

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 UNLESS 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) STREET RIGHT-OF-WAY MONUMENTS SHALL BE INSTALLED FOLLOWING COMPLETION OF CONSTRUCTION AT POINTS DESIGNATED BY THE TOWN OF BETHLEHEM.
- 9) NO SUMP PUMP, ROOF DRAINS, CELLAR DRAINS, OR FOOTING DRAINS SHALL BE CONNECTED TO THE SANITARY SEWER SYSTEM.

NOTES:

- 1) WETLANDS DEPICTED HEREIN WERE DELINEATED BY INGALLS & ASSOCIATES, LLP ON JULY 29, 2011.

SITE STATISTICS
 TAX MAP I.D. # = 97.10-1-2
 PARCEL #1 = 4.27± ACRES
 PARCEL #2 = 3.33± 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.

DISTRICTS:
 FIRE - ELSMERE FIRE DISTRICT
 SCHOOL - BETHLEHEM CENTRAL SCHOOLS
 WATER - WD 205 WATER DISTRICT
 SEWER - SEWER DISTRICT EXTENSION #8

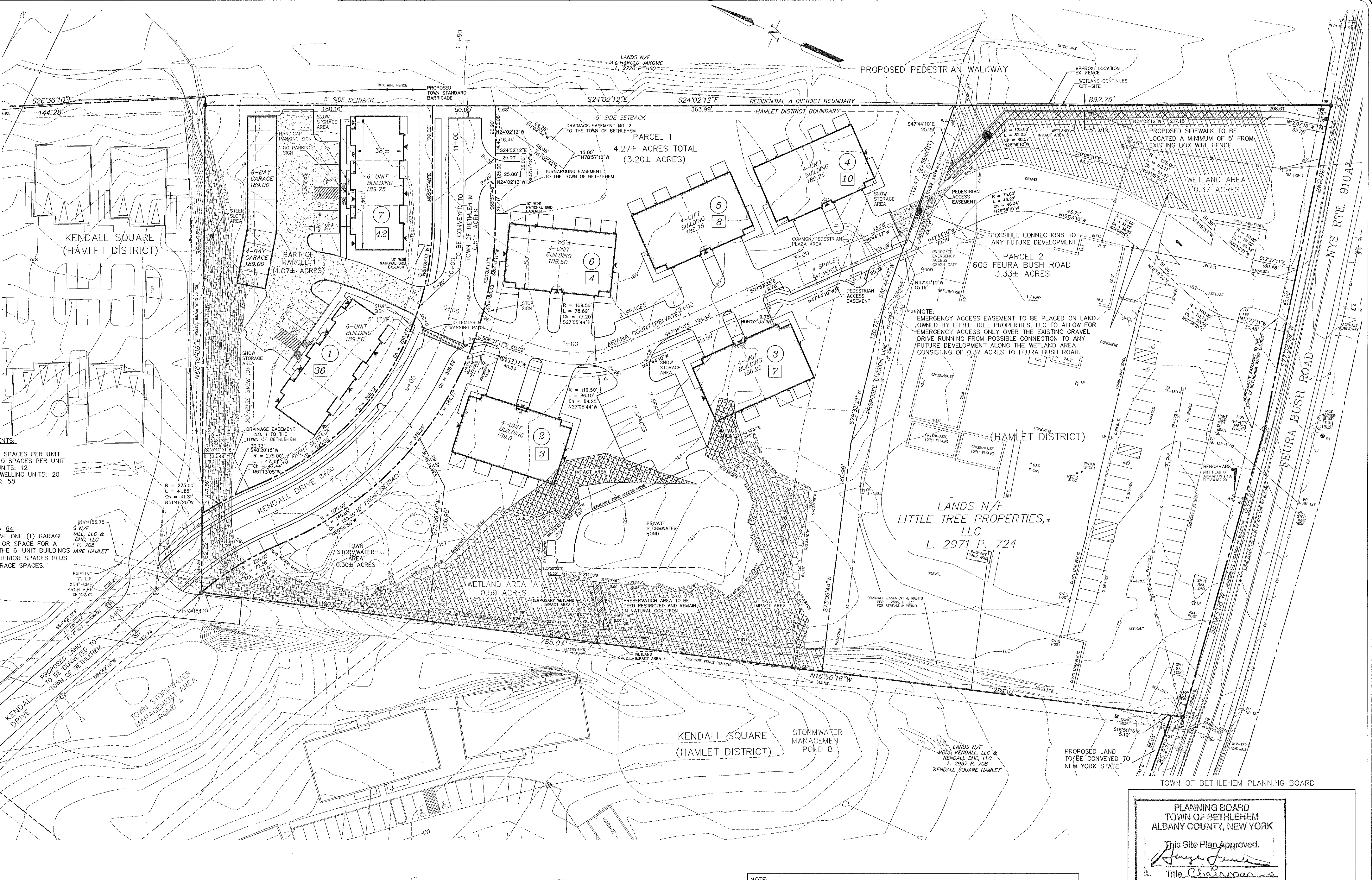
ALLOWABLE RESIDENTIAL DENSITY
 U=(1)-(W)-(SS)
 U= UNCONSTRAINED LAND
 T= TOTAL AREA OF PROJECT PARCEL
 W= WETLAND AREA WITHIN PARCEL
 SS= 20% SLOPE

U = 5.08-0.59-0.23
 U = 4.26 ACRES
 ALLOWABLE DENSITY @ 8 DWELLING UNITS/ACRE
 = 4.26 * 8
 = 34.08 DWELLING UNITS

PROPOSED BUILDINGS
 (5) 4-UNIT BUILDINGS
 (2) 6-UNIT BUILDING
 32 UNITS TOTAL

PROPOSED LOT COVERAGE = 15%
LEGEND

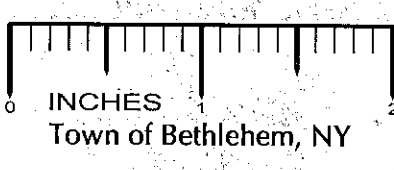
PROPERTY LINE	---
PROPOSED BUILDING ADDRESS	36
PROPOSED BUILDING NUMBER	1
SETBACK LINE	---
ADJACENT PROPERTY LINE	---
EXISTING CONTOUR	---200---
EXISTING HYDRANT	HYD
EXISTING UTILITY POLE	NC 19
EXISTING SIGN	---
EXISTING CATCH BASIN	CB
EXISTING SANITARY MANHOLE	SM
EXISTING SANITARY SEWER	---
EXISTING STORM SEWER	---
EXISTING WATERMAIN	W
EXISTING OVERHEAD WIRE	OH
WETLAND BOUNDARY	
PROPOSED IMPACT	
PROPOSED POROUS PAVEMENT	
STEEP SLOPE AREA	
PRESERVATION AREA	



WETLAND NOTE:
 THE UNDISTURBED WETLANDS LOCATED ON PARCEL 1 ARE SUBJECT TO A RESTRICTIVE COVENANT, WHICH RESTRICTS USE AND DEVELOPMENT OF THE FEDERAL WETLANDS, AND ARE RECORDED IN THE ALBANY COUNTY CLERK'S OFFICE.

AGRICULTURAL DISTRICT NOTE:
 PROPOSED SITE PLAN SHOWN HEREON IS LOCATED WITHIN 500 FEET OF EXISTING AGRICULTURAL DISTRICT NO. 3. PROPERTIES INCLUDE: (97.00-1-9 & 97.00-1-10.20) N/F JAY HAROLD JAKOVIC, (97.10-1-1) N/F HAROLD MAGEE, (97.09-2-5.20) N/F LAURIE ATKINSON. IN ACCORDANCE WITH THE ALBANY COUNTY RIGHT TO FARM LAW, PRIOR TO THE SALE, PURCHASE, OR EXCHANGE OF REAL PROPERTY DATED PARTIALLY, WHOLLY OR WITHIN 500 FEET OF AN EXISTING AGRICULTURAL DISTRICT, THE PROSPECTIVE GRANTEE SHALL DELIVER TO THE PROSPECTIVE GRANTEE A NOTICE WHICH STATES THE FOLLOWING: IT IS THE POLICY OF THIS STATE, COUNTY, AND COMMUNITY TO CONSERVE, PROTECT AND ENCOURAGE THE DEVELOPMENT AND IMPROVEMENT OF AGRICULTURAL LAND FOR THE PRODUCTION OF FOOD, AND OTHER PRODUCTS, AND ALSO FOR ITS NATURAL AND ECOLOGICAL VALUE. THIS NOTICE IS TO INFORM PROSPECTIVE RESIDENTS THAT THE PROPERTY AND/OR UNIT THEY ARE ABOUT TO ACQUIRE LIES WITHIN 500 FEET OF AN EXISTING AGRICULTURAL DISTRICT AND THAT FARMING ACTIVITIES OCCUR WITHIN THAT DISTRICT. SUCH FARMING ACTIVITIES MAY INCLUDE, BUT NOT BE LIMITED TO, ACTIVITIES THAT CAUSE NOISE, DUST AND ODOURS.

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



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

NOTE:
 THE PLANNING BOARD MAY REQUEST FROM ANY FUTURE REDEVELOPMENT OF THE EXISTING HEWITT'S SITE (PARCEL 2) AT THE TIME OF SITE PLAN REVIEW, A CONNECTION TO ARIANA COURT (PARCEL 2) AND THE CONDOMINIUM SITE (PARCEL 1). THIS WOULD REQUIRE RECIPROCAL EASEMENTS OR OTHER SIMILAR BINDING LEGAL AGREEMENT BETWEEN THE CONDOMINIUM SITE (PARCEL 1) AND THE HEWITT'S SITE (PARCEL 2).

PLANNING BOARD
 TOWN OF BETHLEHEM
 ALBANY COUNTY, NEW YORK

This Site Plan Approved.

James J. ...
 Title Chairman

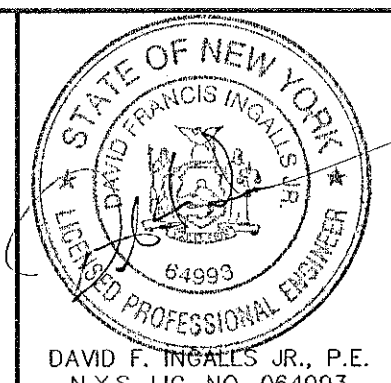
Date 2/20/13 SPA 188

2/19/13 REVISE EASEMENT ACCESS EASEMENT & CONNECTION NOTES P37

NO.	DATE	REVISIONS	BY:
12	9/27/12	FINAL SUBMISSION	P.J.Y.
11	8/24/12	FINAL SUBMISSION	P.J.Y.
10	7/10/12	REVISIONS PER 7/3/12 TDE COMMENT LETTER	P.J.Y.
9	6/26/12	REVISED PER TOWN PLANNING COMMENTS	P.J.Y.
8	6/14/12	REVISED PER TOWN ENG. & PLANNING COMMENTS	P.J.Y.
7	5/30/12	REVISED PER TOWN COMMENT LETTER DATED 5/29/12	P.J.Y.
6	5/15/12	REVISIONS PER TOWN COMMENTS	P.J.Y.
5	4/23/12	REVISED IN RESPONSE TO 4/18/12 TOWN MEETING	P.J.Y.
4	4/13/12	ADDITIONAL PARKING SPACES ADDED FOR DISCUSSION	P.J.Y.
3	3/13/12	REVISIONS PER TOWN AND TDE COMMENTS	P.J.Y.
2	1/27/12	REVISIONS PER TOWN AND TDE COMMENTS	P.J.Y.
1	1/27/12	REVISIONS PER TOWN AND TDE COMMENTS	P.J.Y.

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 FAX: (518) 393-2324

SITE PLAN
 32 UNIT MULTI-FAMILY DEVELOPMENT
 605 FEURA BUSH ROAD
 TOWN OF BETHLEHEM
 COUNTY OF ALBANY STATE OF NEW YORK

DATE: SEPTEMBER 20, 2011 CHECKED BY: D.F.I. JOB NO. 11-090
 DRAWN BY: P.J.Y. CADD FILE: 11090DF

SCALE: 1" = 40'
 SHEET 3 OF 12