



NOTE 3: REFER TO LANDSCAPE PLAN FOR TREES TO REMAIN, AND PROTECTION METHOD DURING SITE LAYOUT.

ZONING TABLE

ZONING DISTRICT : COMMERCIAL HAMLET (CH)
USE : MULIT-FAMILY RESIDENTIAL (APARTMENTS)

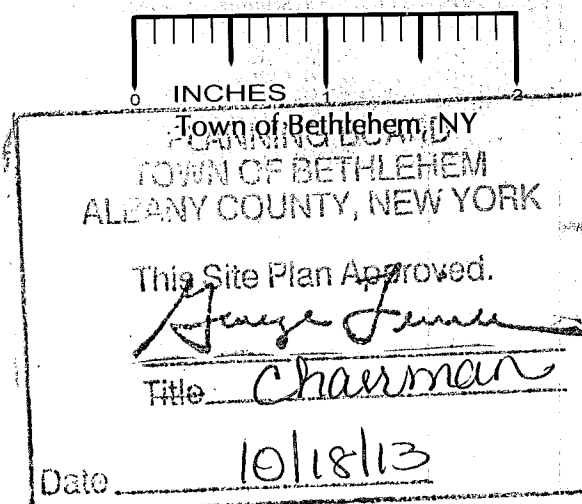
<u>SITE STATISTICS</u>	<u>REQUIRED</u>	<u>PROVIDED</u>
MIN. LOT SIZE	10,000 SF	144,582 SF
MIN. FRONT YARD	30 FT. (FROM ROW)	49 FT.
MIN. SIDE YARD	10 FT.	10 FT.
MIN. REAR YARD	40 FT.	54 FT.
MIN. FRONTAGE	100 FT.	259 FT.
MAX. BUILDING HEIGHT	35 FT.	35 FT.
MIN. LOT DEPTH	100 FT.	426 FT.
MIN. LOT WIDTH	100 FT.	259 FT.
MAX. LOT COVERAGE (INCLUDING GARAGE)	65%	13%

NOTE: TWO PARCELS SHALL BE MERGED AS ONE AT ALBANY COUNTY CLERK'S OFFICE.

PARKING TABLE

	<u>SPACES REQUIRED</u>	<u>SPACES PROVIDED</u>
23 APARTMENT UNITS	1.5/UNIT = 34.5	39 (13 GARAGE 26 SURFACE)
EXISTING USE	8	10

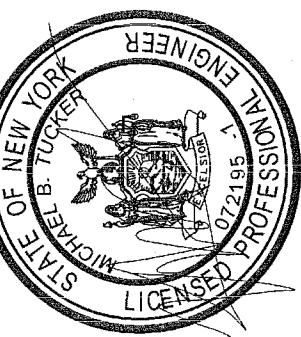
LEGEND		
DESCRIPTION	EXISTING	PROPOSED
FENCE	— ■ ■ ■ —	— ■ ■ ■ —
10' CONTOUR LINE	— 200 —	— 200 —
2' CONTOUR LINE	— 100 —	— 100 —
EDGE OF STREAM OR RIVER		
LAKE OR POND		
PROPERTY LINE		
SILT FENCE		
GRADING LIMITS		
EDGE OF PAVEMENT		
EDGE OF WOODS		
BUILDING		
STORM SEWER		
SANITARY SEWER		
WATER LINE		
GAS LINE		
ELECTRIC & TELEPHONE		
CATCH BASIN		
MANHOLE		
HYDRANT		
WATER VALVE/CONTROL VALVE		
POWER POLE / UTILITY POLE		
TREE TO BE REMOVED		



9/31/2013

SPA 197

GORDON RESIDENTIAL
DEVELOPMENT



 **Creighton Manning**
Drawing Copyright © 2011 Creighton Manning Engineering, LLP
2 WINIFRED CIRCLE - ALBANY, NEW YORK 12215
CREIGHTON MANNING ENGINEERING, LLP

FEURA BUSH ROAD APARTMENTS
408, 410 FEURA BUSH ROAD
BETHLEHEM, NEW YORK

LAYOUT MATERIALS PLAN

C-4

SHEET NUMBER 4 of 13

[illegible]