

AREA AND DIMENSIONAL STANDARDS TABLE IN
ACCORDANCE WITH SECTION 223-4.1.2 I(D)(I) AND
FIGURE 2 I-1 LINKAGE ZONE STANDARDS

LOT STANDARDS		
	MIN.	MAX.
LOT AREA	---	PROPOSED
LOT WIDTH	---	24,491 SF
LOT DEPTH	---	VARIES
F.A.R.	---	VARIES > .75
FRONT SETBACK	0	VARIES < 20
SIDE SETBACK	25'	VARIES < 30'
REAR SETBACK	---	VARIES > 25'
LANDSCAPED AREA	1.5%	23 %
FRONTAGE OCCUPANCY	---	---
PEDESTRIAN CLEARWAY	5'	5'

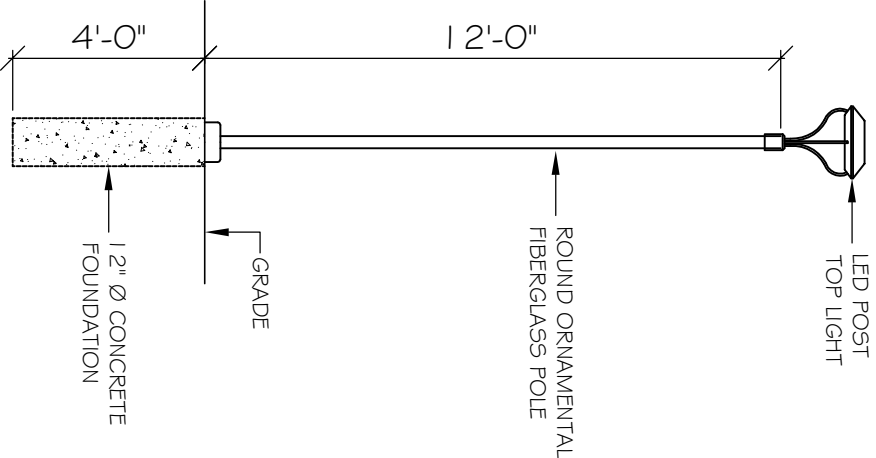
BUILDING HEIGHTS			
# OF STORIES	MIN.	MAX.	PROPOSED
---	2	4*	4*

* WITH 1.5 STEPBACK OVER THIRD STORY

FRONTAGE TYPE		ALLOWED	PROPOSED
FORECOURT	YES	---	---
PORCH	YES	---	YES
LIGHTWELL	YES	---	---
STOOP	YES	---	---

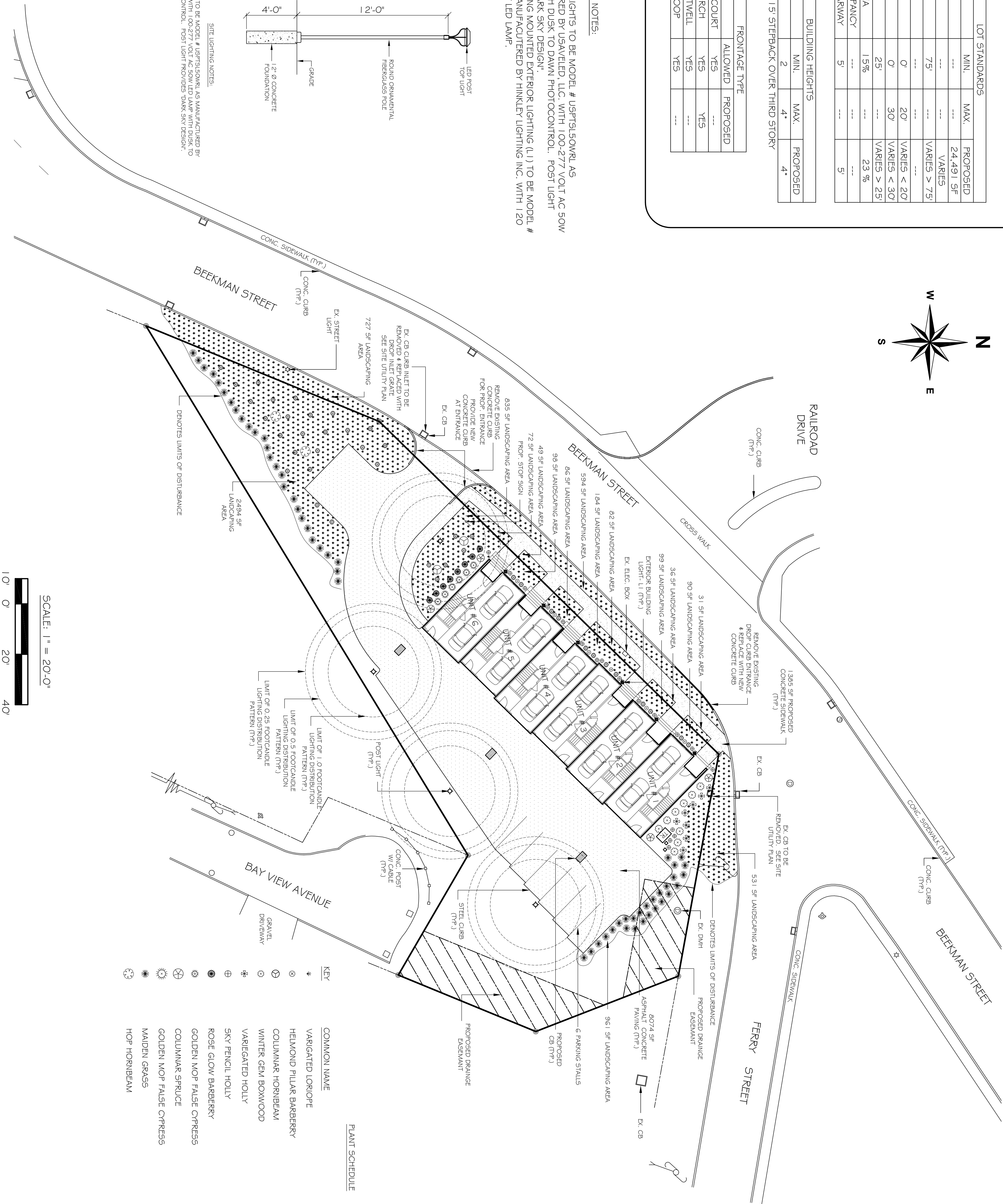
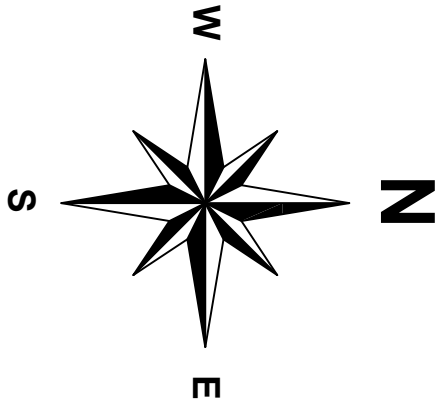
SITE LIGHTING NOTES:

1. ALL POST LIGHTS TO BE MODEL # USPTSL50WRL AS MANUFACTURED BY USAVELED, LLC. WITH 100-277 VOLT AC 50W LED LAMP WITH DUSK TO DAWN PHOTOCONTROL. POST LIGHT PROVIDES "DARK SKY DESIGN".
2. ALL BUILDING MOUNTED EXTERIOR LIGHTING (L1) TO BE MODEL # 1224T1T AS MANUFACTURED BY HINKLEY LIGHTING INC. WITH 120 VOLT AC 35W LED LAMP.



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KEY	COMMON NAME	SIZE	QUANTITY
*	VARIATED LORIOPE	1 GAL	1352
⊙	HELMOND PILAR BARBERRY	3 GAL	6
⊖	COLUMNAR HORIBEAM	8' HEIGHT B&B	2
⊗	WINTER GEM BOXWOOD	24"-30" B&B	9
⊕	VARIATED HOLLY	3 GAL	8
⊙	SKY FENCIL HOLLY	7 GAL	18
⊗	ROSE GLOW BARBERRY	3 GAL	8
⊕	GOLDEN MOP FALSE CYPRRESS	5 GAL	42
⊗	COLUMNAR SPRUCE	8'-10' HEIGHT B&B	2
⊕	GOLDEN MOP FALSE CYPRRESS	24"-30" B&B	6
⊗	MADEN GRASS	3 GAL	54
⊕	HOP HORIBEAM	8' HEIGHT B&B	2

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

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

REVISION & DATE

DATED: MARCH 30, 2018

SCALE: 1" = 20'-0"

DRAWING:

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