

## ***EXISTING SITE PLAN***

SCALE: 1" = 30'

## **EXISTING / PROPOSED SITE INFORMATION**

**EXISTING BUILDING WAS A SINGLE FAMILY RESIDENCE  
NEW USE WILL BE AN INSURANCE OFFICE - 1200 SQ. FT.**

TAX MAP NUMBER 97-15-2-7

**TOWN OF BETHLEHEM**  
**ZONING - COMMERCIAL HAMLET (CH) DISTRICT**

	REQUIRED	EXISTING / PROPOSED
<b>BUILDING SETBACKS</b>		
FRONT YARD FROM R.O.W.	30 FT.	50 FT.
SIDE YARD	10 FT.	32.5 FT.
REAR YARD	40 FT.	104 FT.
HIGHWAY FRONTAGE	100 FT	166 FT
LOT DEPTH	100 FT.	201 FT.
LOT WIDTH	100 FT.	166 FT.
<b>PARKING SPACES</b>		
HANDICAP		
TOTAL (1 PER 250 S.F.)	1 5	1 6
<b>MINIMUM LOT SIZE</b>	10,000 SQ. FT.	31,623 SQ. FT

## NOTES

During the installation of the expanded driveway, NO portion of NYS Route 9W may be blocked off. A3

NTS Route 5W may be blocked on 1/3  
All elevations were provided by the contractor on site JAT  
Construction

## **PROPOSED USE**

The existing building exterior will be re-painted white with green trim, the rear porch will be removed and a new porch installed with handicap accessibility to the parking spaces.

**Existing garage will be removed**

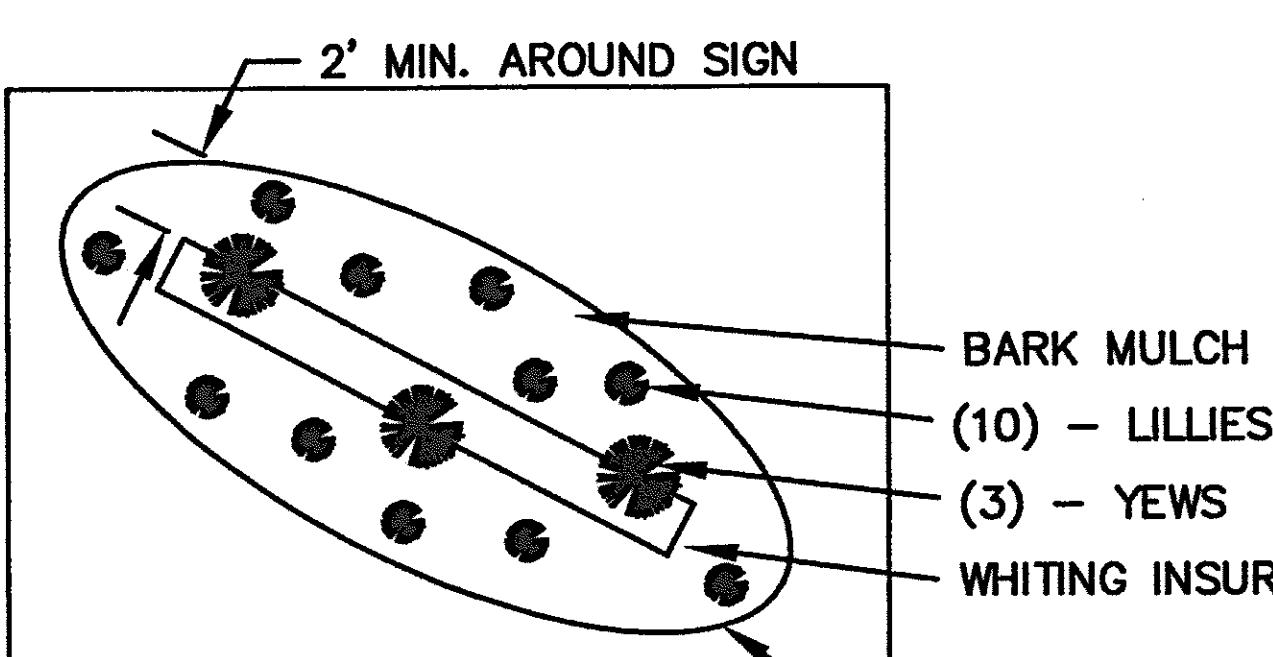
Existing driveway will be expanded for a total width of eighteen feet, six new parking spaces with handicap space will be installed.

Six new parking spaces with handicap space will be installed. Existing water and sanitary sewer is at site, no changes.

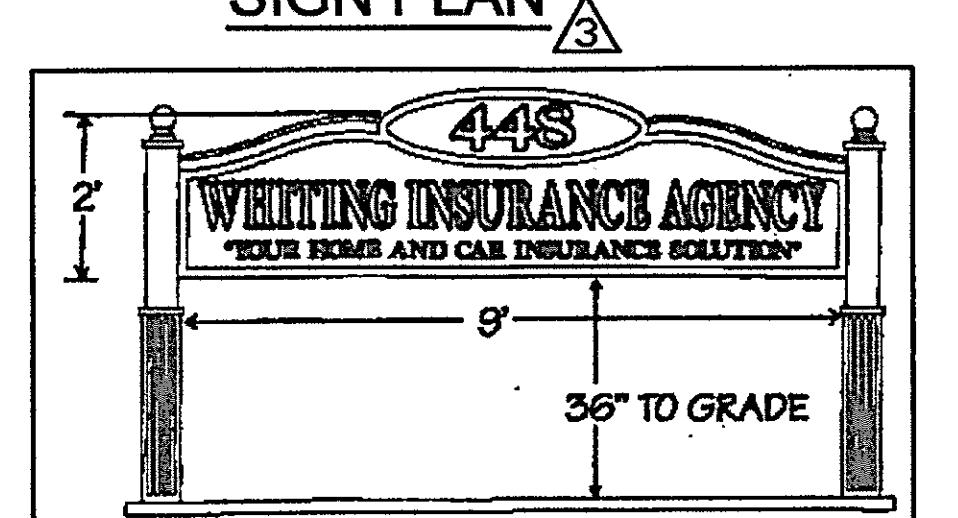
Existing water and sanitary sewer is at site, no changes.  
Existing grading will remain the same except for widening

Existing grading will remain the same except for widening the driveway and installing new parking spaces.

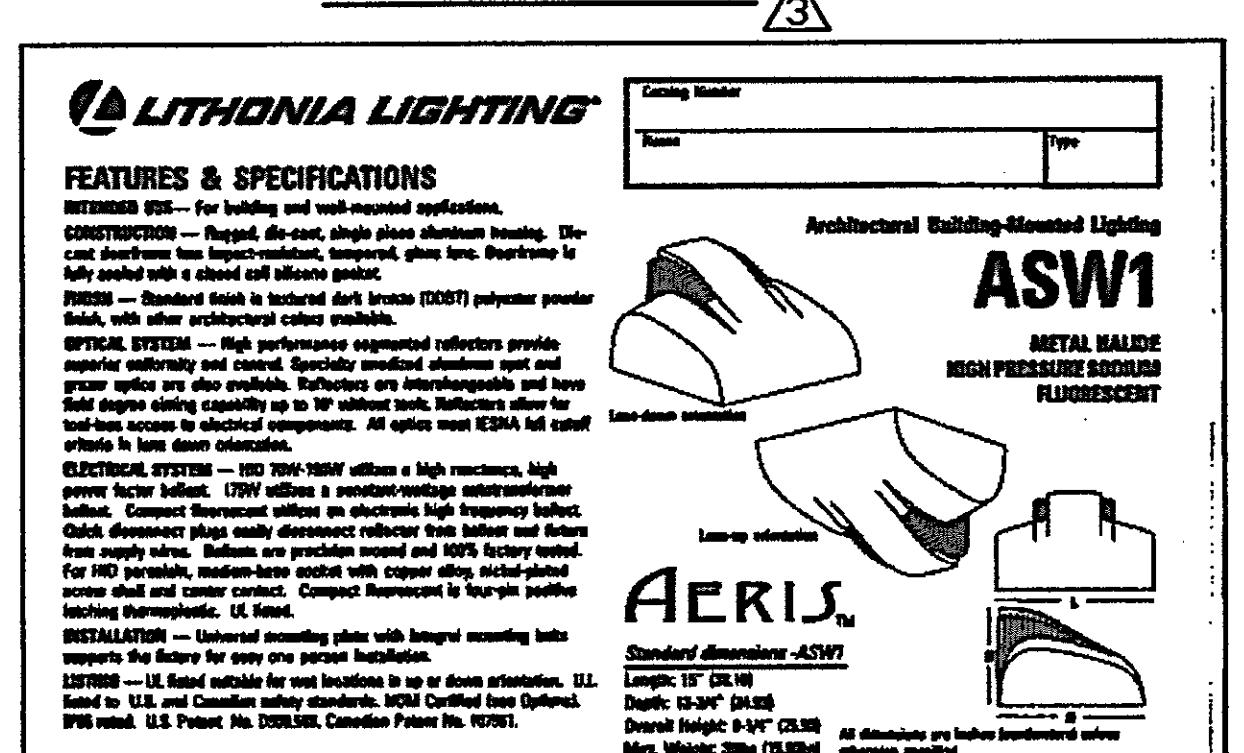
There will be no dumpster on site, garbage will be removed on a regular basis.



SIGN PLAN ✓



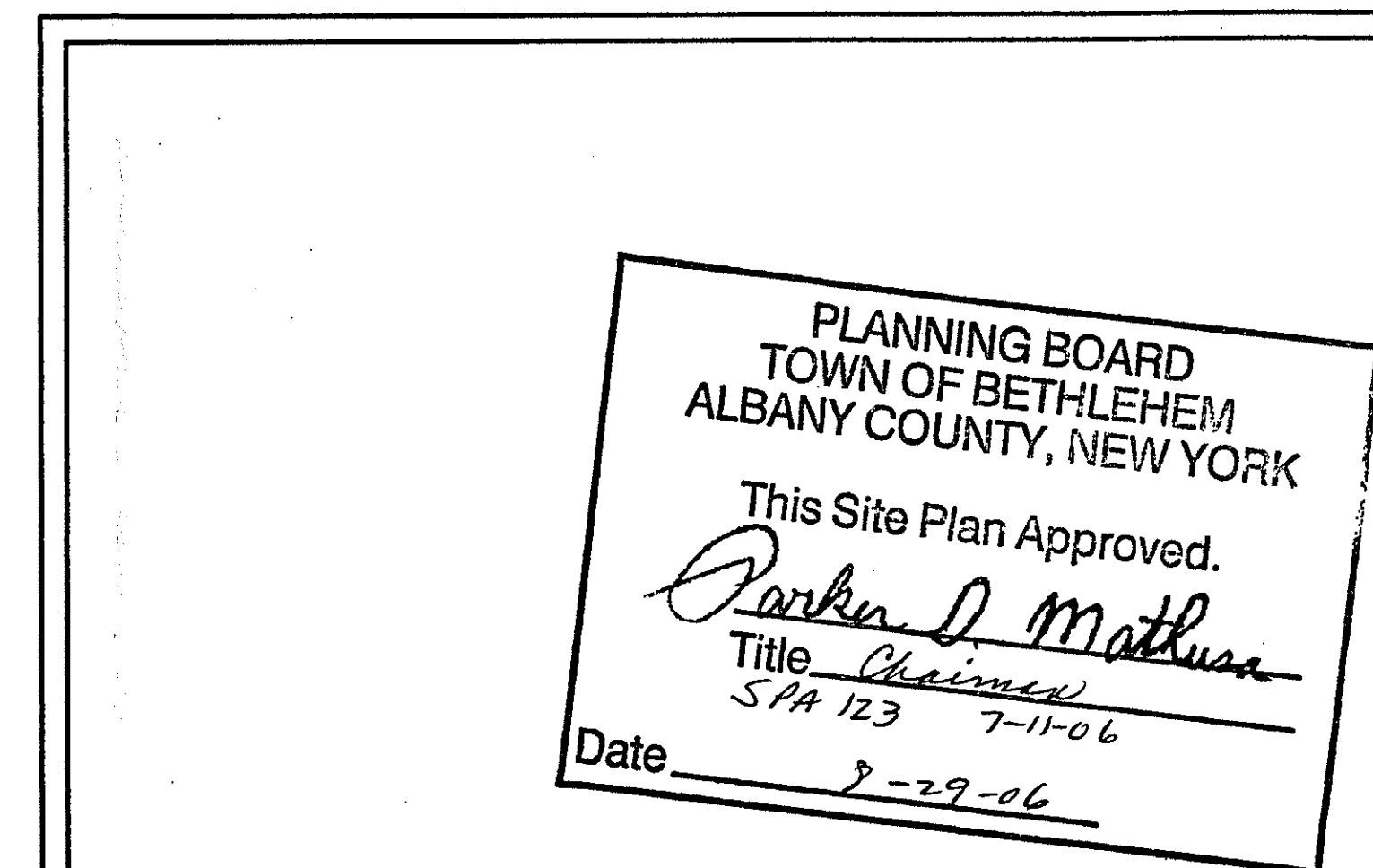
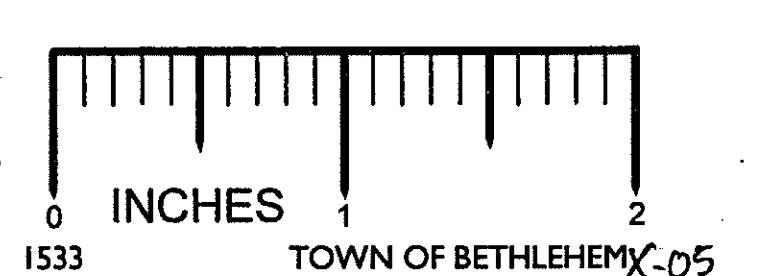
## SIGN SECTION



## TYPICAL LIGHT HEAD

## NOTE

NOTE If necessary for any work in the easement, it will be the Owner's requirement to remove and replace sign and shrubs. ▲



TOWN OF BETHLEHEM

<b>REVISIONS</b>		<b>DESCRIPTION</b>	
<b>NO.</b>	<b>DATE</b>		
1	5-19-06	REVISED	
2	6-09-06	REV. DRIVEWAY WIDTH	
3	6-27-06	REV. NYSDOT & PLANTER	
4	7-21-06	REV. DRIVE & NOTES	
5	8-24-06	FINAL REVISIONS	

**DELAWARE**  
**ENGINEERING, P.C.**

CIVIL AND ENVIRONMENTAL ENGINEERING

8-12 DIETZ STREET, SUITE 303, ONEONTA, NY 13820 - 607.432.8073  
28 MADISON AVENUE EXTENSION, ALBANY, NY 12203 - 518.452.1290  
6 TOWNSEND STREET, WALTON, NY 13856 - 607.865.92354

DATE: APR. 26, 2006

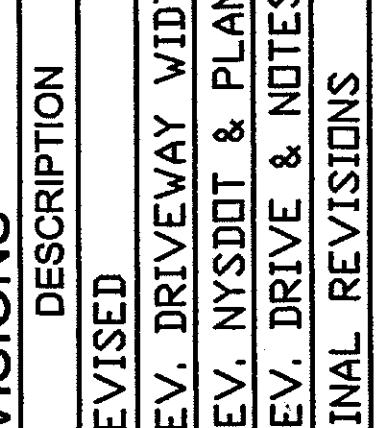
DRAWN BY: KJ

SCALE: AS SHOWN

REVIEWED BY: \_\_\_\_\_

PROJECT NO.: \_\_\_\_\_

FILE: \_\_\_\_\_



<p><b><u>EXISTING &amp; PROPOSED</u></b></p> <p><b><u>SITE PLAN</u></b></p>	
<p>APPLICANT: J.K.C. REALTY L.C.C. 448 ROUTE 9W TOWN OF BETHLEHEM, NEW YORK</p>	
<p>SHEET: S-2</p>	