

SITE STATISTICS

TAX MAP ID# - 121.00-1-20
 PARCEL AREA - 7.44± ACRES
 ZONING CLASSIFICATION - RURAL (R)

DISTRICTS:
 FD 204 SELKIRK FIRE DISTRICT
 RAVENA-COEYMANS CENTRAL 012402
 WD204 SELKIRK EXT.
 SW 214, BETHLEHEM SEWER EXT 8

LOT REQUIREMENTS
 MIN. LOT WIDTH = 75 FT.
 MIN. LOT DEPTH = 120 FT.
 MAXIMUM HEIGHT = 35 FT.
 MAXIMUM LOT COVERAGE = 30%

REQUIRED BUILDING SETBACKS
 FRONT SETBACK: 40 FT.
 SIDE SETBACK: 15 FT.
 REAR SETBACK: 40 FT.

PROPOSED BUILDINGS
 3 BUILDINGS WITH 8 UNITS EACH
 1 BUILDING WITH 10 UNITS
 34 DWELLING UNITS TOTAL

PARKING REQUIREMENTS
 REQUIRED = 1.5/DU X 34 = 51 SPACES
 PROPOSED GARAGE SPACES = 16 SPACES
 PROPOSED OPEN SPACES = 45 SPACES
 TOTAL SPACES PROVIDED = 61 SPACES

LOT COVERAGE:
 TOTAL SITE AREA = 7.44 ACRES
 MAXIMUM LOT COVERAGE ALLOWED = 2.23 ACRES (30%)
 TOTAL LOT COVERAGE = .66 ACRES (9%)
 TOTAL AREA IMPERVIOUS AREA = 1.30 ACRES (17%)
 GREEN SPACE PROVIDED=83%

LEGEND

PROPERTY LINE	---
EXISTING CONTOUR	---420---
EXISTING STREAM	~~~~~
EXISTING WATER LINE	---
EXISTING SANITARY SEWER	---
EXISTING SANITARY MANHOLE	○
FLOODPLAIN BOUNDARY	---FLOOD---
EXISTING WETLANDS	▨
EXISTING TREELINE	~~~~~
PROPOSED LIMITS OF CLEARING & DISTURBANCE	LOD
PROPOSED WATER LINE	---
PROPOSED STORM SEWER	---
PROPOSED SANITARY SEWER	S
PROPOSED SANITARY MANHOLE	⊙
PROPOSED CATCH BASIN	□

OWNER/APPLICANT:
 JOE CRISAFULLI
 c/o MERIT PLUMBING AND HEATING, LLC
 178 CATHERINE STREET
 ALBANY, NY 12202

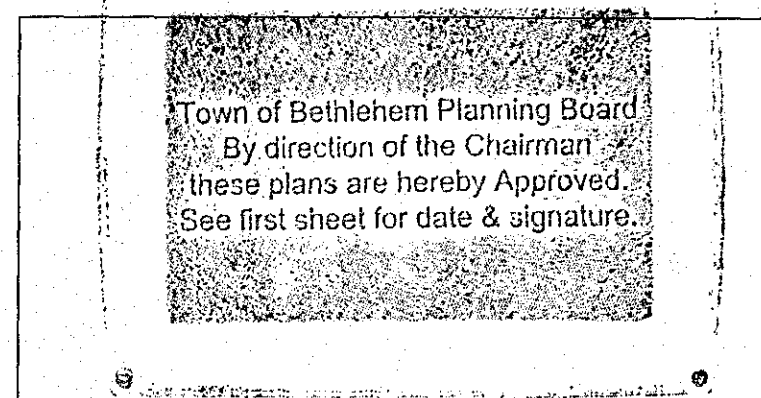


- TOWN OF BETHLEHEM STANDARD NOTES:**
- 1) ALL CONSTRUCTION AND UTILITIES TO BE INSTALLED IN ACCORDANCE WITH THE LATEST EDITION OF THE TOWN OF BETHLEHEM STANDARD DETAILS AND SPECIFICATIONS. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL OBTAIN THESE TWO DOCUMENTS FOR USE ON THE JOB.
 - 2) ALL ELEVATIONS 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 STATE RIGHT-OF-WAY, A HIGHWAY WORK PERMIT FROM THE NEW YORK STATE DEPARTMENT OF TRANSPORTATION IS REQUIRED.
 - 5) 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.
 - 6) NO SUMP PUMP, ROOF DRAINS, CELLAR DRAINS, OR FOOTING DRAINS SHALL BE CONNECTED TO THE SANITARY SEWER SYSTEM.

- MAP REFERENCES:**
- 1) MAP ENTITLED "MAP OF SURVEY, LANDS N/F OF RICK L. HALLENBECK 1035 NYS ROUTE 9W BY INGALLS & ASSOCIATES, LLP LAST REVISED NOVEMBER 12, 2010

- NOTES:**
- 1) SURVEYED PARCEL: TOWN OF BETHLEHEM - TAX MAP 121.00, BLOCK 1, PARCEL 20.
 - 2) SURVEY PREPARED BY INGALLS & ASSOCIATES, LLP FROM A SEPTEMBER 2010 FIELD SURVEY.
 - 3) NORTH IS REFERENCED TO NAD 83 NEW YORK STATE PLANES, EAST ZONE.
 - 4) SOURCE DEED AS RECORDED IN LIBER 2486 OF DEEDS AT PAGE 593 DOES NOT MATHEMATICALLY CLOSE BY 90.0 FEET.
 - 5) SUBJECT TO ALL RIGHTS, EASEMENTS, COVENANTS OR RESTRICTION; RECORDED OR UNRECORDED.
 - 6) SUBJECT TO ANY STATEMENT OF FACT CONTAINED IN COMMITMENT OF TITLE INSURANCE NO. 10-0126 AS PREPARED BY MURDOCK ABSTRACT CORPORATION FOR CHICAGO TITLE INSURANCE COMPANY AND HAVING AN EFFECTIVE DATE OF SEPTEMBER 2, 2010.
 - 7) UNDERGROUND UTILITIES IF SHOWN HEREON ARE BASED ON VISIBLE PHYSICAL EVIDENCE. THEY SHOULD BE CONSIDERED SCHEMATIC ONLY AND ARE SHOWN TO DEPICT GENERAL UTILITY LOCATIONS AND CONNECTIONS RATHER THAN EXACT UNDERGROUND LOCATIONS. INGALLS & ASSOCIATES, LLP MAKES NO CERTIFICATION AS TO THE ACCURACY OF THE UNDERGROUND UTILITY LOCATIONS AND OTHER UTILITIES MAY EXIST THAT ARE NOT SHOWN ON THIS MAP.
 - 8) WETLANDS DELINEATED BY INGALLS & ASSOCIATES, LLP FROM A NOVEMBER 1, 2010 FIELD VISIT.
 - 9) FLOODPLAIN INFORMATION OBTAINED FROM FLOOD INSURANCE RATE MAPS, PANEL 17, TOWN OF BETHLEHEM, NY.
 - 10) WHEN NECESSARY, SNOW WILL BE REMOVED FROM THE SITE.
 - 11) A MINIMUM OF 6 GARAGE SPACES WILL BE INCLUDED AS PART OF A RENTAL AGREEMENT.

**ALBANY COUNTY DEPARTMENT OF HEALTH
 DIVISION OF ENVIRONMENTAL HEALTH SERVICES.**
 By direction of the Commissioner of Health, these plans are hereby approved. See first sheet for date and signature.

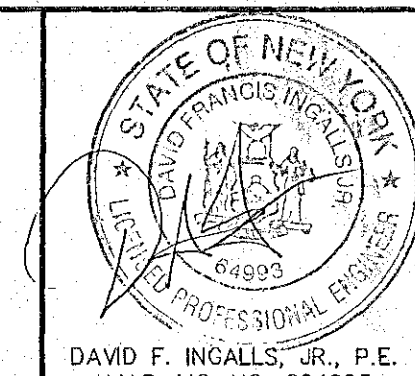


PLANNING BOARD APPROVAL

NOTE: 48 HOURS PRIOR TO ANY CONSTRUCTION ACTIVITIES, THE CONTRACTOR SHALL CONTACT DIG SAFELY NEW YORK TO LOCATE ALL UNDERGROUND UTILITIES. 1-800-962-7962

NO.	DATE	REVISIONS	BY:
1	11/8/11	REVISIONS PER TOWN & T&E COMMENTS	CDL
2	12/22/11	REVISIONS PER T&E COMMENTS	CDL
3	1/3/12	REVISIONS PER NYSDDOT & TOWN COMMENTS	CDL
4	4/11/12	REVISIONS PER TOWN PLANNING & ENV. COMMENTS	CDL
5	8/6/12	REVISIONS PER FINAL TOWN COMMENTS	CDL

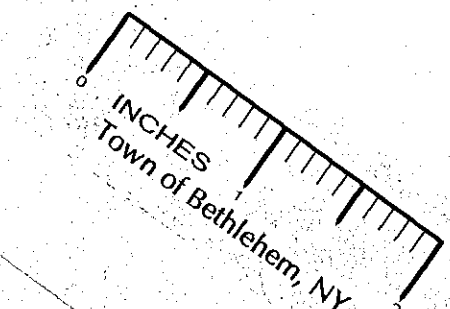
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SITE PLAN
 1035 ROUTE 9W
 LOCUST VIEW APARTMENTS
 TOWN OF BETHLEHEM
 COUNTY OF ALBANY STATE OF NEW YORK

DATE: JANUARY 11, 2011
 CHECKED BY: D.F.I.
 JOB NO. 10-084
 SCALE: 1" = 40'
 DRAWN BY: C.D.L.
 CADD FILE: PLOT.DWG
 SHEET 1 OF 10



FOR INFORMATION ONLY NOT FOR CONSTRUCTION