

LOCATION MAP
N.T.S.

GENERAL NOTES:

- 1) UNDERGROUND UTILITY LOCATIONS ARE BASED ON UTILITY EVIDENCE AT GROUND SURFACE. ALL EXISTING UNDERGROUND UTILITIES ON OR ADJACENT TO THIS SITE MAY NOT BE SHOWN HEREON. CONTRACTOR IS RESPONSIBLE FOR NOTIFYING AND COORDINATING WITH ALL RESPECTIVE UTILITIES PRIOR TO EXCAVATION. CONTRACTOR IS ALSO RESPONSIBLE FOR DETERMINING EXACT LOCATION AND DEPTH OF ALL UTILITIES BEFORE EXCAVATING.
- 2) THIS SURVEY IS SUBJECT TO ALL ENFORCEABLE RIGHTS, EASEMENTS, COVENANTS, AND RESTRICTIONS OF RECORD AND TO ANY FACTS DISCLOSED BY AN UP-DATED TITLE REPORT.
- 3) HOME OCCUPATION AND ACCESSORY STRUCTURE VARIANCES WERE GRANTED BY THE ZONING BOARD OF APPEALS BY RESOLUTION DATED JUNE 20, 2007, AREA VARIANCE AY-0708.
- 4) ELEVATIONS ARE BASED ON NGVD 1929.

SITE DATA:

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TAX MAP NO.: 85.11-3-27.2

PARCEL AREA: 12,058± SQ.FT.

AREA OF DISTURBANCE: 1600± SQ.FT.

EXISTING RESIDENCE AREA: 940± SQ.FT.

EXISTING GARAGE AREA: 605± SQ.FT.

PROPOSED STUDIO AREA: 768± SQ.FT.

OWNER: DANIEL MEHLMAN AND MARGARET W. SHIRK
152 HUDSON AVE.
DELMAR, NY 12054

ZONING DISTRICT: CORE RESIDENTIAL (CR)

SEWER DISTRICT: BETHLEHEM SEWER DISTRICT

WATER DISTRICT: WATER DISTRICT NO. 1

TOWN OF BETHLEHEM

FIRE DISTRICT: DELMAR

SCHOOL DISTRICT: BETHLEHEM

LEGEND



EDGE WOODS



DECIDUOUS TREE



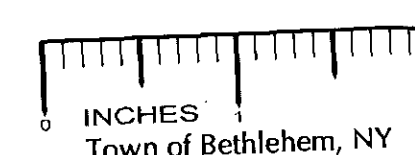
CONIFEROUS TREE



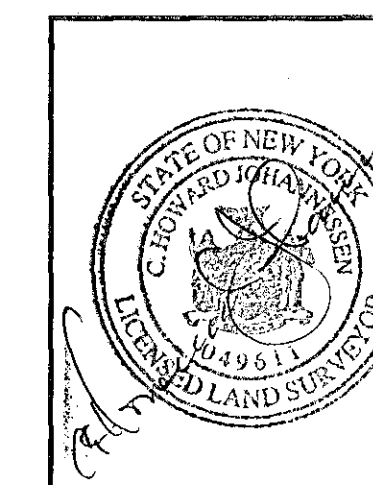
EXISTING CONTOUR



PROPOSED CONTOUR



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REVISIONS	
DATE	DESCRIPTION
10/22/07	MISCELLANEOUS
SCALE:	CAD FOLDER:

SITE PLAN OF

152 HUDSON AVENUE

PROPOSED STUDIO BUILDING

TOWN OF BETHLEHEM
COUNTY OF ALBANY STATE OF NEW YORK

PREPARED BY
EDWARD W. BOUTELLE & SON
CIVIL ENGINEERS AND SURVEYORS
A DIVISION OF J. KENNETH FRASER AND ASSOCIATES, PE, LS, LA, P.C.
423 KENWOOD AVE. DELMAR, NEW YORK / (518) 439-9981

DATE:	SHEET	DRAWING No.
SEPTEMBER 10, 2007	1 OF 1	7070-100 DWG

SPA 141