

ZONING REQUIREMENTS

ITEM	REQUIREMENT	MIN. PROVIDED
MINIMUM LOT SIZE	14,520 SF	16,877 SF
MINIMUM FRONT YARD FROM ROW	35 FT	35.6 FT
MINIMUM FRONT YARD FROM CENTERLINE	60 FT	65.94 FT
MINIMUM SIDE YARD	10 FT	11 FT
MINIMUM REAR YARD	25 FT	41.8 FT
MINIMUM HIGHWAY FRONTAGE	70 FT	137.86 FT
MINIMUM FLAG LOT FRONTAGE	28 FT	28 FT
MINIMUM "POLE" LENGTH	200 FT (FROM RSWAY TO THE FRONT YARD LINE)	120 FT (VARIANCE GRANTED BY ZBA ON 3/15/09)
MAXIMUM HEIGHT	30 FT	30 FT
MINIMUM LOT DEPTH	120 FT	120 FT
MINIMUM LOT WIDTH (AT THE REQUIRED FRONT YARD)	100 FT	139.48 FT
MAXIMUM LOT COVERAGE	20%	20%

AGRICULTURAL DISTRICT NOTE:
SUBJECT PROPERTY DOES NOT LIE WITHIN 500 FT OF AN AGRICULTURAL DISTRICT

FIRE DISTRICT NOTE:
SUBJECT LOTS LIE WITHIN THE SELKIRK FIRE DISTRICT

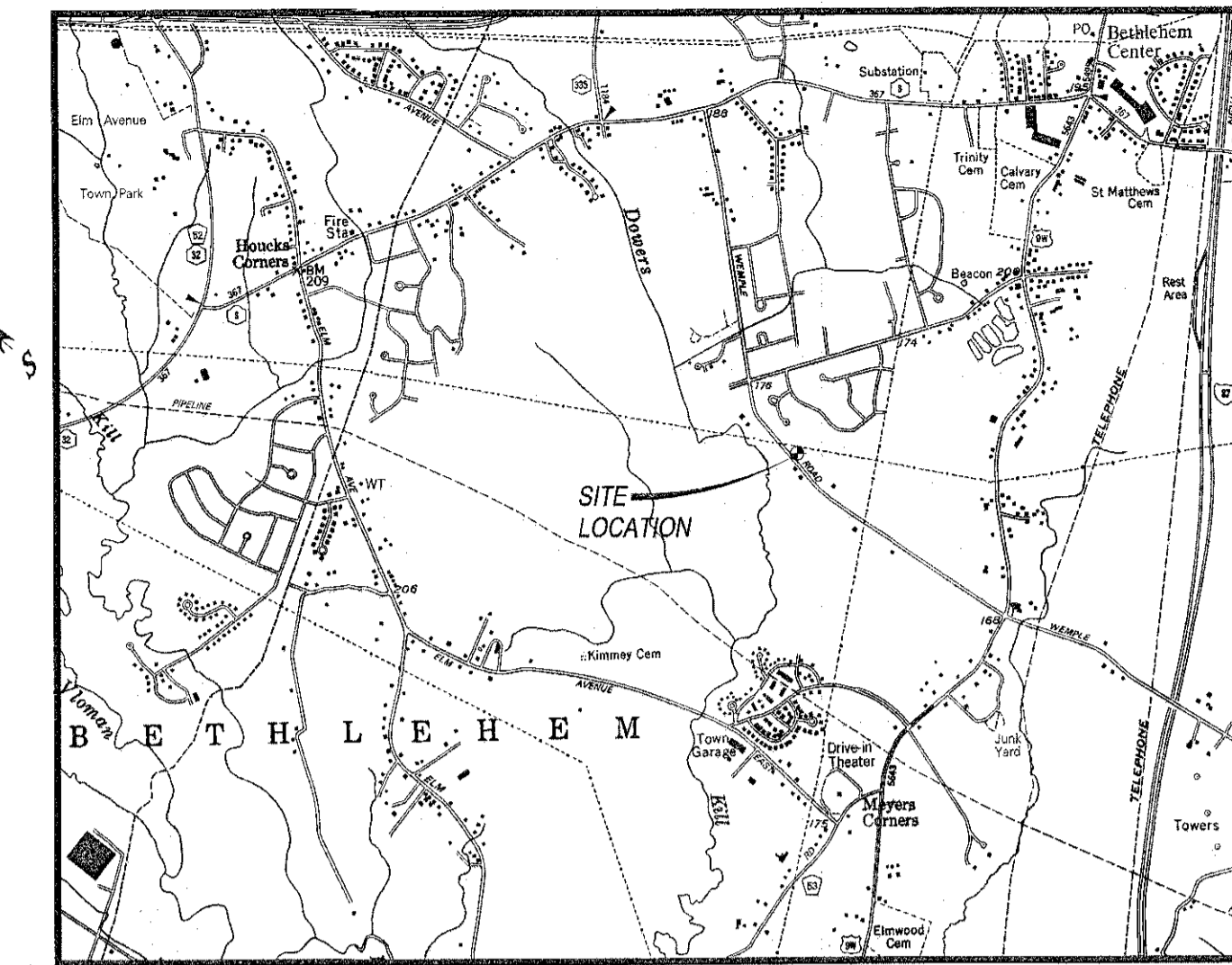
MS4 NOTE:
SUBJECT LOTS LIE WITHIN THE MS4 BOUNDARY.

SCHOOL NOTE:
SUBJECT LOTS LIE WITHIN THE BETHEHEM CENTRAL SCHOOL DISTRICT

SANITARY SEWER NOTE:
HOUSE SANITARY SEWER LATERALS ARE TO BE INSTALLED TO THE EDGE OF THEIR RESPECTIVE EASEMENTS AND MARKED WITH A PRESSURE TREATED 2"4 REACHING THE PIPE INVERT DURING THE CONSTRUCTION OF THE SANITARY SEWER MAIN.

BETHEHEM STANDARD NOTES:

- ALL UTILITIES TO BE INSTALLED IN ACCORDANCE WITH TOWN STANDARDS DETAILS AND SPECIFICATIONS. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL OBTAIN THESE TWO DOCUMENTS FOR USE ON THE JOB.
- ALL ELEVATIONS SHOWN ARE ON USGS ELEVATION BASE.
- ALL GRADING TO BE 3:1 (HORIZONTAL:VERTICAL) MAXIMUM SLOPE. GRADED LAWN/YARD AREAS SHALL HAVE A MINIMUM SLOPE OF 2%.
- PRIOR TO ANY WORK IN THE TOWN RIGHT OF WAY, THE CONTRACTOR SHALL OBTAIN A HIGHWAY WORK PERMIT FROM THE TOWN HIGHWAY SUPERINTENDENT.
- PRIOR TO ANY WORK ON SANITARY SEWER AND WATER, THE CONTRACTOR SHALL OBTAIN THE NECESSARY PERMITS FROM THE TOWN DEPARTMENT OF PUBLIC WORKS.
- UNLESS OTHERWISE NOTED, THE LOCATIONS AND FOOTPRINT CONFIGURATIONS OF PROPOSED DWELLINGS, DRIVEWAYS, AND ASSOCIATED LOT GRADING AS SHOWN ON THIS PLAN ARE CONCEPTUAL AND ARE INCLUDED FOR MUNICIPAL REVIEW PURPOSES. ACTUAL BUILDING LOCATIONS AND CONFIGURATIONS AND RELATED SITE GRADING MAY VARY FROM WHAT IS SHOWN. HOWEVER, ANY SUBSTANTIAL VARIATION FROM WHAT IS SHOWN ON ANY LOT, AS DETERMINED BY THE TOWN BUILDING INSPECTOR, SHALL BE SUBJECT TO FURTHER REVIEW BY THE TOWN DEPARTMENT OF PUBLIC WORKS (AND POSSIBLY OTHER TOWN ENTITIES) PRIOR TO THE ISSUANCE OF A BUILDING PERMIT FOR THAT LOT.
- ANY LOT THAT HAS A PROPOSED HOUSE LOCATION OR BUILDING ENVELOPE THAT IS LOCATED ON THE DOWNHILL SIDE OF THE SAFE SETBACK LINE WILL NEED TO HAVE A SITE-SPECIFIC SOILS REPORT SUBMITTED TO THE BUILDING INSPECTOR BEFORE A BUILDING PERMIT WILL BE ISSUED FOR THAT LOT.
- 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 THE 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 THE CERTIFYING SOILS ENGINEER HAS BEEN CONSULTED.
- (FOR PROJECTS WITH PRESERVED FEDERAL WETLANDS) FOR ALL LOTS THAT HAVE AREAS DESIGNATED AS PRESERVED FEDERAL WETLANDS AS SHOWN ON SHEET 3 OF 8, SHEET 4 OF 8, SHEET 5 OF 8, AND SHEET 7 OF 8 THE TOWN HAS NO CONTROL OVER AND ACCEPTS NO RESPONSIBILITY FOR FUTURE DRAINAGE PROBLEMS THAT COULD OCCUR IN THESE AREAS. THIS PERTAINS WHETHER SUCH PROBLEMS ARE A RESULT OF LEAVING THE AREAS AS THEY PRESENTLY EXIST, OR A RESULT OF FUTURE LOT OWNERS FILLING IN AND AROUND THE AREAS WITHOUT REGARD FOR LOCAL DRAINAGE PATTERNS.
- FOR ALL LOTS HAVING PRESERVED FEDERAL WETLANDS, SUCH WETLANDS WILL BE SHOWN ON THE PLOT PLANS SUBMITTED TO THE TOWN BUILDING DEPARTMENT FOR A BUILDING PERMIT. THIS WETLAND INFORMATION CAN BE TAKEN DIRECTLY FROM THE PLAT OR FEDERAL WETLANDS MAP. SAID PLOT PLANS SHALL NOTE THAT FURTHER FILLING OF WETLANDS MAY REQUIRE AUTHORIZATION FROM FEDERAL REGULATORY AUTHORITIES.
- THE CONTRACTOR SHALL CALL THE UPFO (1-800-962-7962) TWO WORKING DAYS PRIOR TO ANY EXCAVATION TO HAVE UNDERGROUND UTILITIES LOCATED IN THE FIELD.
- NO SUMP PUMP, ROOF DRAINS, CELLAR DRAINS, OR FOOTING DRAINS SHALL BE CONNECTED TO THE SANITARY SEWER SYSTEM.



SITE LOCATION MAP
N.T.S.

SURVEY NOTES:

- UNDERGROUND UTILITIES SHOWN HEREON BASED ON UTILITY EVIDENCE VISIBLE AT GROUND SURFACE AND RECORD DRAWINGS AND ARE SUBJECT TO FIELD VERIFICATION BY EXCAVATION.
- UTILITIES SHOWN DO NOT PURPORT TO CONSTITUTE OR REPRESENT ALL UTILITIES LOCATED UPON OR ADJACENT TO THE SURVEYED PREMISES.
- THE OFFSETS OR DIMENSIONS SHOWN HEREON, FROM THE PROPERTY LINES TO THE STRUCTURES, ARE FOR A SPECIFIC PURPOSE AND USE; THEREFORE, THEY ARE NOT INTENDED TO MONUMENT THE PROPERTY LINES OR TO GUIDE THE ERECTION OF FENCES, ADDITIONAL STRUCTURES, OR ANY OTHER IMPROVEMENT.
- EASEMENTS AND/OR SUBSURFACE STRUCTURES RECORDED OR UNRECORDED ARE NOT GUARANTEED UNLESS PHYSICALLY EVIDENT ON THE PREMISES AT THE TIME OF THE SURVEY.
- SUBJECT TO ALL RIGHTS, EASEMENTS, COVENANTS AND RESTRICTIONS OF RECORD.
- SUBJECT TO ANY STATE OF FACTS AN UP-TO-DATE ABSTRACT OF TITLE WOULD DISCLOSE.
- TAX MAP DESIGNATION: 109.00 - 1 - 36.
- BOUNDARY AND TOPOGRAPHY SHOWN HEREON COMPILED FROM A FIELD SURVEY BY CHAS. H. SELLS, INC. ON DECEMBER 7, 2006.

MAP REFERENCES:

- "CROSSROADS SUBDIVISION - SECTION 3", PRELIMINARY PLAT, MAP OF PROPOSED (2) LOT SUBDIVISION, PROPERTY OF FRANK A. TATE, JR., PROPERTY LOCATED ON WEMPLE ROAD, TOWN OF BETHEHEM, ALBANY COUNTY, NEW YORK, DATED JANUARY 31, 1990, AS PREPARED BY PAUL E. HITE, L.S.
- NIAGARA MOHAWK POWER CORPORATION, COUNTY OF ALBANY, TOWN OF BETHEHEM, T.D. 7123, MAP NO. C-8394-E.

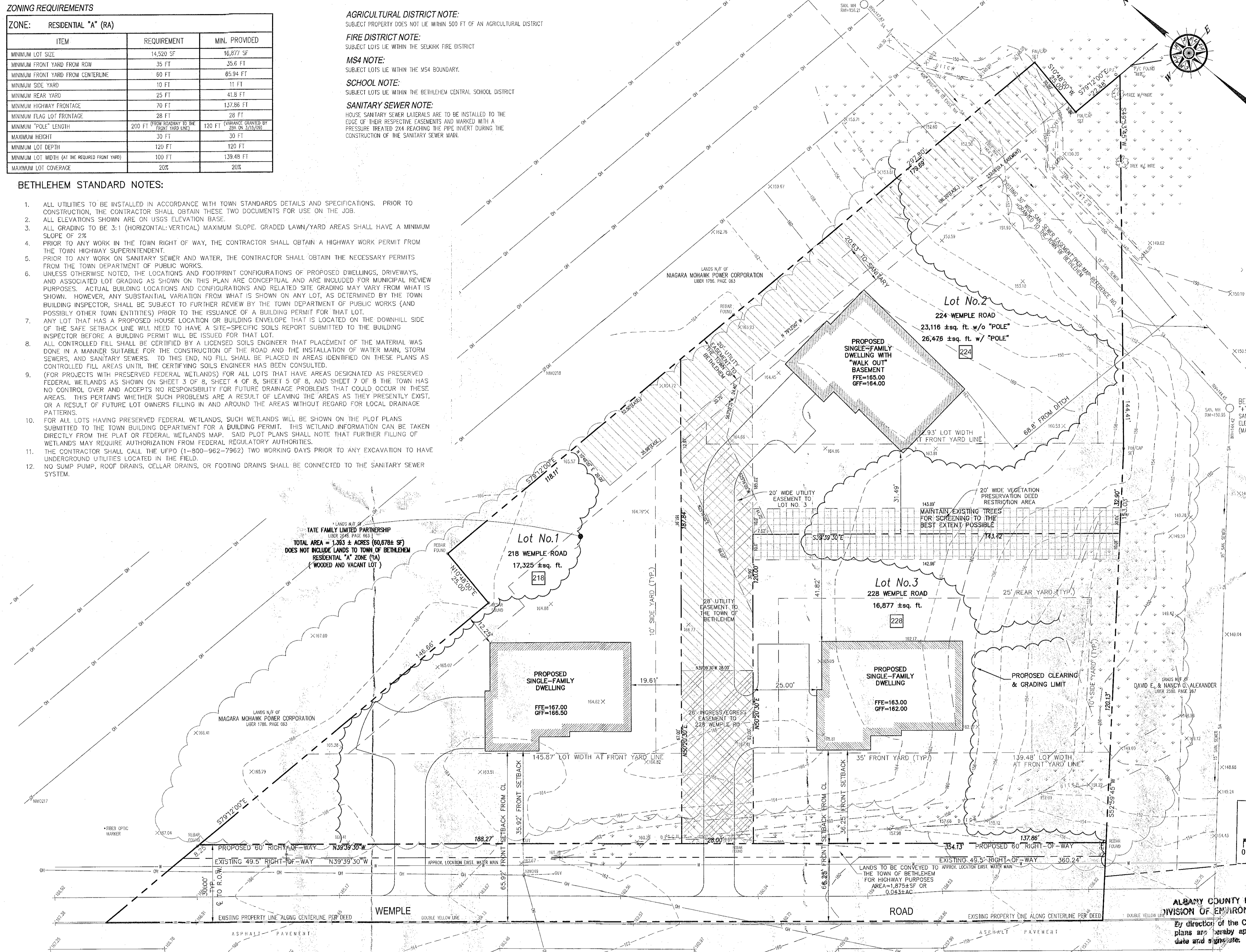
SUBDIVISION NOTES:

- SUBJECT PARCEL LIES WITHIN THE RESIDENTIAL "A" ZONE. REFERENCE IS MADE TO THE TOWN CODE, TOWN OF BETHEHEM, CHAPTER 103, SUBDIVISION REGULATIONS, EFFECTIVE FEBRUARY 8, 2012.

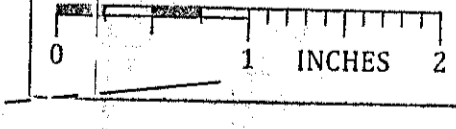
GENERAL NOTES:

PRIOR TO THE START OF CONSTRUCTION, THE CONTRACTOR SHALL NOTIFY U.P.O., INC. (1-800-962-7962) FOR VERIFICATION OF THE LOCATION OF UNDERGROUND UTILITIES AT LEAST 48 HOURS PRIOR TO THE START OF EXCAVATION.

FLAG LOTS MAY NOT BE FURTHER SUBDIVIDED



TOWN OF BETHEHEM, NEW YORK
PLANNING DEPT. ORIGINAL
SCANNED



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.

TOWN OF BETHEHEM PLANNING BOARD

PLANNING BOARD
TOWN OF BETHEHEM
ALBANY COUNTY, NEW YORK
FINAL PLAT APPROVAL

WHEN SIGNED BY THE DUTY AUTHORIZED OFFICER OF THE PLANNING BOARD, THIS ENDORSEMENT CONSTITUTES FINAL APPROVAL OF THIS PLAT

SIGNED: *Chas. H. Sells*
TITLE: *Commissioner*
DATE: *1/29/2015*
SEE ALSO CERTIFICATE OF APPROVAL
PRELIMINARY PLAT NO. *cert 265 CF 5/19/2015*

REVISIONS

DATE	BY	DESCRIPTION
3/18/08	WSP	UPDATED PER COMMENTS FROM ROBERT LESLIE OF BETHEHEM (3/17/08)
12/4/08	WSP	UPDATED BORDER TO WSP-SELLS
12/15/08	WSP	ADDED INVERT INFO ON STORM PIPE, UPFO NOTE, CURB STOPS, AND REGRADED AROUND OUTLET.
2/05/09	WSP	ADDED CLARIFICATION TO TOTAL LOT AREA AND FLAG LOT ACREAGE
4/23/09	WSP	ADDED COLUMN TO ZONING REQUIREMENTS CHART, REVISED VALUES AS NECESSARY
4/27/09	WSP	ADDED/REVISED DIMENSIONS BETWEEN PROPERTY LINES AND STRUCTURES
4/27/09	WSP	ADDED/REVISED DIMENSIONS BETWEEN PROPERTY LINES AND STRUCTURES
7/15/09	WSP	ADDED WETLAND BOUNDARIES FROM SURVEY
4/16/14	WSP	REVISED PLANS PER TOWN OF BETHEHEM COMMENT LETTER 2/11/14 AND 4/8/14
1/28/15	WSP	REVISED PLANS PER TOWN OF BETHEHEM COMMENT LETTER 5/21/14
3/18/15	WSP	REVISED PLANS PER TOWN OF BETHEHEM COMMENT LETTER 3/3/15 AND 3/18/15
4/24/15	WSP	REVISED PLANS PER TOWN OF BETHEHEM PLANNING BOARD COMMENTS

WSP
Transportation & Infrastructure
1 Columbia Circle • Albany, NY 12203 • 518.452.3545
www.wspells.com

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CHAS. H. SELLS
Professional Engineer
No. 010

Unauthorized alteration or addition to this map is a violation of section 7209, sub-division 2 of the New York State Education Law.

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CHAS. H. SELLS

SUBDIVISION PLAN
CROSSROADS SUBDIVISION - SECTION 3
TATE FAMILY LIMITED PARTNERSHIP
WEMPLE ROAD * TOWN OF BETHEHEM * NEW YORK
TAX MAP ID: 109.00 - 1 - 36

Sheet: **C-3**
4 of 8

Date: DECEMBER 4, 2008 | Scale: 1"=20' | Cadd: FINALDWG