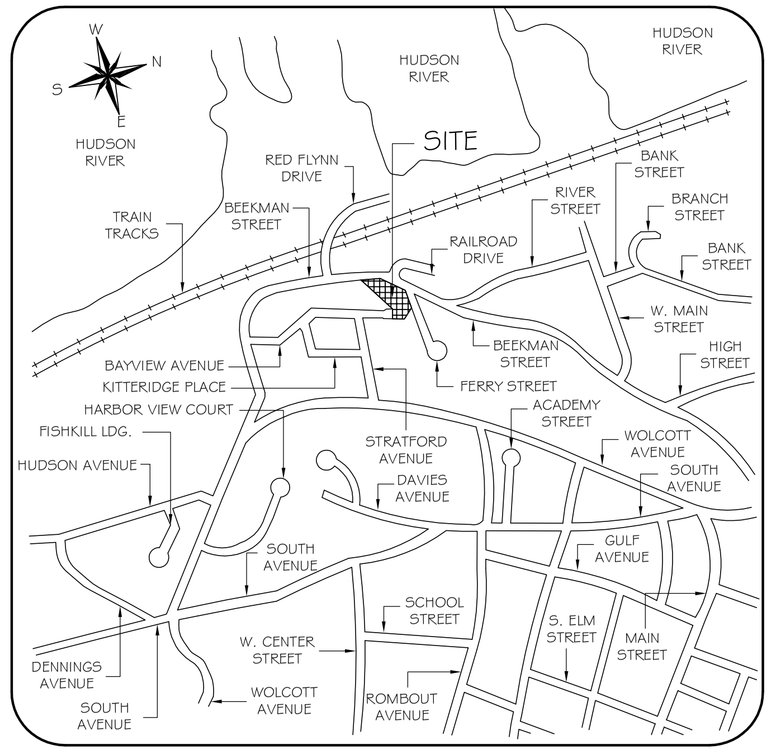
GENERAL PARCEL INFORMATION

PARCEL GRID IDENTIFICATION #	5954-33-556840
PARCEL INFORMATION:	LIBER 1704 PAGE 0883 A/K/A 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 DISRICT (L) FLOOD INFORMATION: NO PORTION OF THE PROPERTY IS SUBJECT TO FLOODING OR STORMWATER OVERFLOWS

PLAN LEGEND

	SITE PROPERTY LINE
	ADJOINING PROPERTY LINE
50	EXISTING CONTOUR LINE
	EXISTING STREET LIGHT
	EXISTING FIRE HYDRANT
	EXISTING WATER VALVE
D	EXISTING DRAINAGE MANHOLE
S	EXISTING STOP SIGN
N	EXISTING NO OUTLET SIGN
ST	EXISTING STREET SIGN
P	EXISTING PARKING SIGN
R	EXISTING TRAIN SIGN
S	EXISTING SEWER MAN HOLE
	EXISTING UTILITY POLE
	EXISTING OH WIRE
	PROPOSED POST LIGHT
50	PROPOSED CONTOUR LINE
+ LP (43.5)	PROPOSED LOW POINT SPOT ELEVATION
S4	PROPOSED 4" Ø SDR SEWER SERVICE
DS	PROPOSED DOWN SPOUT
W1	PROPOSED 1" Ø WATER SERVICE
WBV	PROPOSED CURB VALVE
CO	PROPOSED SEWER / DRAIN CLEAN OUT
S8	PROPOSED 8" Ø SDR SEWER MAIN
RD8	PROPOSED 8" Ø ROOF DRAIN MAIN
TR	PROPOSED ELECTRICAL TRANSFORMER
E	PROPOSED ELECTRIC SERVICE
T	PROPOSED TELEPHONE SERVICE
TV	PROPOSED CABLE TV SERVICE
D	PROPOSED DRAINAGE MANHOLE



LOCATION MAP

SCALE: 1" = 1200' ±



AERIAL OF SURROUNDING BUILDINGS

SCALE: 1" = 200' ±

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	UTILITY PROFILE PLAN
7 OF 9	SIGHT DISTANCE PLAN
8 OF 9	SITE DETAILS PLAN
9 OF 9	SITE DETAILS 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

GENERAL PROJECT INFORMATION

PROJECT APPLICANT:	FERRY LANDING AT BEACON, LTD. POST OFFICE BOX 294 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:	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 REQUUIRED: 15% OF LOT AREA = 3,674 SF LANDSCAPED AREA PROVIDED: 20% OF LOT AREA = 4,847 SF ADDITIONAL LANDSCAPED AREA ADJOINING SITE = 1,852 SF TOTAL AREA OF LANDSCAPING PROVIDED = 6,699 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:	0.19 ACRES = 8,327 SF ON SITE 0.03 ACRES = 1,132 SF ADJOINING SITE 0.21 ACRES = 9,459 SF TOTAL AREA
AREA OF DISTURBANCE:	0.41 ACRES = 17,944 SF ON SITE 0.07 ACRES = 2,984 SF ADJOINING SITE 0.48 ACRES = 20,928 SF TOTAL AREA

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 30, 2018

SCALE: NONE

DRAWING:
1 OF 9