

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
BUILDING SETBACKS		
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.
PARKING SPACES		
HANDICAP	1	1
TOTAL (1 PER 250 S.F.)	5	6
MINIMUM LOT SIZE	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.

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.

Existing water and sanitary sewer is at site, no changes.

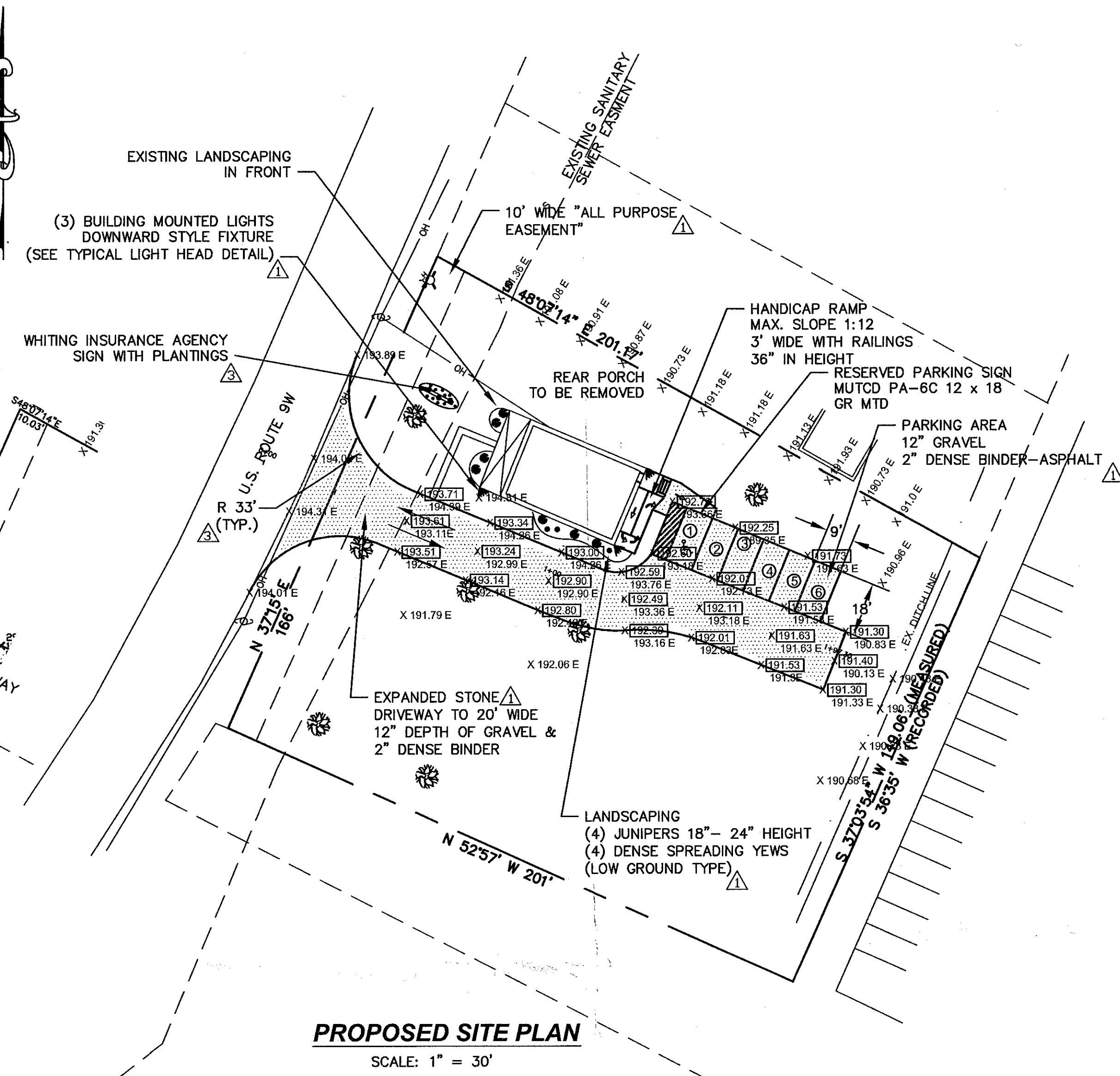
Existing grading will remain the same except for widening the driveway and installing new parking spaces.

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

A new sign will be erected which will comply with the zoning regulations.

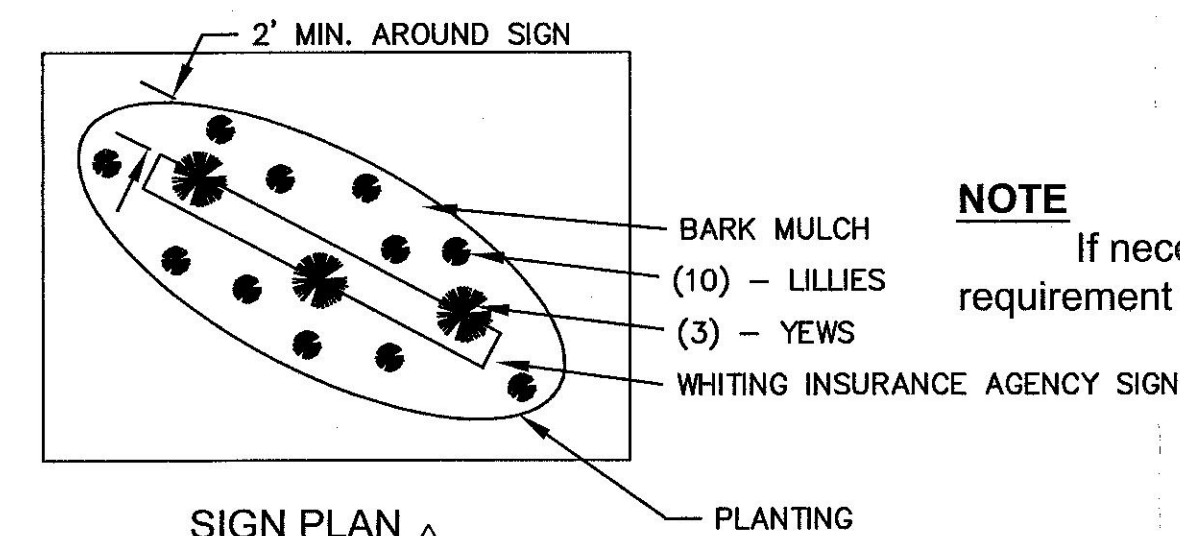
ALL PURPOSE EASEMENT

SCALE: 1" = 30'

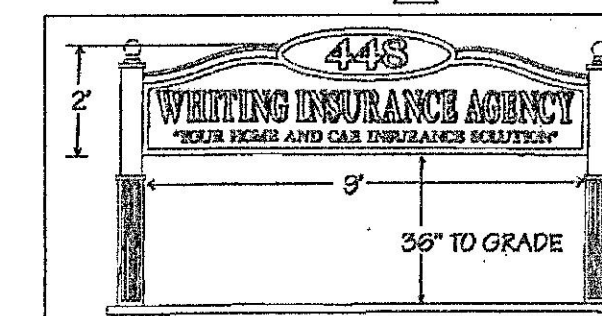


PROPOSED SITE PLAN

SCALE: 1" = 30'



SIGN PLAN



SIGN SECTION

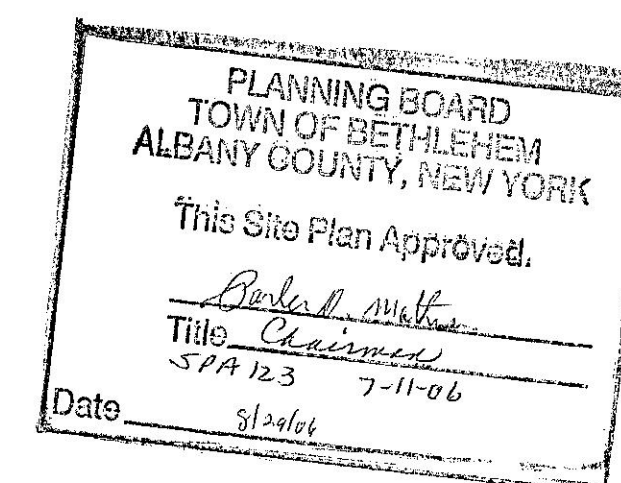


TYPICAL LIGHT HEAD

NOTE

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

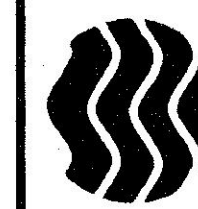
RECEIVED
AUG 25 2006
PLANNING BOARD
TOWN OF BETHLEHEM



TOWN OF BETHLEHEM

DATE: APR. 26, 2006
DRAWN BY: KJ
SCALE: AS SHOWN
REVIEWED BY:
PROJECT NO.:
FILE:

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 - 607.865.8234



NO.	DATE	DESCRIPTION
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

APPLICANT:
J.K.C. REALTY L.C.C.
448 ROUTE 9W
TOWN OF BETHLEHEM, NEW YORK

EXISTING & PROPOSED
SITE PLAN

SHEET:

S-2

SPA 123