



SITE LOCATION MAP
SCALE: 1" = 2000'

- NOTES:
- BOUNDARY EVIDENCE SHOWN HEREON WAS COMPILED FROM AN ACTUAL FIELD SURVEY CONDUCTED ON APRIL 10, 2015 AND REFLECTS VISIBLE CONDITIONS EXISTING AT THAT LOCATION.
 - TAX MAP DESIGNATION: 87.03-1-5.1 & 87.03-1-9.2
 - (D) DENOTES DEED BEARING AND DISTANCE.
(F) DENOTES FIELD BEARING AND DISTANCE.
 - THE OFFSETS OR DIMENSIONS SHOWN HEREON, FROM PROPERTY LINES TO BUILDINGS ARE FOR BUILDING REFERENCE AND LOCATION AND ARE NOT INTENDED TO MONUMENT THE PROPERTY LINES OR TO GUIDE THE ERECTION OF FENCES, ADDITIONAL STRUCTURES, OR ANY OTHER IMPROVEMENT.
 - 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.
 - UNDERGROUND UTILITIES SHOWN HEREON ARE BASED ON UTILITY EVIDENCE VISIBLE AT GROUND SURFACE AND RECORD DRAWINGS AVAILABLE TO OUR OFFICE AND ARE SUBJECT TO FIELD VERIFICATION BY EXCAVATION. UTILITIES SHOWN DO NOT PURPORT TO CONSTITUTE OR REPRESENT ALL UTILITIES THAT MAY EXIST UPON OR ADJACENT TO THE SURVEYED PREMISES.
 - WETLAND DELINEATION PERFORMED BY COPELAND ENVIRONMENTAL SERVICES INC. ON AUGUST 2, 2015. WETLAND FLAGS FIELD SURVEY LOCATED BY L. SIPPERLY & ASSOCIATES.
 - WATER SERVICE AND SANITARY SEWER LATERAL ARE APPROXIMATE AND SUBJECT TO FIELD VERIFICATION BY EXCAVATION.

MAP REFERENCES:

- A MAP ENTITLED "BOUNDARY LINE AND TOPOGRAPHIC SURVEY OF LANDS OF USF HOLLAND INC. ST. NO. 37 FRONTAGE ROAD, TOWN OF BETHLEHEM, COUNTY OF ALBANY, STATE OF NEW YORK, PREPARED BY EDWARD W. BOULETTE & SON CIVIL ENGINEERS AND SURVEYORS, DATED DECEMBER 10, 2009.

PROPERTY DATA:

ADDRESS: NO. 37 FRONTAGE ROAD ALONG N.Y.S. ROUTE 9W
 ZONING: RURAL LIGHT INDUSTRIAL (RLI)
 AREA: 1,136,572± S.F. / 26.02± ACRES
 - TMLP# 87.03-1-2-5.1 = 1,134,565± S.F. / 26.04 ACRES (DEED PARCEL NOS. 1 & 3)
 - TMLP# 87.03-1-9.2 = 2,007± S.F. / 0.05 ACRES (DEED PARCEL NO. 2)

FRONTAGE: 98.41' FRONTAGE ROAD
 LAND USE: TRUCKING TERMINAL & RELATED OFFICE
 EX. WETLANDS (FEDERAL): 8,675± S.F. OR 0.199± ACRES

PROPOSED LAND SUBDIVISION:

LOT NO. 1:	19.97± AC.
LOT NO. 2:	6.12± AC.

PROPERTY COVERAGE:

	EXISTING	LOT NO. 1	LOT NO. 2
BUILDING	38,292± S.F. (3.4%)	38,292± S.F. (4.4%)	0.0± S.F. (0.0%)
PAVEMENT/GRAVEL	282,629± S.F. (24.8%)	253,470± S.F. (29.1%)	29,159± S.F. (10.9%)
GREEN SPACE	815,651± S.F. (71.8%)	578,106± S.F. (66.5%)	237,545± S.F. (89.1%)
BUILDABLE AREA		709,157± S.F.	165,058± S.F.

NOTE: BUILDABLE AREA INDICATED HEREON REPRESENTS LOT AREA CONTAINED WITHIN YARD SETBACK LINES

- RURAL LIGHT INDUSTRIAL - R.L.I. - ZONE DISTRICT MINIMUM REQUIREMENTS**
- MIN LOT SIZE - NON RESIDENTIAL AND MIXED USE = 1 ACRE
 - MIN FRONT YARD - 50' (75' FROM ROAD CENTERLINE)
 - MIN SIDE YARD - 25'
 - MIN REAR YARD - 50'
 - MIN HIGHWAY FRONTAGE - 50'
 - MAX. HEIGHT - 45'
 - MIN LOT DEPTH - 150'
 - MIN LOT WIDTH - 50'
 - MAX LOT COVERING - 30%

LEGEND

IPF ○	IRON PIPE FOUND
IRF ○	IRON ROD FOUND
MON □	MONUMENT
LP ☆	LIGHT POLE
POLE ⊕	UTILITY POLE
HYD ⊕	HYDRANT
SMH ⊕	SANITARY SEWER MANHOLE
TMH ⊕	TELEPHONE MANHOLE
WV ⊕	WATER VALVE
SSV ⊕	SANITARY SEWER VALVE

TOWN OF BETHLEHEM

PLANNING BOARD
 TOWN OF BETHLEHEM
 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: *[Signature]*
 TITLE: *[Title]*
 DATE: 11/05/2015

SEE ALSO CERTIFICATE OF APPROVAL
 OF FINAL PLAT NO. 269 CF 11/05/2015

This Map has been filed with the Albany County Clerk's Office on November 24, 2015

DR. 172 Map 13170

FILE

P: 2015115007 SURVEY DRAWINGS \ 15007BASE - SUBD.DWG 11/20/2015 11:34:07 AM

UNAUTHORIZED ALTERATION OR ADDITION TO A SURVEY MAP BEARING A LICENSED LAND SURVEYOR'S SEAL IS A VIOLATION OF SECTION 7206, SUB-DIVISION 2, OF THE NEW YORK STATE EDUCATION LAW.
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Rev. no.	Date	Description	By
C	11/19/15	WETLAND LIMITS REVISED PER ACOE	CLS
B	11/06/15	ADDED WATER SERVICE	CLS
A	9/25/15	REVISED PER COMMENTS	CLS

L. SIPPERLY & ASSOCIATES, PLLC

ENGINEERS * SURVEYORS * LAND PLANNERS

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DESIGNED BY: CLS
 DRAWN BY: CLS
 CHECKED BY: LTS
 APPROVED BY: LTS

SCALE: 1" = 60'
 DATE: JULY 15, 2015

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 DRAWN BY: CLS
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 APPROVED BY: LTS

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MINOR SUBDIVISION PLAN OF LANDS
 LOCATED AT
NO. 37 FRONTAGE ROAD ALONG N.Y.S. RTE. 9W
 OWNED BY
YRC INC. (TMLP NOS. 87.03-1-5.1 & 87.03-1-9.2)

NO. 37 FRONTAGE ROAD TOWN OF BETHLEHEM
 COUNTY OF ALBANY STATE OF NEW YORK

SHEET NUMBER

1 OF 1

REV. NO.	DWG. NO.
C	D-15160

Cert 269 CF 11/05/2015