

GENERAL PARCEL INFORMATION

PARCEL GRID IDENTIFICATION #5954-33-556&40

PARCEL INFORMATION:

LIBER 1704 PAGE 0&33

AVA LOT # 2 ON FM # 0&13

MUNICIPALITY:

BEACON

PARCEL LOCATION:

BECKMAN & FERRY STREET

CURRENT OWNER:

NINNIE, ARMAND

PO BOX 328

BEACON, NY 12508

PARCEL DETAILS:

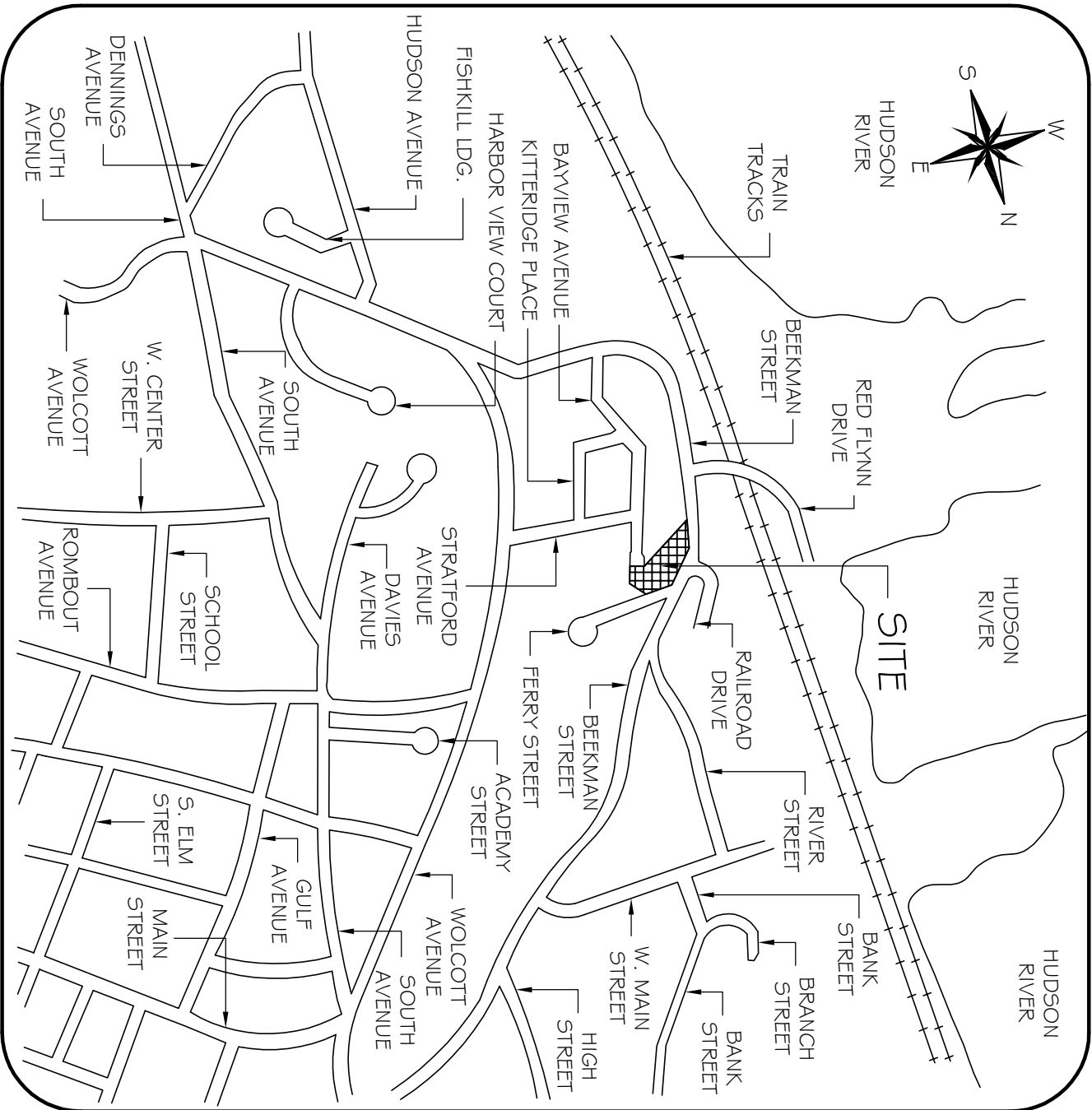
SIZE: 0.56 ACRES = 24,491 SF

SCHOOL DISTRICT: BEACON CITY

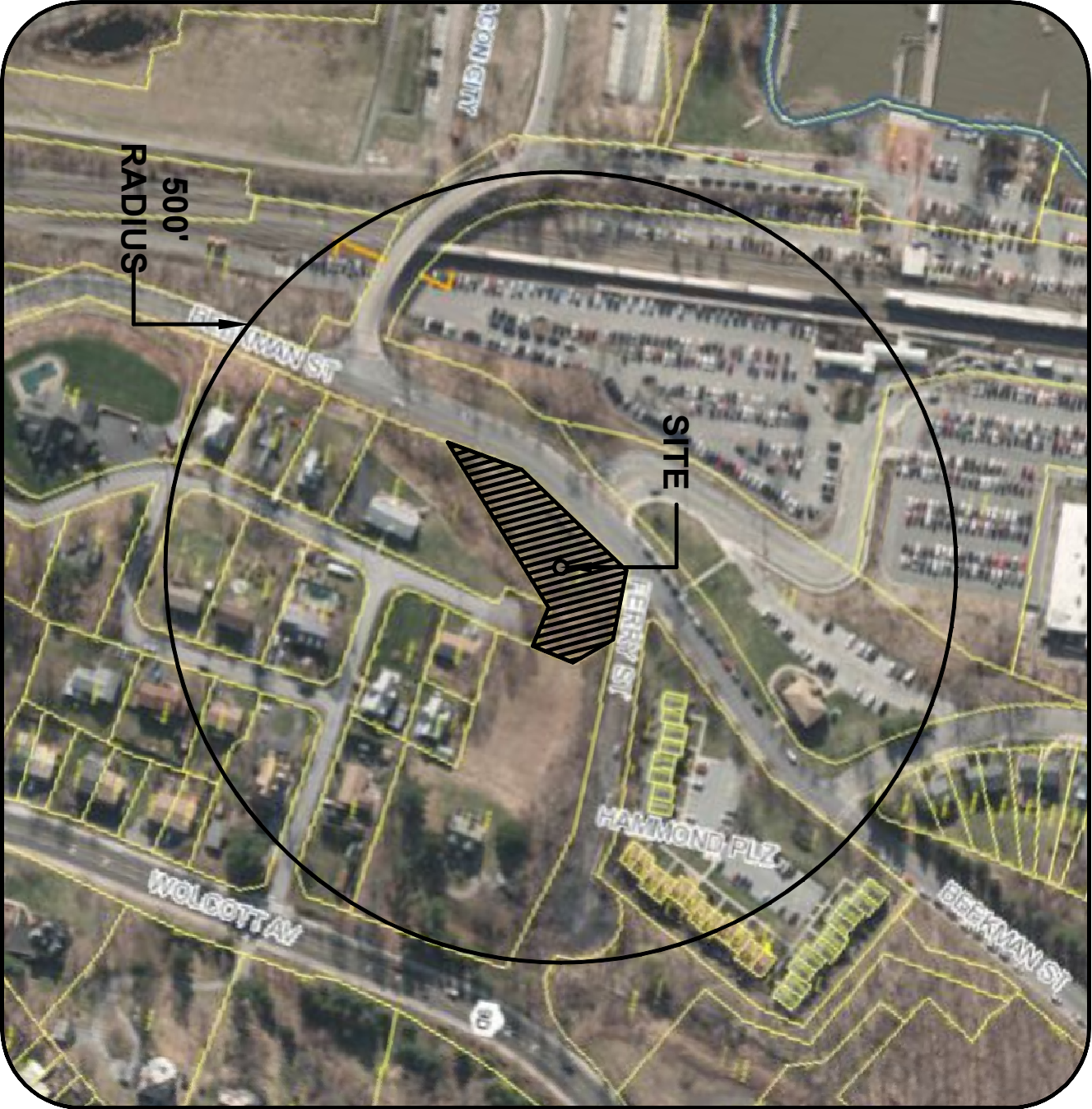
LAND USE: VACANT

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:

ATTACHED DWELING UNITS IN ACCORDANCE WITH SECTION 223-41.2 I A. (2)

OF THE CITY OF BEACON ZONING CODE

NUMBER OF UNITS:

SIX (6) 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 STORIES

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: 23% OF LOT AREA = 5,702 SF

ADDITIONAL LANDSCAPED AREA ADJOINING SITE = 1,814 SF

TOTAL AREA OF LANDSCAPING PROVIDED = 7,516 SF

OFF STREET PARKING:

MINIMUM REQUIRED: 6 SPACES

PARKING PROVIDED: 12 INTERIOR SPACES / 6 EXTERIOR SPACES

BUILDING FOOTPRINT:

0.11 ACRES = 4,770 SF

PAVEMENT AREA:

0.13 ACRES = 6,981 SF ON SITE

0.03 ACRES = 1,389 SF ADJOINING SITE

0.16 ACRES = 8,370 SF TOTAL AREA

AREA OF DISTURBANCE:

0.40 ACRES = 17,453 SF ON SITE

0.07 ACRES = 3,203 SF ADJOINING SITE

0.47 ACRES = 20,656 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
	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 TITLE

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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: OCTOBER 13, 2017

SCALE: NONE

DRAWING:
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