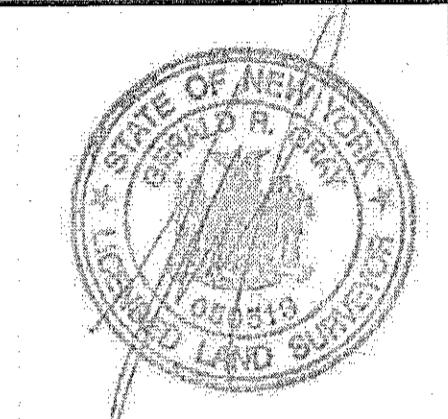


**Gerald R Gray, PLS**  
Licensed Land Surveyor  
518-312-1335  
Latham, New York  
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GERALD R GRAY NYSPLS 50513

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6 TOWN COMMENTS GRG 5/26/16  
7 TOWN COMMENTS GRG 5/2/16  
8 TOWN COMMENTS GRG 4/6/16  
9 TOWN COMMENTS GRG 1/13/16  
10 SHEET 2 ADDED GRG 6/15/16  
11 HLDG DIMS UPDATED GRG 4/28/15  
No. Submittal / Revision Appd Date

Drawn: GRG Date: 3/6/15  
Designed: Date:  
Checked: GRG Date: 3/6/15

Project Number

Prepared For  
Owner & Applicant  
Keystone Builders

5 Elm Avenue  
Delmar NY 12054

Site Plan  
Keystone Apartments East  
225 Delaware Avenue  
Town of Bethlehem  
County of Albany State of New York

PLANNING BOARD  
TOWN OF BETHLEHEM  
ALBANY COUNTY, NEW YORK  
This Site Plan Approved.  
John [Signature]  
Chairman  
Date: 06/03/2016  
Drawing Scale: 1" = 40'  
Date: 3/6/15  
Drawing Number

1 of 8

#### MAP REFERENCES:

- 1) MAP ENTITLED "THE PINES AT NORMANSIDE - LEONARD PLACE - FINAL SUBDIVISION PLANS" AS PREPARED BY CREIGHTON MANNING ENGINEERS LLP ON NOVEMBER 7, 2011 AND LAST REVISED ON JUNE 6, 2012.
- 2) ALL ELEVATIONS SHOWN ARE USGS ELEVATION BASE.
- 3) ALL GRADING TO BE 3:1 (HORIZONTAL-VERTICAL) MAXIMUM SLOPE. GRADED LAWN/YARD AREAS SHALL HAVE A MINIMUM SLOPE OF 2%.
- 4) PROPER TO WPRK IN THE TOWN RIGHT OF WAY, THE CONTRACTOR SHALL OBTAIN A HIGHWAY WORK PERMIT FROM THE TOWN HIGHWAY SUPERINTENDENT.
- 5) PRIOR TO ANY WORK IN THE STATE RIGHT OF WAY, A HIGHWAY WORK PERMIT FROM THE NEW YORK STATE DEPARTMENT OF TRANSPORTATION IS REQUIRED.
- 6) PRIOR TO ANY WORK ON THE SANITARY SEWER AND WATER, THE CONTRACTOR SHALL OBTAIN THE NECESSARY PERMITS FROM THE TOWN DEPARTMENT OF PUBLIC WORKS.
- 7) UNLESS OTHERWISE NOTED, THE LOCATIONS AND FOOTPRINT OF PROPOSED DWELLING, DRIVEWAYS AND ASSOCIATED LOT GRADING AS SHOWN ON THIS PLAN ARE CONCEPTUAL AND ARE INCLUDED FOR MUNICIPAL REVIEW PURPOSES. ACTUAL BUILDING LOCATIONS AND CONFIGURATIONS, AND RELATED SITE GRADING, MAY VARY FROM WHAT IS SHOWN. HOWEVER, ANY SUBSTANTIAL VARIATION FROM WHAT IS SHOWN ON ANY LOT, AS DETERMINED BY THE TOWN BUILDING INSPECTOR, SHALL BE SUBJECT TO FURTHER REVIEW BY THE TOWN DEPARTMENT OF PUBLIC WORKS (AND POSSIBLY OTHER TOWN ENTITIES) PRIOR TO THE ISSUANCE OF A BUILDING PERMIT FOR THAT LOT.
- 8) ALL CONTROLLED FILL SHALL BE CERTIFIED BY A LICENSED SOILS ENGINEER, THAT PLACEMENT OF THE MATERIAL WAS DONE IN A MANNER SUITABLE FOR THE CONSTRUCTION OF THE ROAD AND THE INSTALLATION OF WATER MAIN, STORM SEWERS AND SANITARY SEWERS. TO THIS END, NO FILL SHALL BE PLACED IN AREAS IDENTIFIED ON THESE PLANS AS CONTROLLED FILL AREAS UNTIL THE CERTIFYING SOILS ENGINEER HAS BEEN CONSULTED.
- 9) BACKFLOW PREVENTION IS REQUIRED ON ALL WATER SERVICES.

#### PARKING:

MULTIFAMILY DWELLING: 1.5 FOR EACH DWELLING UNIT  
6 UNITS @ 1.5 SPOTS = 9 PARKING SPOTS ARE REQUIRED  
17 PARKING SPOTS ARE BEING PROVIDED

#### PREVIOUS VARIANCES OBTAINED:

1. RESOLUTION AV-2003 (AREA VARIANCE) DATED MAY 6, 2009, ALLOWING REDUCED HIGHWAY FRONTOAGE AND LOT WIDTH (75 FEET) FOR LOT NO. 11.
2. RESOLUTION UV-0901 (USE VARIANCE) DATED SEPTEMBER 16, 2009, ALLOWING ACCESS TO A COMMERCIAL PROPERTY THROUGH A RESIDENTIAL PROPERTY FOR LOT NO. 11.

#### MINIMUM LOT REQUIREMENTS (COMMERCIAL HAMLET)

MIN. LOT SIZE = 10,000 S.F.  
MIN. LOT WIDTH = 100 FT.  
MIN. FRONT YARD (FROM R.O.W.) = 30 FT.  
MIN. SIDE YARD = 10 FT.  
MIN. REAR YARD = 40 FT.

#### MINIMUM PROVIDED (COMMERCIAL HAMLET)

MIN. LOT SIZE = 29,900 S.F.  
MIN. LOT WIDTH = 75 FT. \*\*  
MIN. FRONT YARD (FROM R.O.W.) = 30 FT.  
MIN. SIDE YARD = 10 FT.  
MIN. REAR YARD = 185 FT.

\*\* VARIANCE OBTAINED

FILE

TOWN OF BETHLEHEM PLANNING BOARD	
Keystone Apartments East	
225 Delaware Avenue	
Town of Bethlehem County of Albany State of New York	
PLANNING BOARD TOWN OF BETHLEHEM ALBANY COUNTY, NEW YORK	
This Site Plan Approved.	
John [Signature] Chairman	
Date: 06/03/2016	
Drawing Scale: 1" = 40'	
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Drawing Number	

1 of 8

SPA 228 04/21/2016