

NOTES:

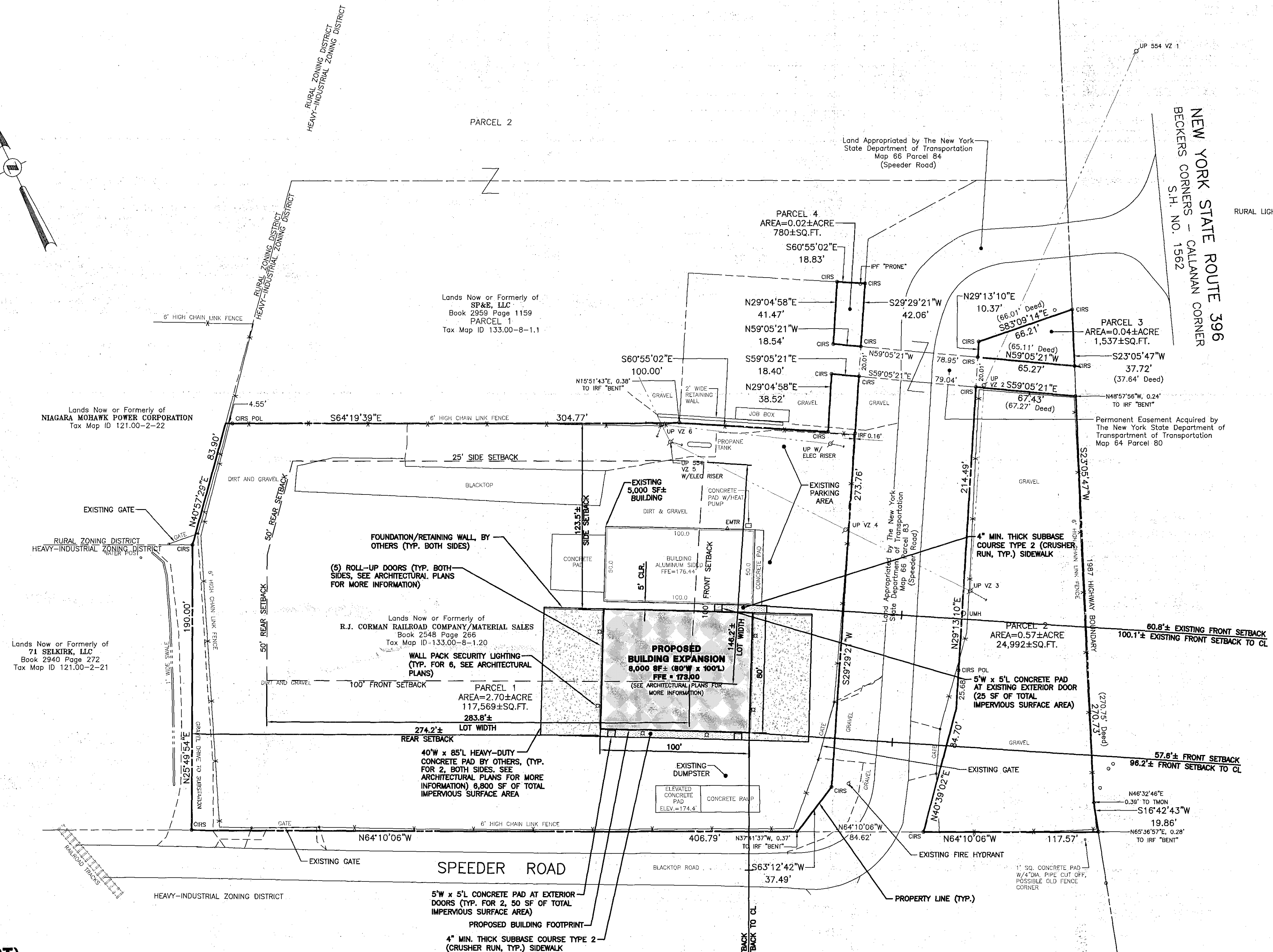
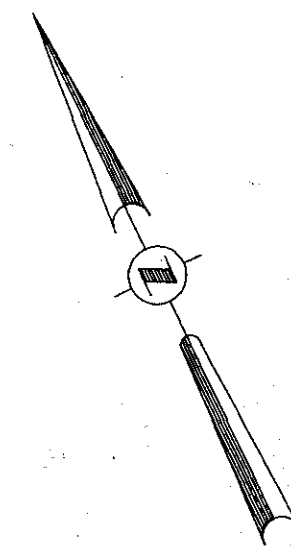
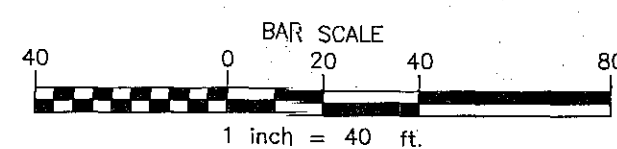
1. BUILDING, ZONING, AND OCCUPANCY PERMIT ISSUED BY THE TOWN OF BETHLEHEM BUILDING INSPECTOR ON OCTOBER 2, 2002.
2. THE 100-FOOT MINIMUM FRONT YARD SETBACKS FOR A CORNER LOT IN THE "HEAVY INDUSTRIAL" ZONING DISTRICT UNDER ARTICLE XIII, SECTION 12B-100, WAS NOT MET. AN AREA VARIANCE WAS GRANTED FROM THE ZONING BOARD OF APPEALS (ZBA) FOR THE SETBACK DISTANCES LISTED IN THE TABLE BELOW, SEE RESOLUTION AREA VARIANCE AV-1204, MAY 16, 2012.
3. PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY FOR THE NEW 8,000 SF BUILDING, THE EXISTING 5,000 SF BUILDING SHALL BE PAINTED TO MATCH THE RED TRIM & WHITE FACADE PANELS OF THE NEW BUILDING.

Legend

○CIRS	Capped Iron Rod Set
△CIRS POL	Capped Iron Rod Set, Point On Line
△EMTR	Electric Meter
△HYD	Hydrant
○IPF	Iron Pipe Found
○IRF	Iron Rod Found
△SMH	Sanitary Manhole
△TMON	Triangular Concrete Monument
▽UP	Utility Pole
○WSO	Water Shut-off
○WV	Water Valve
—	Overhead Wires
—W	Approximate Location of Water Line

SITE STATISTICS (I - HEAVY INDUSTRIAL ZONING DISTRICT)

	REQUIRED	EXISTING	PROPOSED BUILDING
MINIMUM LOT AREA, NON-RESIDENTIAL	5 ACRES	2.70 ACRES±	2.70 ACRES±
MINIMUM FRONT YARD SETBACK, FROM ROW	100 FEET		57.6 FEET±, 65.8 FEET± (SEE NOTE NO. 2)
MINIMUM FRONT YARD SETBACK, FROM CENTERLINE	125 FEET		91.4 FEET±, 96.2 FEET± (SEE NOTE NO. 2)
MINIMUM SIDE YARD SETBACK	25 FEET		123.5 FEET±
MINIMUM REAR YARD SETBACK	50 FEET		274.2 FEET±
MINIMUM HIGHWAY FRONTAGE	150 FEET	718.04 FEET±	718.04 FEET±
MAXIMUM HEIGHT	60 FEET		25'-4"
MINIMUM LOT DEPTH	200 FEET	497.78 FEET±	497.78 FEET±
MINIMUM LOT WIDTH	150 FEET	215 FEET± (AVERAGE)	215 FEET± (AVERAGE)
MAXIMUM LOT COVERAGE	30%	5,000 SF± (4.25%±) EX. BUILDING	8,000 SF± (6.80%±) NEW BUILDING 13,000 SF± (11.05%±) TOTAL
IMPERVIOUS AREA (EXCLUSIVE OF BUILDINGS)		1,634 SF± (0.038 ACRES±)	6,875 SF± (0.158 ACRES±)
OFF-STREET PARKING	1 SPACE PER 2 EMPLOYEES ON MAXIMUM WORKING SHIFT	6 SPACES FOR 12 EMPLOYEES	6 SPACES FOR 12 EMPLOYEES (NO ADDITIONAL EMPLOYEES ADDED)



**TOWN OF BETHLEHEM
PLANNING BOARD APPROVAL**
TOWN OF BETHLEHEM
ALBANY COUNTY, NEW YORK
This Site Plan Approved.
[Signature]
Title: *Chairman*
Date: *8/8/12*

SITE PLAN

**R.J. CORMAN MATERIAL SALES
19 SPEEDER ROAD - BUILDING EXPANSION**
TOWN OF BETHLEHEM (HAMLET OF SELKIRK) ALBANY COUNTY, NEW YORK
C.T. MALE ASSOCIATES
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SP
SHEET 3 OF 5
DWG. NO. 11-