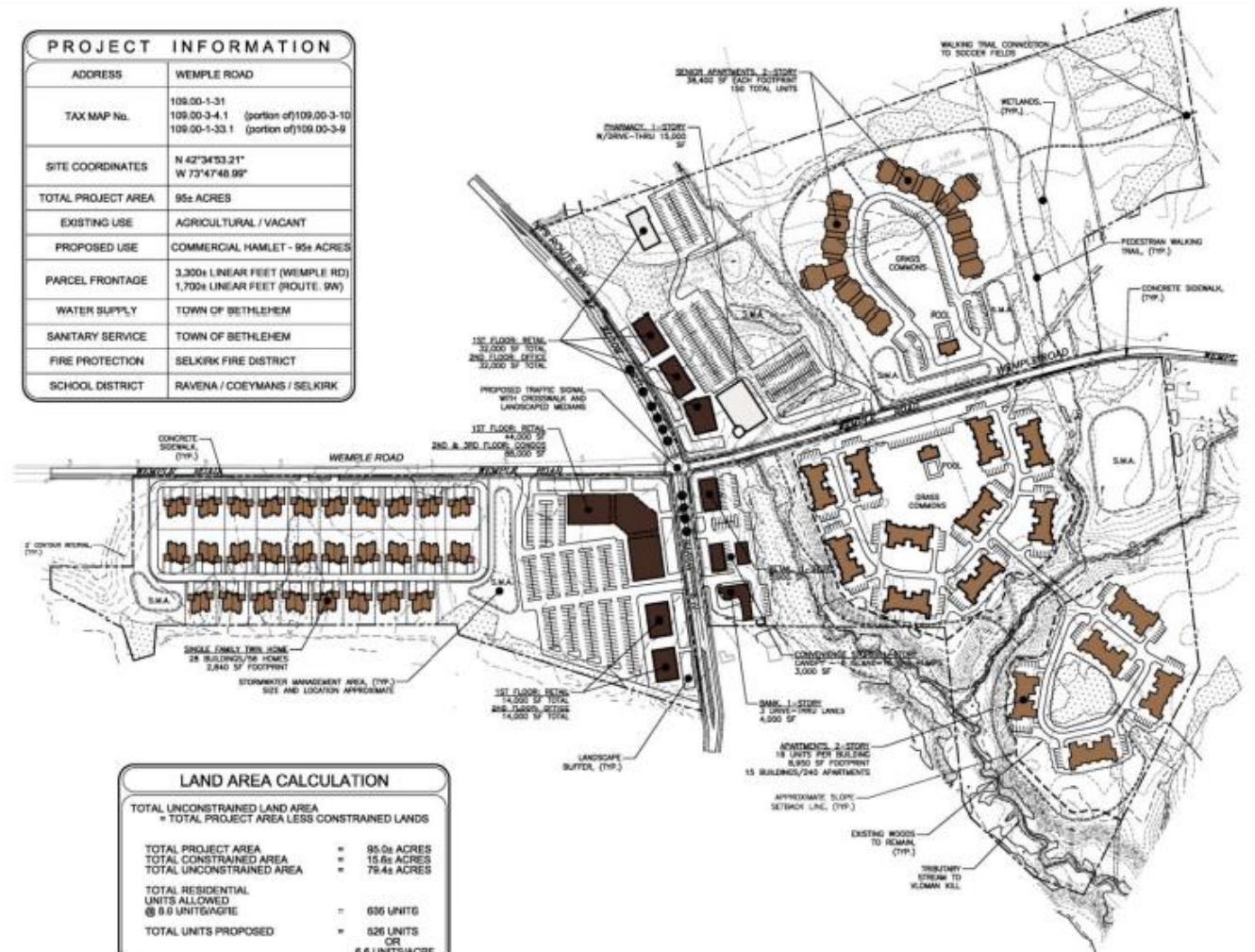


Site Development Plan



LOCATION & ZONING MAP
SCALE 1" = 500'

PROJECT INFORMATION	
ADDRESS	WEMPLE ROAD
TAX MAP No.	108.00-1-31 109.00-3-4.1 (portion of) 109.00-3-10 109.00-1-33.1 (portion of) 109.00-3-9
SITE COORDINATES	N 42°34'53.21" W 73°47'48.99"
TOTAL PROJECT AREA	95± ACRES
EXISTING USE	AGRICULTURAL / VACANT
PROPOSED USE	COMMERCIAL HAMLET - 95± ACRES
PARCEL FRONTAGE	3,300± LINEAR FEET (WEMPLE RD) 1,700± LINEAR FEET (ROUTE 9W)
WATER SUPPLY	TOWN OF BETHLEHEM
SANITARY SERVICE	TOWN OF BETHLEHEM
FIRE PROTECTION	SELKIRK FIRE DISTRICT
SCHOOL DISTRICT	RAVENA / COEYMANS / SELKIRK



DENSITY CALCULATIONS

TOTAL ACRES = 95±

TOTAL RESIDENTIAL = 526 UNITS
 APARTMENTS = 470
 150 SENIOR APARTMENTS (185 SPACES)
 80 CONDO UNITS ABOVE RETAIL (120 SPACES)
 240 APARTMENT UNITS (420 SPACES)
 TWIN HOMES = 56 (112 SPACES)

TOTAL MIXED USE -
 TOTAL MIXED USE (163,000 SF / 640 SPACES)
 95,000 SF RETAIL (415 SPACES)
 15,000 SF PHARMACY (64 SPACES)
 3,000 SF STORE W/ GAS STATION (9 SPACES)
 4,000 SF NEIGHBORHOOD BANK (10 SPACES)
 46,000 SF PROFESSIONAL OFFICE (142)

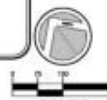
LAND AREA CALCULATION

TOTAL UNCONSTRAINED LAND AREA
 = TOTAL PROJECT AREA LESS CONSTRAINED LANDS

TOTAL PROJECT AREA = 95.0± ACRES
 TOTAL CONSTRAINED AREA = 15.6± ACRES
 TOTAL UNCONSTRAINED AREA = 79.4± ACRES

TOTAL RESIDENTIAL UNITS ALLOWED
 @ 6.6 UNITS/ACRE = 636 UNITS

TOTAL UNITS PROPOSED = 526 UNITS
 OR
 6.6 UNITS/ACRE



NO.	DATE	DESCRIPTION	BY

Boswell ENGINEERING
 ENGINEERS - SURVEYORS - PLANNERS - SCIENTISTS
 700 MADISON AVE., ALBANY, N.Y. 12208 518-486-6213

DOMINICK F. ARICO, P.E.
 NEW YORK STATE LIC. NO. 086515



SITE DEVELOPMENT PLAN
WEMPLE CORNERS
 COUNTY OF ALBANY TOWN OF BETHLEHEM STATE OF NEW YORK
 DRAWN BY: [] CHECKED BY: [] DATE: [] SHEET NO. [] OF []
 SCALE: 1"=150' FIGURE 3

11/20/2018 11:25 AM Project: Wemple Corners SDC11 (11/20/2018) 11/20/2018 11:25 AM