.
 3. A HIGHLY POROUS SURFACE TEXTURE SHALL BE RETAINED ALONG THE BASIN FLOOR, ESPECIALLY WITHIN THE AREA IDENTIFIED AS BEING USED FOR INFILTRATION.
 4. PROVIDE A 4" LAYER OF HARDWOOD MULCH OVER THE BASIN FLOOR.

TYPICAL INFILTRATION BASIN DETAIL
NOT TO SCALE

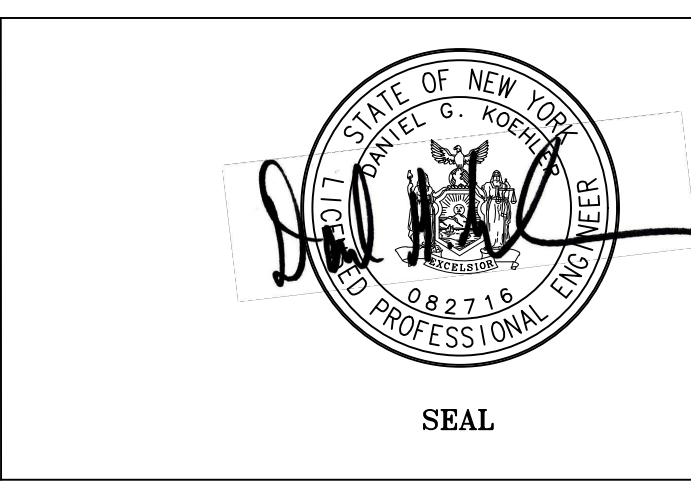


INFILTRATION BASIN MAINTENANCE SCHEDULE:

PRACTICE	INSPECTION	MAINTENANCE REQUIRED
INFILTRATION BASIN	SHORT TERM (MONTHLY)	INSPECT FOR SEDIMENTATION, WATER AND WEED AS NECESSARY, REMOVE DEAD OR DYING PLANTS, INSPECT FOR EROSION
	LONG TERM (YEARLY)	REMOVE SEDIMENT BUILD-UP, REPLACE MULCH AS NECESSARY, SCARIFY ±6" EXISTING SANDY LOAM IF WATER PONDS MORE THAN 48 HOURS, REPLACE ANY DYING PLANTINGS, REMOVE INVASIVE SPECIES.

DRAWN BY: CMB				CHECKED BY: DGK			
REVISIONS:				REVISIONS:			
NO.	DATE	DESCRIPTION	BY	NO.	DATE	DESCRIPTION	BY
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CONSTRUCTION DETAILS
 160 ROMBOUT AVENUE SUBDIVISION
 160 ROMBOUT AVENUE
 CITY OF BEACON
 DUTCHESS COUNTY, NEW YORK
 TAX ID: 5954-35-853796

JOB #: 2019-050
 DATE: 12/31/19
 SCALE: AS SHOWN
 TITLE: CD-1
 SHEET: 3 OF 4

