

GENERAL PARCEL INFORMATION

PARCEL GRID IDENTIFICATION #

5954-33-556&40

PARCEL INFORMATION:

LIBER 1704 PAGE 08&3
AKA LOT # 2 ON FM # 8613

MUNICIPALITY:

BEACON

PARCEL LOCATION:

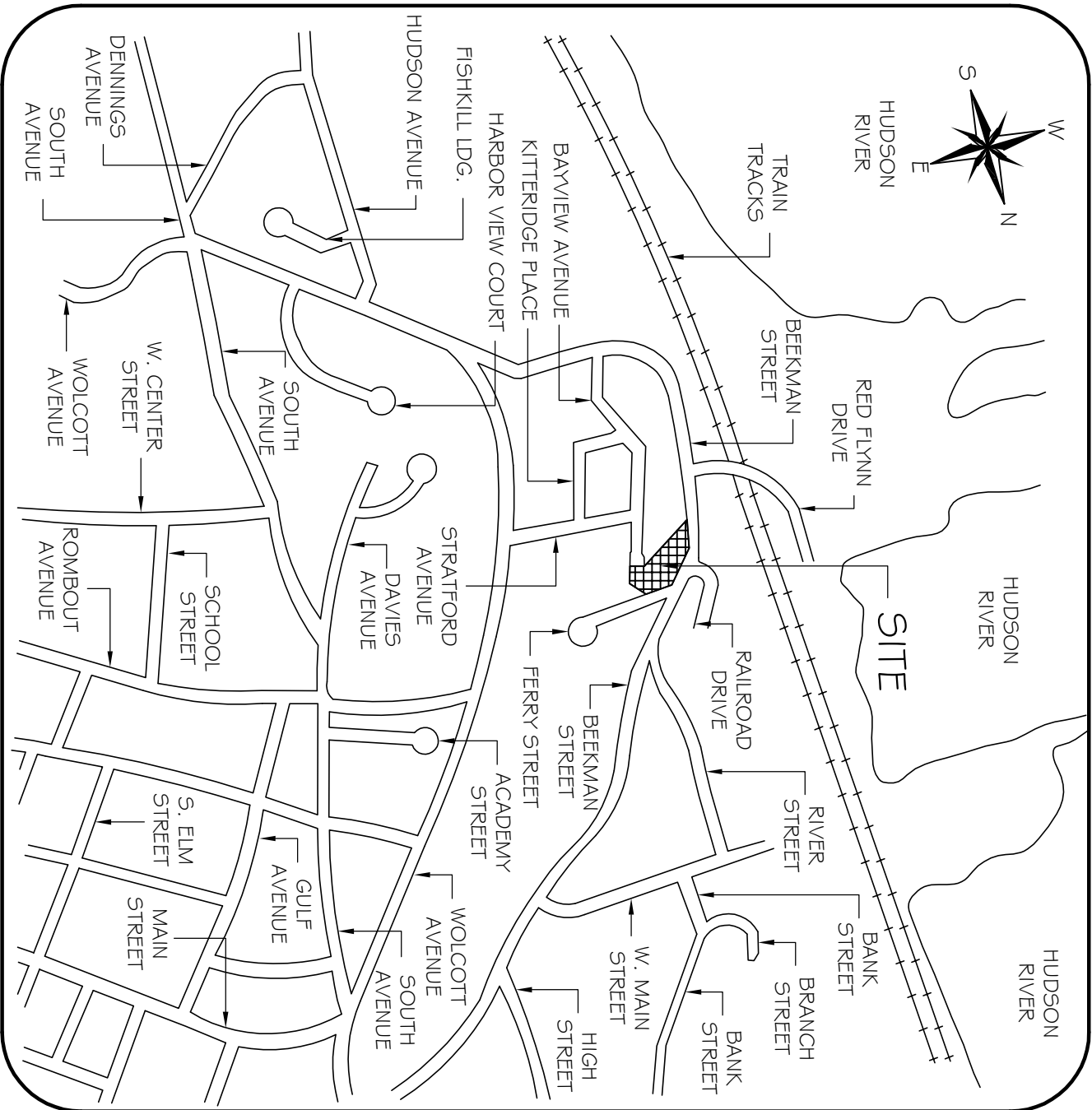
BECKMAN & FERRY STREET

CURRENT OWNER:

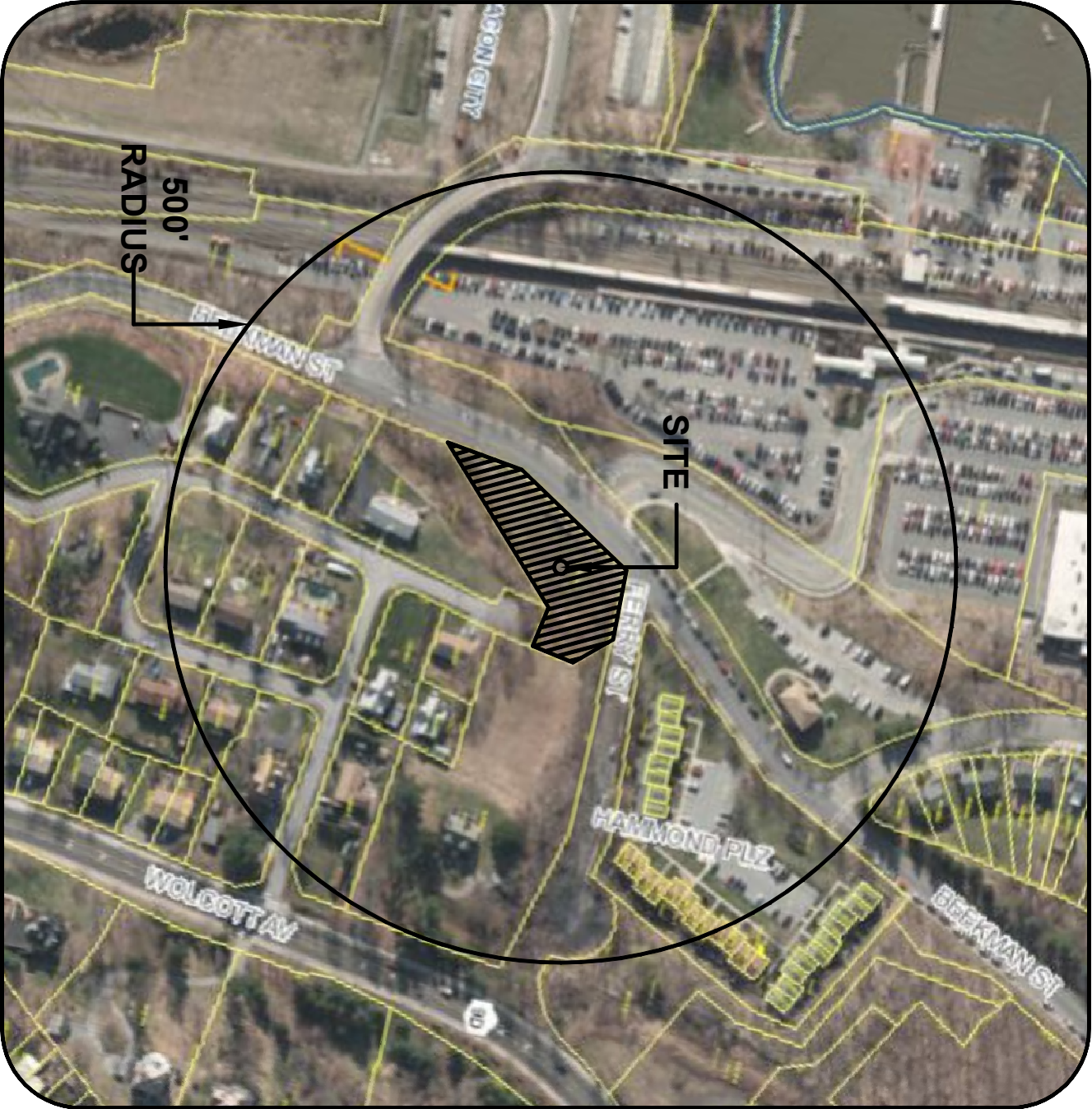
NINNIE, ARMAND
PO BOX 328
BEACON, NY 12508

PARCEL DETAILS:

SIZE: 0.56 ACRES = 24,491 SF
SCHOOL DISTRICT: BEACON CITY
LAND USE: VACANT
ZONING DISTRICT: LINKAGE DISTRICT (U)
FLOOD INFORMATION: NO PORTION OF THE PROPERTY IS SUBJECT TO FLOODING OR STORMWATER OVERFLOWS



LOCATION MAP
SCALE: 1" = 1200' ±



AERIAL OF SURROUNDING BUILDINGS
SCALE: 1" = 200' ±

GENERAL PROJECT INFORMATION

PROJECT APPLICANT:

FERRY LANDING AT BEACON, LTD.
POST OFFICE BOX 294
BEACON, NY 12508

PROPOSED USE:

SIX (6) SINGLE FAMILY RESIDENTIAL UNITS

NUMBER OF UNITS:

MINIMUM 0, MAXIMUM 20

CORNER BUILDINGS:

ASSUME FRONTAGE ON BOTH STREETS & FRONT SETBACKS APPLY TO BOTH

SIDE SETBACKS:

MINIMUM 0', MAXIMUM 30'

REAR SETBACKS:

MINIMUM 25'

BUILDING HEIGHT:

4 STORIES - MAXIMUM HEIGHT 48'

LOT AREA & LOT WIDTH:

NO MINIMUM

LOT DEPTH:

MINIMUM 75'

FLOOR AREA RATIO:

NO MINIMUM

LANDSCAPED AREA:

MINIMUM REQUIRED: 15% OF LOT AREA = 3,674 SF
LANDSCAPED AREA PROVIDED: 22% OF LOT AREA = 5,365 SF
ADDITIONAL LANDSCAPED AREA ADJOINING SITE = 1,948 SF
TOTAL AREA OF LANDSCAPING PROVIDED = 7,313 SF

OFF STREET PARKING:

MINIMUM REQUIRED: 6 SPACES
PARKING PROVIDED: 12 INTERIOR SPACES / 6 EXTERIOR SPACES

BUILDING FOOTPRINT:

0.11 ACRES = 4,754 SF

PAVEMENT AREA:

0.18 ACRES = 7,815 SF ON SITE
0.03 ACRES = 1,359 SF ADJOINING SITE
0.21 ACRES = 9,174 SF TOTAL AREA

AREA OF DISTURBANCE:

0.41 ACRES = 17,934 SF ON SITE
0.08 ACRES = 3,307 SF ADJOINING SITE
0.49 ACRES = 21,241 SF TOTAL AREA

PLAN LEGEND	
	SITE PROPERTY LINE
	ADJOINING PROPERTY LINE
	EXISTING CONTOUR LINE
	EXISTING STREET LIGHT
	EXISTING FIRE HYDRANT
	EXISTING WATER VALVE
	EXISTING DRAINAGE MANHOLE
	EXISTING STOP SIGN
	EXISTING NO OUTLET SIGN
	EXISTING STREET SIGN
	EXISTING PARKING SIGN
	EXISTING TRAIN SIGN
	EXISTING SEWER MAN HOLE
	EXISTING UTILITY POLE
	EXISTING OH WIRE
	PROPOSED POST LIGHT
	PROPOSED CONTOUR LINE
	PROPOSED LOW POINT SPOT ELEVATION + LP (43.5)
	PROPOSED 4" Ø SDR SEWER SERVICE
	PROPOSED DOWN SPOUT
	PROPOSED 1" Ø WATER SERVICE
	PROPOSED CURB VALVE
	PROPOSED SEWER / DRAIN CLEAN OUT
	PROPOSED 8" Ø SDR SEWER MAIN
	PROPOSED 8" Ø ROOF DRAIN MAIN
	PROPOSED ELECTRICAL TRANSFORMER
	PROPOSED ELECTRIC SERVICE
	PROPOSED TELEPHONE SERVICE
	PROPOSED CABLE TV SERVICE

DRAWING INDEX

DRAWING TITLE

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APPROVED BY RESOLUTION OF THE BEACON PLANNING BOARD
ON THE DAY OF 2019
SUBJECT TO ALL CONDITIONS AS STATED THEREIN

CHAIRMAN, CITY PLANNING BOARD

DATE

REVISION & DATE

FERRY LANDING AT BEACON, LTD
DEVELOPERS · DESIGNERS · BUILDERS
POST OFFICE BOX 294
BEACON, NY 12508

SITE INFORMATION PLAN
FOR
FERRY LANDING AT BEACON
BEEKMAN AND FERRY STREET
BEACON, NY 12508

DATED: MARCH 20, 2019

SCALE: NONE

DRAWING:
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