

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.

NOTES:

1) SURVEY PREPARED BY GERALD R GRAY, PLS, FROM MAP REFERENCE 1 AND FIELD WORK COMPLETED IN JUNE AND NOVEMBER 2014. ALL BOUNDARY RELATED INFORMATION SHOWN IS BASED UPON MAP REFERENCE 1.

2) NORTH IS BASED ON MAP REFERENCE 1.

3) SUBJECT TO ALL RIGHTS, EASEMENTS, COVENANTS OR RESTRICTIONS, RECORDED OR UNRECORDED.

4) UNDERGROUND UTILITIES IF SHOWN HEREON ARE BASED ON VISIBLE PHYSICAL EVIDENCE. THEY SHOULD BE CONSIDERED SCHEMATIC ONLY AND ARE SHOWN TO DEPICT GENERAL UTILITY CONNECTIONS RATHER THAN EXACT UNDERGROUND LOCATIONS. GERALD R GRAY PLS MAKES NO CERTIFICATION AS TO THE ACCURACY OF THE UNDERGROUND UTILITY LOCATIONS AND OTHER UTILITIES MAY EXIST THAT ARE NOT SHOWN ON THIS MAP. CALL DISAFC FOR FURTHER VERIFICATION.

5) SURVEY IS PREPARED IN ACCORDANCE WITH THE NEW YORK STATE ASSOCIATION OF PROFESSIONAL LAND SURVEYORS CODE OF PRACTICE FOR LAND SURVEYS AS ADOPTED IN OCTOBER OF 1966 AND LAST REVISED ON JULY 18, 1997.

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-0903 (AREA VARIANCE) DATED MAY 6, 2009, ALLOWING REDUCED HIGHWAY FRONTAGE AND LOT WIDTH (75 FEET) FOR LOT NO. 11.
2. RESOLUTION UV-0601 (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)

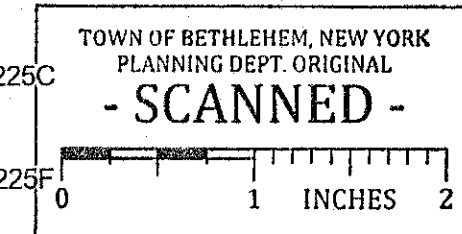
MIN. LOT SIZE = 29,900 S.F.
MIN. LOT WIDTH = 75 FT. **
MIN. FRONT YARD (FROM R.O.W.) = 30 FT.
MIN. SIDE YARD = 10 FT.
MIN. REAR YARD = 185 FT.
** VARIANCE OBTAINED

STANDARD NOTES:

- 1) ALL UTILITIES TO BE INSTALLED IN ACCORDANCE WITH TOWN STANDARD DETAILS AND SPECIFICATIONS, PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL OBTAIN THESE TWO DOCUMENTS FOR USE ON THE JOB.
- 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) PROPR 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 SNATIRY 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.

APARTMENT ADDRESSES:

FIRST FLOOR:
225A, 225B & 225C
SECOND FLOOR:
225D, 225E & 225F



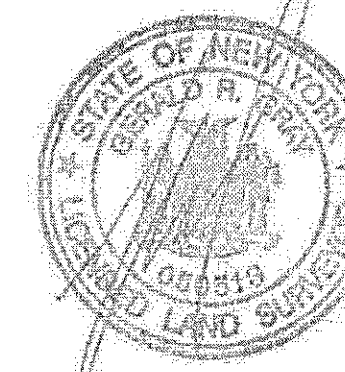
FILE

TOWN OF BETHLEHEM PLANNING BOARD
PLANNING BOARD
TOWN OF BETHLEHEM
ALBANY COUNTY, NEW YORK

This Site Plan Approved.
Date: 06/03/2016
SPA 228 04/21/2016

SPA 228 04/21/2016

Gerald R Gray, PLS
Licensed Land Surveyor
Latham, New York
518 - 312 - 1335
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GERALD R GRAY NYSPLS 088819

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No.	Comments	GRG	Date
6	TOWN COMMENTS	GRG	5/26/16
5	TOWN COMMENTS	GRG	5/2/16
4	TOWN COMMENTS	GRG	4/6/16
3	TOWN COMMENTS	GRG	1/15/16
2	SHEET 2 ADDED	GRG	6/15/15
1	BLDG DIMS UPDATED	GRG	4/29/15
No.	Submitted / Revision	App'd	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

Drawing Scale:
1" = 40'
Date:
3/6/15

Drawing Number

1 of 8