

SCHEDULE OF DRAWINGS

- C1.....SITE LAYOUT PLAN
- C2.....UTILITY AND GRADING PLAN
- C3.....WATER MAIN PROFILE
- C4.....SITE CROSS SECTION
- C5.....EROSION AND SEDIMENT CONTROL PLAN
- C6.....EROSION AND SEDIMENT CONTROL DETAILS
- C7.....STORMWATER POLLUTION PREVENTION PLAN
- C8.....LANDSCAPE PLAN
- C9.....SITE DETAILS
- C10.....SITE DETAILS

LEGEND

- EXISTING WETLANDS TO REMAIN
- EXISTING ISOLATED WETLANDS
- BUILDING I.D. NUMBER
- PROPOSED POROUS PAVEMENT
- EXISTING IMPROVEMENTS TO BE REMOVED

LOCATION MAP

SITE COVERAGE STATISTICS

PROPOSED SITE PLAN		PDD	
description	s.f.	acres	%
building area	55,708	1.28	11.10%
paved area	60,169	1.38	11.98%
green area	386,190	8.87	76.92%
total area	502,067	11.53	100.00%

52 units total, Each Building footprint Area =4,285 s.f.

PARKING ANALYSIS TABLE

PROPOSED SITE PLAN		PDD	
description	requirement	quantity	# required
4-family	2 per unit	52 units	104
total spaces required			78
surface parking		56	63
garage parking		52	48
total spaces provided		108 (2.07 per unit)	131 (2.5 per unit)

RESIDENTIAL UNIT DENSITY TABLE

PROPOSED SITE PLAN		PDD	
WETLAND AREA	3.71 ACRES	3.71 ACRES	
STEEP SLOPE AREA	0.23 ACRES	0.23 ACRES	
EASEMENT/ROW AREA	0.12 ACRES	0.12 ACRES	
PARCEL AREA	11.53 ACRES	11.53 ACRES	
TOTAL UNCONSTRAINED AREA	7.47 ACRES	7.47 ACRES	
NUMBER OF UNITS PERMITTED	59	59	
DENSITY PERMITTED	59 UNITS 8 UNITS PER ACRE	59 UNITS 8 UNITS PER ACRE	
DENSITY PDD APPROVED	52 6.96 UNITS PER ACRE	52 6.96 UNITS PER ACRE	

ZONING REQUIREMENTS TABLE

ZONE	PDD	PROVIDED
MAXIMUM COVERAGE	75%	11.10%
SETBACKS FRONT	35'	35'
SIDE	50'	50'
REAR	50'	50.6'
UNIT DENSITY	8 UNITS PER ACRE	6.96
HEIGHT	40'	40'

GENERAL NOTES

- 1) WETLANDS DELINEATED BY COPELAND ENVIRONMENTAL ON JUNE 30, 2007.
 - 2) TOTAL WETLAND AREA
S.F. = 178,293
ACRE = 4.09
 - 3) TOTAL WETLAND DISTURBANCE 0.0 ACRES
- ALBANY COUNTY DEPT. OF HEALTH
DATE: FEB 05 2014
These plans for sewage disposal
EXAMINED AND APPROVED

DIRECTOR DIVISION OF ENVIRONMENTAL HEALTH SERVICES

APPLICANT: MARINI LAND I, INC
TOWN OF BETHEHEM PLANNING BOARD APPROVAL

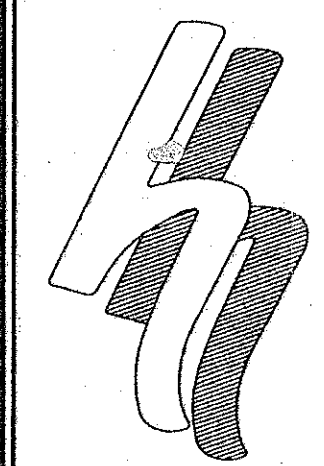
PLANNING BOARD
TOWN OF BETHEHEM
ALBANY COUNTY, NEW YORK

This Site Plan Approved
Title: Chairman

Date: 2/18/2014

SEA 199, Approved 12/3/2013

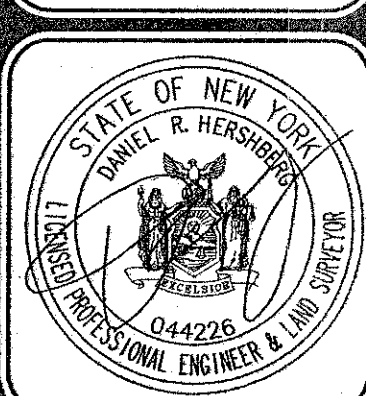
FOR MUNICIPAL APPROVAL ONLY-NOT INTENDED FOR CONSTRUCTION



HERSHBERG & HERSHBERG
Consulting Engineers
and Land Surveyors

18 Locust Street
Albany, New York 12203

ALTERATION OF THIS DOCUMENT EXCEPT BY A LICENSED PROFESSIONAL ENGINEER OR LAND SURVEYOR, IS ILLEGAL



DATE	REVISIONS
9/26/13	FULL DETAILED SET
11/15/13	TOWN COMMENT LETTER #1
11/26/13	TOWN REVIEW COMMENTS
11/27/13	DPM & BLDG DEPT REVIEW
12/11/13	50' PDD BUFFER
1/14/2014	50' PDD BUFFER

PROPOSED SITE LAYOUT PLAN
BLESSINGS CORNER
No. 572 RUSSELL ROAD
TOWN OF BETHEHEM, ALBANY COUNTY, NEW YORK

FILE: 080032 SCALE: 1"=50' DATE: 7/10/13 CHK: DRH

C1