

GENERAL NOTES

- THIS PLAN HAS BEEN PREPARED FROM A FIELD SURVEY PERFORMED BY TECTONIC ENGINEERING & SURVEYING CONSULTANTS, P.C. ON SEPTEMBER 30 THRU OCTOBER 12, 2005.
- REFERENCES:
 - MAP ENTITLED: "AS-BUILT SURVEY, GLENMONT PLAZA, PROPERTIES OF L. & T. ASSOCIATES, LLC," PREPARED BY PAUL E. HITE, LAST REVISED NOVEMBER 3, 1997.
 - MAP ENTITLED: "MAP OF SURVEY, PROPERTY OF BRENDA CLINTON, THELMA F. COMSTOCK AND WILLIAM J. COMSTOCK, JR.," PREPARED BY PAUL E. HITE, LAST REVISED JANUARY 22, 1987.
 - TITLE REPORT PREPARED BY CHICAGO TITLE INSURANCE COMPANY, TITLE NO. 2403-31409, DATE OF POLICY: FEBRUARY 24, 2005.
 - TITLE REPORT PREPARED BY CHICAGO TITLE INSURANCE COMPANY, TITLE NO. 2503-30923, EFFECTIVE DATE: AUGUST 24, 2005.
- VERTICAL DATUM: BETHLEHEM SEWER DISTRICT, BENCHMARK NO. 71, USCGS ELEVATION BASE.
- NORTH ORIENTATION IS TRUE NORTH BY SOLAR OBSERVATION.
- UNDERGROUND IMPROVEMENTS IF ANY AND NOT VISIBLE AT THE TIME OF THE SURVEY, HAVE NOT BEEN LOCATED IN THE FIELD OR SHOWN HEREON.
- LOCATIONS OF ALL UTILITIES AND SUBSTRUCTURES ARE APPROXIMATE ONLY BASED ON SURFACE EVIDENCE AND EXISTING PLANS. THE INFORMATION GIVEN ON THE SURVEY PERTAINING TO UTILITIES AND SUBSTRUCTURES IS NOT CERTIFIED AS TO THE ACCURACY OR COMPLETENESS. CONSULT WITH THE APPROPRIATE COMPANY OR AGENCY BEFORE BEGINNING OR CONSTRUCTING IMPROVEMENTS. TECTONIC ENGINEERING & SURVEYING CONSULTANTS, P.C. WILL NOT BE RESPONSIBLE FOR ANY DAMAGE SUBSEQUENTLY CAUSED TO PERSONNEL, STRUCTURES OR UTILITIES.
- THIS SURVEY PLAN IS FOR SITE PLAN/ENGINEERING PURPOSES ONLY AND IS NOT INTENDED TO BE USED FOR THE TRANSFER OF TITLE.
- THE SUBJECT PROPERTY DOES NOT FALL IN THE 100 YEAR FLOOD ZONE.

LEGEND

	PROPERTY LINE
	ADJOINING PROPERTY LINE
	ASSUMED HIGHWAY RIGHT OF WAY
	DEED LINE
	EDGE OF PAVEMENT
	CONCRETE SURFACE
	BRICK SURFACE
	INDEX CONTOUR
	CONTOUR
	CURB LINE
	CURB CUT
	WOOD FENCE
	GUIDE RAIL
	OVERHEAD WIRES
	SANITARY SEWER
	WATER LINE
	GAS LINE
	UNDERGROUND TELEPHONE
	UNDERGROUND ELECTRIC
	IRON PIPE
	IRON ROD
	MONUMENT
	UTILITY POLE
	GUY ANCHOR
	CATCH BASIN
	VAULT
	PAY PHONE
	MANHOLE
	WATER VALVE
	GAS VALVE
	HYDRANT
	LIGHT POLE
	SIGNAL POLE
	TRAFFIC BOX
	WATER SHUT OFF
	BOLLARD
	SIGN
	SPOT GRADE
	BOTTOM & TOP OF CURB OR WALL
	SPRUCE TREE
	ELM TREE
	OAK TREE
	MAPLE TREE
	ASH TREE
	CHERRY TREE
	LOCUST TREE
	DEAD TREE
	BEECH TREE
	PINE TREE
	CEDAR TREE
	MULBERRY TREE
	ORNAMENTAL TREE
	HICKORY TREE
	POPULAR TREE
	APPLE TREE

1" = 100.0'
TOWN OF BETHLEHEM, NY

PLANNING BOARD
TOWN OF BETHLEHEM
ALBANY COUNTY, NEW YORK
This Site Plan Approved.
George J. F...
Date: 3-11-07

TECTONIC

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BOUNDARY & TOPOGRAPHIC SURVEY

GLENMONT SHOPPING CENTER
376-406 FEURA BUSH ROAD
TOWN OF BETHLEHEM
ALBANY COUNTY, NEW YORK

Date: 10/19/05
Scale: AS NOTED
Work Order: 4312.01
Drawing No.: SU-101
Rev: 0

NUMBER	SECTION-BLOCK-LOT	OWNER NOW OR FORMERLY	DEED BOOK
1	97.15-2-1	LUTHERAN CHURCH OF THE HOLY SPIRIT	L.2493 P.1153
2	97.15-2-11	CHURCH OF SAINT JOHN BAPTIST, ALBANY, NY	L.2494 P.827
3	97.15-2-5	MARLIN, L.L.C.	L.2569 P.1053
4	97.15-2-7	PRAMOD SHAH	L.2748 P.1125
5	97.15-2-8.1	MONROE BRAKE & MUFFLER	L.2711 P.692
6	97.11-1-2.14	HELEN & CYNTHIA VAN AMBURGH	L.2731 P.782
7	97.11-2-7	FRANK A. ZELLER	L.1262 P.470
8	97.11-2-8	CHARLES E. BARTHE, JR. & ROBERT J. SULLIVAN	L.2589 P.989
9	97.11-2-9	JUNE SANDO BARBAGALLO	L.2296 P.583
10	97.11-2-10	ROBERT MAKIS	L.2787 P.148
11	97.11-2-11	MICHAEL J. ROARK	L.2439 P.873
12	97.11-2-12	WILLIAM N. & MARGARET BUSCHOFKY	L.2604 P.1153
13	97.11-2-13	CAROL J. KONORAT	L.2703 P.76
14	97.11-2-14	KLAYTON W. & KATHRYN J. KONCE	L.2779 P.1103
15	97.11-2-15	ROBERT J. MARSHMAN	L.2440 P.3
16	97.11-2-16	JEANNE E. HEIMANN	L.2552 P.1110
17	97.12-1-8	GLENMONT VENTURE, INC.	L.2778 P.909
18	97.12-1-9	MOBILE OIL CORPORATION	L.1906 P.423
19	97-2-1.13	CUMBERLAND FARMS, INC.	L.2308 P.241
20	97-2-1.12	KINGS CHAPEL	L.2631 P.818

UTILITY COMPANIES

COMPANY	PHONE NUMBER
VERIZON/NEANDS EAST	518-471-7514
ELANTIC TELECOM, INC.	315-414-0408
ENBRIDGE ENERGY COMPANY, INC.	817-220-1261
NIAGARA MOHAWK A NATIONAL GRID COMPANY/EAST	518-433-3788
TIME WARNER CABLE/ALBANY	518-242-8800
TOWN OF BETHLEHEM WATER & SANITARY SEWER DISTRICTS	518-439-5441

BULK REQUIREMENTS

TOWN OF BETHLEHEM - ZONING DISTRICT COMMERCIAL HAMLET

MINIMUM BUILDING REQUIREMENTS	REQUIRED
LOT AREA	10,000 SF
LOT WIDTH	100 FEET
LOT DEPTH	100 FEET
FRONT YARD FROM ROW	30 FEET
REAR YARD	40 FEET
SIDE YARD	10 FEET
MAXIMUM ALLOWABLE	
PRINCIPAL & ACCESSORY BUILDINGS	65%
PRINCIPAL BUILDING HEIGHT	35 FEET
ACCESSORY BUILDING HEIGHT	18 FEET

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BOUNDARY & TOPOGRAPHIC SURVEY

30'-101' SCALE: 1" = 50'

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Rev	Date	Revision	Approved	DRAWING CONTROL
0	10/19/05	ISSUED FOR COMMENT		Designed by: GMR Purpose: ☐ For Comment ☐ For Approval ☐ For Bid ☐ For Construction
1	11/18/05	AS PER BENDERSON DEVELOPMENT COMPANY, INC. COMMENTS		Drawn by: JRP Released by: Checked by: GMR Date:

0 1 2 3
ORIGINAL SIZE IN INCHES