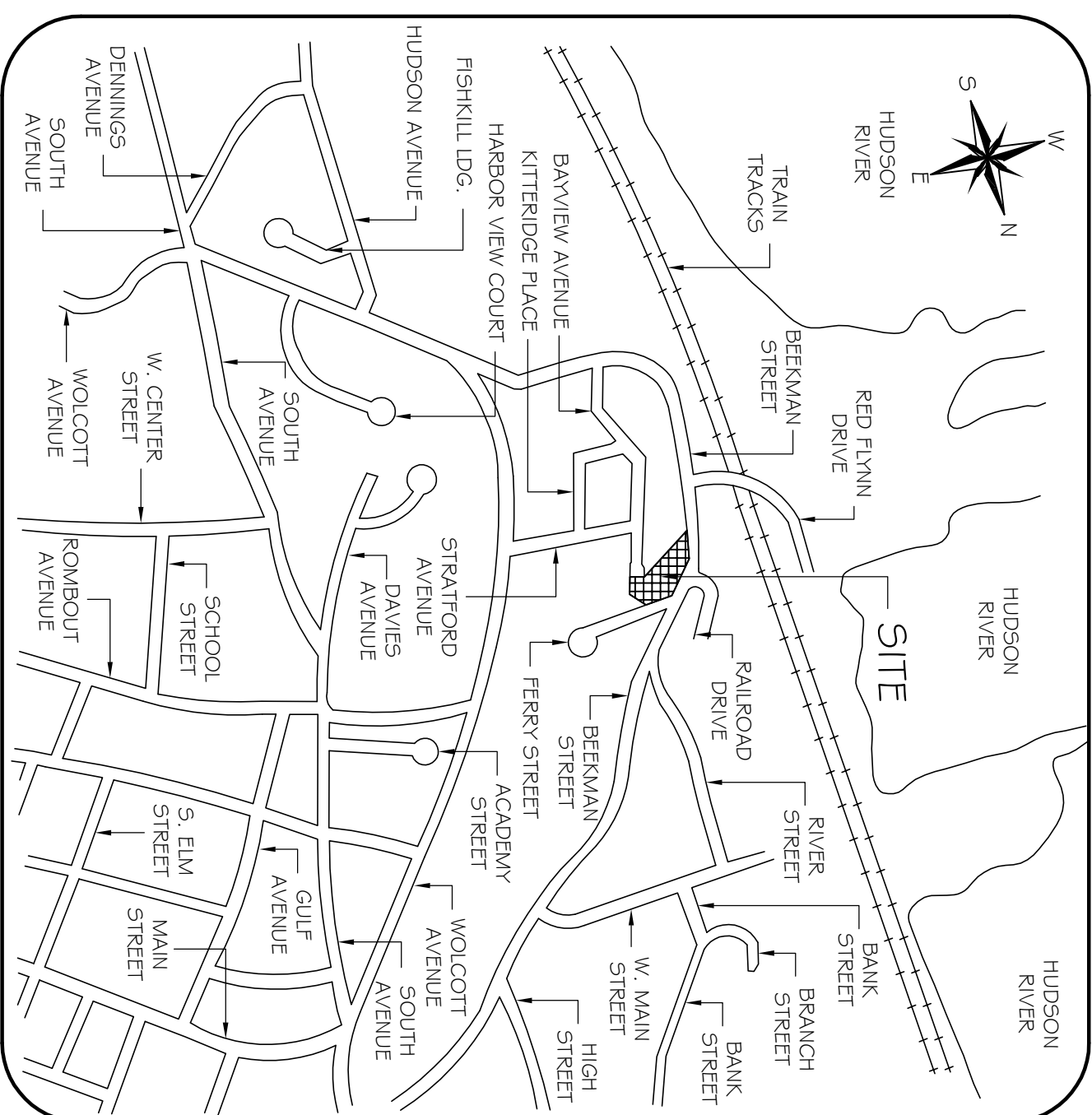


**GENERAL PARCEL INFORMATION**

PARCEL GRID IDENTIFICATION # 5954-33-556840  
 PARCEL INFORMATION: LIBER 1704 PAGE 0893  
 AKA LOT # 2 ON FM # 8613  
 MUNICIPALITY: BEACON  
 PARCEL LOCATION: BEEKMAN & 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 (L)  
 FLOOD INFORMATION: NO PORTION OF THE PROPERTY IS SUBJECT TO FLOODING OR STORMWATER OVERFLOWS



LOCATION MAP  
 SCALE: 1" = 1200' ±

**GENERAL PROJECT INFORMATION**

PROJECT APPLICANT: FERRY CROSSING AT BEACON, LLC.  
 POST OFFICE BOX ???  
 BEACON, NY 12508  
 PROPOSED USE: ATTACHED DWELLING UNITS IN ACCORDANCE WITH SECTION 223-41.21 A.(2) OF THE CITY OF BEACON ZONING CODE  
 NUMBER OF UNITS: EIGHT (8) SINGLE FAMILY RESIDENTIAL UNITS  
 FRONT SETBACK: 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 STORES  
 LOT AREA & LOT WIDTH: NO MINIMUM  
 LOT DEPTH: MINIMUM 75'  
 FLOOR AREA RATIO: NO MINIMUM  
 LANDSCAPED AREA: MINIMUM REQUIRED: 1.5% OF LOT AREA = 3,674 SF  
 LANDSCAPED AREA PROVIDED: 4,375 SF  
 OFF STREET PARKING: MINIMUM REQUIRED: 8 SPACES  
 PARKING PROVIDED: 16 INTERIOR SPACES / 10 EXTERIOR SPACES  
 BUILDING FOOTPRINT: 0.14 ACRES = 6,090 SF  
 PAVEMENT AREA: 0.19 ACRES = 8,301 SF  
 LANDSCAPING AREA: 0.10 ACRES = 4,375 SF  
 AREA OF DISTURBANCE: 0.43 ACRES = 18,756 SF

**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
	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
	PROPOSED DRAINAGE MANHOLE

**DRAWING INDEX**

DRAWING	DRAWING TITLE
1 OF 9	SITE INFORMATION PLAN
2 OF 9	EXISTING SITE PLAN
3 OF 9	SITE DEVELOPMENT PLAN
4 OF 9	SITE GRADING PLAN
5 OF 9	SITE UTILITIES PLAN
6 OF 9	SITE DETAILS PLAN
7 OF 9	FRONT ELEVATION PLAN
8 OF 9	FRONT/SIDE ISOMETRIC PLAN
9 OF 9	REAR/SIDE ISOMETRIC PLAN

APPROVED BY RESOLUTION OF THE BEACON PLANNING BOARD  
 ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2017  
 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 1, 2017

SCALE: NONE

DRAWING:

1 OF 9