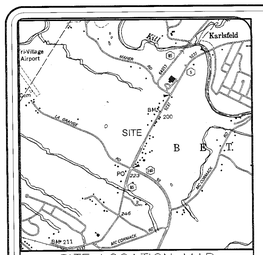
Planning Approval
10-00100006_SPA180



LEGEND

PROPERTY LINE	EXISTING SANITARY SEWER
EXISTING GAS VALVE	EXISTING STORM SEWER
EXISTING WATER VALVE	EXISTING WATERMAIN
EXISTING HYDRANT	EXISTING OVERHEAD WIRE
EXISTING UTILITY POLE	WETLAND BOUNDARY
EXISTING SIGN	PROPOSED IMPACT
EXISTING CATCH BASIN	PROPOSED STANDARD PAVEMENT
EXISTING SANITARY MANHOLE	PROPOSED CLEARING LIMITS
PROPOSED LIGHT POLE	PROPOSED RETAINING WALL
PROPOSED WALL LIGHT	PROPOSED UNIT DESIGNATION
PROPOSED CONCRETE SIDEWALK	

GENERAL NOTES

1. THE CONTRACTOR SHALL INSPECT THE PROJECT AND ITS EXISTING CONDITIONS PRIOR TO START OF WORK. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER OF ANY DISCREPANCIES OR PROBLEMS THAT CONFLICT WITH THE INTENT OF THESE DRAWINGS AND/OR SPECIFICATIONS.

2. THIS PROJECT IS SUBJECT TO THE TERMS AND CONDITIONS OF NYSDEC GENERAL PERMIT GP0-10-01. ALL CONTRACTORS INVOLVED WITH EARTHWORK ACTIVITIES AT ANY TIME DURING THE BUILDOUT OF THIS PROJECT SHALL BE FAMILIAR WITH THE REGULATIONS ASSOCIATED WITH THIS PERMIT.

3. THIS PROJECT IS SUBJECT TO THE TERMS AND CONDITIONS OF THE FAIR HOUSING ACT. ALL COVERED RESIDENTIAL FACILITIES SHALL CONFORM TO THE REQUIREMENTS FOR ACCESSIBILITY ESTABLISHED IN THE REGULATIONS.

4. DISTURBANCES TO FEDERAL AND NYSDEC JURISDICTIONAL WETLAND AND BUFFER AREAS ARE SUBJECT TO THE TERMS AND CONDITIONS OF THE PERMITS ISSUED FOR THIS PROJECT. THE CONTRACTOR SHALL READ AND BE FAMILIAR WITH THESE PERMITS.

5. ALL COMPONENTS OF THIS PROJECT THAT WILL BECOME PROPERTY OF THE TOWN OF BETHLEHEM SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE APPLICABLE TOWN OF BETHLEHEM STANDARDS AND SPECIFICATIONS.

6. ALL STRUCTURES AND RELATED COMPONENTS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE BUILDING CODE OF NEW YORK STATE, 2010.

7. A NYSDOT WORK PERMIT WILL BE REQUIRED PRIOR TO ANY WORK IN THE STATE RIGHT-OF-WAY.

TOWN OF BETHLEHEM STANDARD NOTES:

1) ALL CONSTRUCTION AND UTILITIES TO BE INSTALLED IN ACCORDANCE WITH THE LATEST EDITION OF THE TOWN OF BETHLEHEM STANDARD DETAILS AND SPECIFICATIONS. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL OBTAIN THESE TWO DOCUMENTS FOR USE ON THE JOB.

2) ALL ELEVATIONS SHOWN ARE ON USGS ELEVATION BASE.

3) ALL GRADING TO BE 3:1 (HORIZONTAL:VERTICAL) MAXIMUM SLOPE. GRADED LAWN/YARD AREAS SHALL HAVE A MINIMUM SLOPE OF 2%.

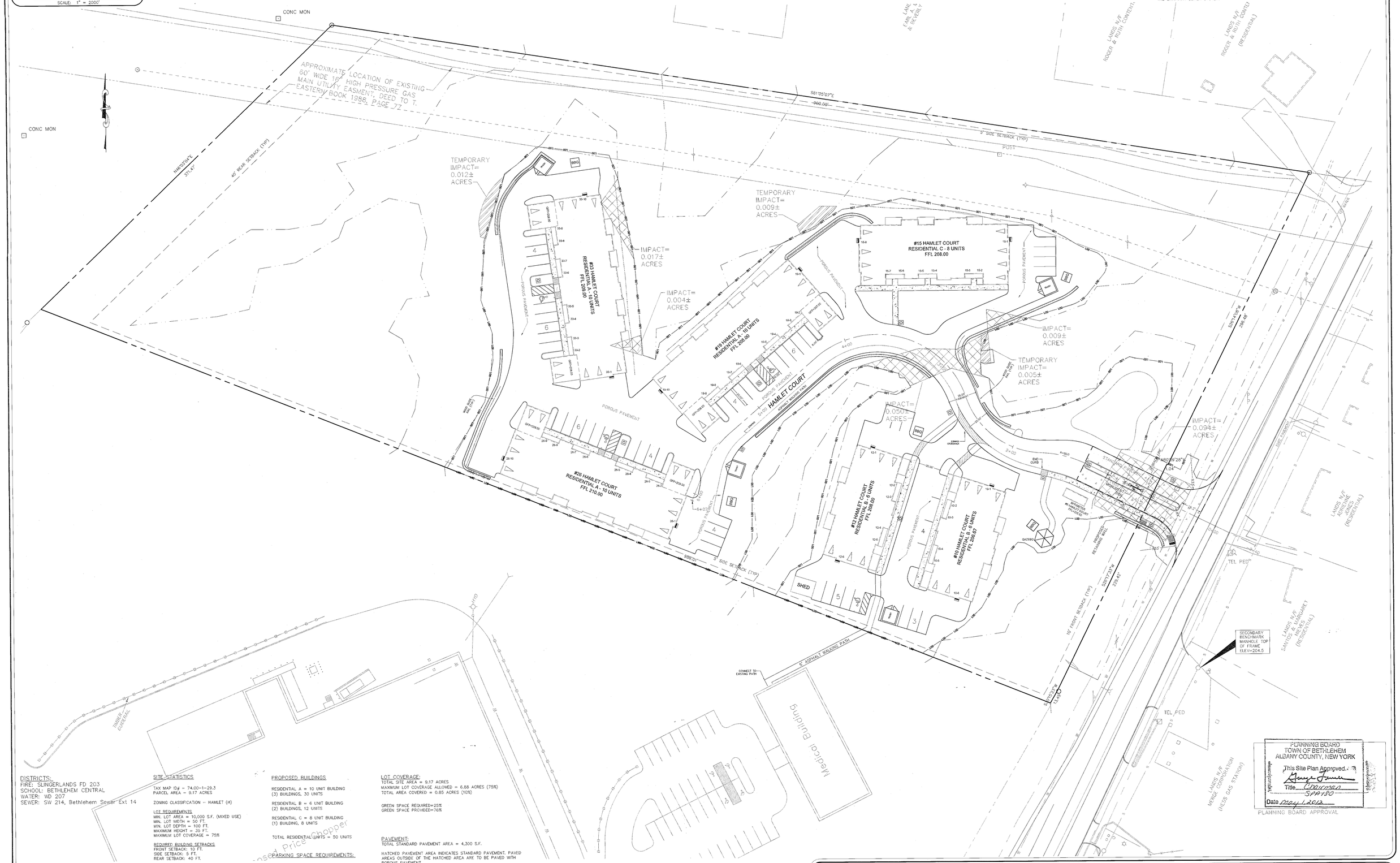
4) PRIOR TO ANY WORK IN THE TOWN RIGHT-OF-WAY, THE CONTRACTOR SHALL OBTAIN A HIGHWAY WORK PERMIT FROM THE TOWN HIGHWAY SUPERINTENDENT.

5) PRIOR TO ANY WORK ON SANITARY SEWER AND WATER, THE CONTRACTOR SHALL OBTAIN THE NECESSARY PERMITS FROM THE TOWN DEPARTMENT OF PUBLIC WORKS.

6) ALL CONTROLLED FILL SHALL BE CERTIFIED BY A LICENSED SOILS ENGINEER, THAT PLACEMENT OF THE MATERIAL WAS DONE IN A MANNER SUITABLE FOR THE CONSTRUCTION OF THE ROAD AND INSTALLATION OF WATER MAIN, STORM SEWERS, AND SANITARY SEWERS. TO THIS END, NO FILL SHALL BE PLACED IN AREAS IDENTIFIED ON THESE PLANS AS CONTROLLED FILL AREAS UNTIL CERTIFYING SOILS ENGINEER HAS BEEN CONSULTED.

7) THE CONTRACTOR SHALL CALL THE U.F.P.O. (1-800-962-7962) TWO WORKING DAYS PRIOR TO ANY EXCAVATION TO HAVE UNDERGROUND UTILITIES LOCATED IN THE FIELD.

8) NO SUMP PUMP, ROOF DRAINS, CELLAR DRAINS, OR FOOTING DRAINS SHALL BE CONNECTED TO THE SANITARY SEWER SYSTEM.



DISTRICTS:
FIRE: SLINGERLANDS FD 203
SCHOOL: BETHLEHEM CENTRAL
WATER: WD 207
SEWER: SW 214, Bethlehem Sewer Ext 14

SITE STATISTICS

TAX MAP ID# = 74.00-1-29.3
PARCEL AREA = 9.17 ACRES

ZONING CLASSIFICATION - HAMLET (H)

LOT REQUIREMENTS
MIN. LOT AREA = 10,000 S.F. (MIXED USE)
MIN. LOT WIDTH = 50 FT.
MIN. LOT DEPTH = 100 FT.
MAXIMUM HEIGHT = 35 FT.
MAXIMUM LOT COVERAGE = 75%

REQUIRED BUILDING SETBACKS
FRONT SETBACK: 10 FT.
SIDE SETBACK: 5 FT.
REAR SETBACK: 40 FT.

ALLOWABLE RESIDENTIAL DENSITY

U=(T)-(W)-(SS)
U= UNCONSTRAINED LAND
T= TOTAL AREA OF PROJECT PARCEL
W= WETLAND AREA WITHIN PARCEL
SS= 20% SLOPE

U = 9.17-2.70-0.10
U = 6.37 ACRES

ALLOWABLE DENSITY @ 8 DWELLING UNITS/ACRE
= 6.37 * 8
= 50.96 DWELLING UNITS

PROPOSED BUILDINGS

RESIDENTIAL A = 10 UNIT BUILDING
(3) BUILDINGS, 30 UNITS

RESIDENTIAL B = 6 UNIT BUILDING
(2) BUILDINGS, 12 UNITS

RESIDENTIAL C = 8 UNIT BUILDING
(1) BUILDING, 8 UNITS

TOTAL RESIDENTIAL UNITS = 50 UNITS

PARKING SPACE REQUIREMENTS:

MULTIFAMILY DWELLING: 1.5 SPACES
PROPOSED DWELLING UNITS: 50
REQUIRED PARKING SPACES: 75

PROPOSED PARKING:

OPEN SPACES = 53
GARAGE SPACES = 50

TOTAL SPACES PROVIDED = 103

LOT COVERAGE:
TOTAL SITE AREA = 9.17 ACRES
MAXIMUM LOT COVERAGE ALLOWED = 6.88 ACRES (75%)
TOTAL AREA COVERED = 0.85 ACRES (10%)

GREEN SPACE REQUIRED=25%
GREEN SPACE PROVIDED=76%

PAVEMENT:
TOTAL STANDARD PAVEMENT AREA = 4,300 S.F.

HATCHED PAVEMENT AREA INDICATES STANDARD PAVEMENT. PAVED AREAS OUTSIDE OF THE HATCHED AREA ARE TO BE PAVED WITH POROUS PAVEMENT.

INCHES
Town of Bethlehem, NY

PROPERTY OWNER and APPLICANT:
WINDSOR DEVELOPMENT GROUP
5 SOUTHSIDE DRIVE, SUITE 200
CLIFTON PARK, NY 12065

PLANNING BOARD
TOWN OF BETHLEHEM
ALBANY COUNTY, NEW YORK
This Site Plan Approved.
Title Chairman
SPA180
Date May 1, 2012
PLANNING BOARD APPROVAL

NO.	DATE	REVISIONS	BY:
6	02/02/12	REVISED BUILDING FOOTPRINT	JFE
5	01/11/12	REVISIONS PER TOWN/NYSDOT COMMENTS	JFE
4	11/23/11	ISSUED FOR SIGNATURE	FJB
3	10/05/11	REVISED PER TOWN COMMENTS	PJV
2	08/22/11	REVISED PER TOWN COMMENTS	PJV
1	06/27/11	REVISED PER TOWN COMMENTS	MVB

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FAX: (518) 393-2324

SITE PLAN
NEW SCOTLAND HAMLET
LANDS OF WINDSOR DEVELOPMENT

TOWN OF BETHLEHEM
COUNTY OF ALBANY STATE OF NEW YORK

DATE: 03/01/2011
CHECKED BY: DFJ
JOB NO. 10-047
SCALE: 1"=30'
DRAWN BY: JFE
CADD FILE: PLOT
SHEET 1 OF 7