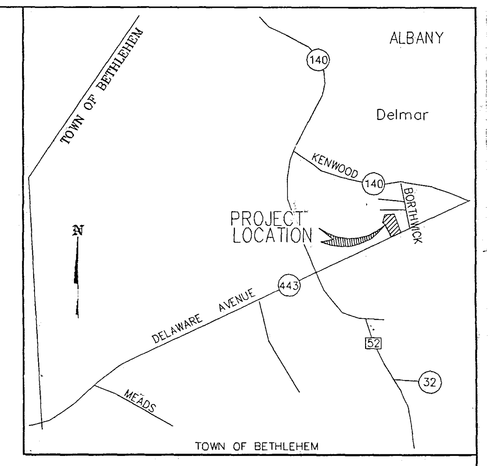

LOCATION SKETCH
N.T.S.

NOTES:

1. BASE MAPPING PREPARED BY ABD ENGINEERS & SURVEYORS FROM A MARCH 1997 FIELD SURVEY UPDATED APRIL 2002.
2. THE PLANS SHOW ABOVE GROUND STRUCTURES AND SOME KNOWN SUBSURFACE STRUCTURES, AND/OR UTILITIES BELIEVED TO EXIST IN THE WORKING AREA. EXACT LOCATION OF SUBSURFACE STRUCTURES AND/OR UTILITIES MAY VARY FROM THE LOCATIONS INDICATED. IN PARTICULAR, THE CONTRACTOR IS WARNED THAT THE EXACT OR EVEN APPROXIMATE LOCATION OF SUCH PIPE LINES, SUBSURFACE STRUCTURES AND/OR UTILITIES IN THE AREA MAY BE SHOWN OR MAY NOT BE SHOWN, AND IT SHALL BE HIS RESPONSIBILITY TO PROCEED WITH GREAT CARE IN EXECUTING ANY WORK. 48 HOURS BEFORE YOU DIG, DRILL OR BLAST, CALL U.F.P.O. 1-800-962-7962.
3. THE PARCEL SHOWN ON THIS MAP WAS CONDITIONALLY REZONED TO PLANNED COMMERCIAL DISTRICT, BY LOCAL LAW NO. 8 OF 1998, ENACTED BY THE TOWN BOARD ON JULY 22, 1998, AS AMENDED BY LOCAL LAW NO. 8 OF 2001, ENACTED ON JULY 11, 2001. AMONG THE CONDITIONS OF REZONING ARE THE FOLLOWING: A. FUTURE LAND USE ON THE PARCEL IS LIMITED TO AN ASSISTIVE LIVING RESIDENCE FOR SENIOR CITIZENS. B. MAXIMUM UNIT DENSITY IS 94 UNITS. C. ANY APPLICATION MADE TO THE TOWN FOR APPROVAL OF A BUILDING PROJECT ON THE PARCEL, AS WELL AS SUBSEQUENT CONSTRUCTION, SHALL BE SUBSTANTIALLY CONSISTENT WITH THE CONCEPT PLANS PRESENTED TO THE TOWN AT THE TIME OF APPLICATION FOR THE REZONING. D. CONSTRUCTION FOR THE PARCEL SHALL COMMENCE BY JULY 11, 2003. E. NOTICE OF THESE CONDITIONS SHALL BE INCORPORATED INTO THE DEED TO THE PARCEL.
4. AREAS BEYOND LIMITS OF CLEARING AND GRADING DESIGNATED FOR EXISTING UNDERBRUSH TO REMAIN ARE TO BE CLEARED OF DEAD TREES, BRANCHES, AND DEBRIS.

LEGEND

PARCEL BOUNDARY
ADJACENT PARCEL BOUNDARY
RIGHT-OF-WAY-LINE
SETBACK LINE
ROADWAY CENTERLINE
EXISTING PAVEMENT, CURB
PROPOSED PAVEMENT, CURB
PROPOSED PAVEMENT, WHIDEDGE
EASEMENT LINE
EX. SANITARY SEWER WITH MANHOLE
EX. STORM SEWER WITH CATCH BASIN, END SECTION
EX. WATERMAIN, VALVE, HYDRANT
EX. UTILITY/LIGHT POLE
SWALE CENTERLINE
EXISTING CONTOUR
PROPOSED CONTOUR
PROPOSED SPOT ELEV. @ x
PROPOSED SAN. SEWER W/MANHOLE
PROPOSED STM. SEWER W/MANHOLE
PROPOSED STM. SEWER W/CATCH BASIN
END SECTION
SILT FENCE
HAY BALES
PROPOSED BUILDING
EXISTING BUILDING
EXISTING POWER POLE/OH LINES
EX. GAS LINE W/ VALVE
TREES TO BE REMOVED
TREES TO REMAIN

TC=TOP OF COVER
TG=TOP OF GRATE

DISTURBED WETLAND 2,170 SF (0.05 AC)
UNDISTURBED WETLAND 20,084 SF (0.46 AC)
NON JURISDICTIONAL WETLAND 3,260 SF (0.07 AC)
CONCRETE SIDEWALK (5' WIDE TYP.)

ABBREVIATIONS

N/F	NOW OR FORMERLY
NM	NIAGARA MOHAWK
TEL.	TELEPHONE
OHE	OVERHEAD ELECTRIC
UE	UNDERGROUND ELECTRIC
G	GAS
W	WATER
PVC	POLYVINYL CHLORIDE
HDPE	HIGH DENSITY POLYETHYLENE PIPE
RCP	CONC. PIPE
CMP	CORRUGATED METAL PIPE
INV	INVERT
MH	MANHOLE
CONC	CONCRETE
EOP	EDGE OF PAVEMENT
FF	FINISHED FLOOR
FNC	FENCE
IP	IRON PIPE
BLDG	BUILDING
TF OR TG	TOP OF CATCH BASIN GRATE
CR	CURB RAMP
TC	TOP OF CURB
BC	TOP OF CURB
OH	OVERHEAD
WV	WATER VALVE
CB	CATCH BASIN
ST	STORM SEWER

DEED REFERENCES:

1) LOUIS DEMPF, JR. TO HENRY J. KLERSY, JR. L.1768 P.471
2) MARJORIE A. TERRELL TO HENRY J. KLERSY, JR. L.1859 P.3

MAP REFERENCES:

1) "PROPERTY & TOPOGRAPHIC SURVEY SHOWING LANDS OF HENRY J. KLERSY, JR." DATED MARCH 1997 AS PREPARED BY ABD ENGINEERS & SURVEYORS 411 UNION STREET, SCHENECTADY, NY 12305..
2) "MAP OF LAND OF LYDIA L. STRATTON" DATED MAY 16, 1908 AS PREPARED BY FRANK A. SNYDER C.E. AND FILED IN THE ALBANY COUNTY CLERK'S OFFICE ON JUNE 28, 1911 IN BOOK 25, MAP NO. 762.
3) "MAP OF REMAINING LANDS OF LOUIS L. WEIGAND" DATED OCT. 22, 1958 AS PREPARED BY EDWARD BOUTELLE AND SON AND FILED IN THE ALBANY COUNTY CLERK'S OFFICE ON DECEMBER 22, 1958 IN DRAWER 160, MAP NO.3682.
4) STATE OF NEW YORK - DEPARTMENT OF TRANSPORTATION DELAWARE PT.2 - S.H. 41 R.C.R. 75-82, SHEET 9B OF 15
5) FEDERAL WETLANDS AS FLAGGED BY ENVIRONMENTAL DESIGN & RESEARCH, P.C. AND LOCATED ON APRIL 15, 1997 BY ABD ENGINEERS & SURVEYORS
6) "DELMAR SENIOR HOUSING DEVELOPMENT" DATED JANUARY 19, 1999 BY ENVIRONMENTAL DESIGN & RESEARCH, P.C. SHEETS 1-9

CONSTRUCTION SEQUENCE FOR GRADING AND EROSION CONTROL

1. INSTALL THE STABILIZED CONSTRUCTION ENTRANCE.
2. ALL STAKED STRAW BALES OR EROSION FENCE ALONG THE EXTERIOR PROPERTY LINES INSTALLED.
3. INSTALL SEDIMENTATION BASINS.
4. COMPLETE THE MASS GRADING OF THE SITE.
5. INSTALL STAKED STRAW BALES IN ALL SWALES.
6. INSTALL UTILITIES.
7. PLACE STAKED STRAW BALES AROUND ALL INLETS.
8. CLEAN/REMOVE SILT AND SEDIMENT FROM BASINS.

SEDIMENT AND EROSION CONTROL

1. ALL EROSION CONTROL DEVICES ARE TO BE PROPERLY INSTALLED PRIOR TO COMMENCING WITH CONSTRUCTION AND CONTINUOUSLY MAINTAINED DURING THE DURATION OF CONSTRUCTION AND UNTIL GROUND COVER IS REESTABLISHED.
2. ALL DISTURBED AREAS ARE TO BE HYDRO-SEEDED OR SEEDED AND MULCHED AS SOON AS GRADING IS COMPLETED.
3. ANY DRAINAGE DITCHES AND/OR PIPES DISTURBED BY CONSTRUCTION ON OR ADJACENT TO THIS SITE ARE TO BE CLEANED AND FUNCTIONING PROPERLY AT COMPLETION OF GRADING AND CONSTRUCTION.
4. NO EROSION CONTROL DEVICES ARE TO BE REMOVED UNTIL FULL GROUND COVER IS ESTABLISHED AND REMOVAL IS APPROVED BY THE TOWN OF BETHLEHEM.
5. THE SEDIMENT BASINS ARE TO BE CLEANED WHEN SILT REACHES A DEPTH OF TWO (2) FEET MAXIMUM.

GRAPHIC SCALE
30 0 15 30 60 120
(IN FEET)

INCHES
0 1
Town of Bethlehem, NY

TAX MAP NO: 85.15-4-50
OWNER/APPLICANT/DEVELOPER:
467 DELEWARE AVENUE LLC
413 KENWOOD AVENUE
DELMAR, NY 12054

HEALTH DEPARTMENT APPROVAL

TOWN OF BETHLEHEM APPROVAL

PLANNING BOARD
TOWN OF BETHLEHEM
ALBANY COUNTY, NEW YORK
This plat APPROVED subject to such conditions as are stated in Building Permit #1 Project Approval (B/P/A) No. 30 Dated SEP 11 2002.
Chairman, Planning Board
Title
Date OCT 03 2002

NO.	REVISION	BY	DATE
5.	TOWN COMMENTS	RLT	7/23/02
4.	TOWN COMMENTS	RLT	6/21/02
3.	ADDED TREE NAMES	RLT	6/21/02
2.	COOLING TOWER LOCATION	RLT	6/6/02
1.	TOWN COMMENTS	RLT	4/22/02

ALTERATION OF THIS DOCUMENT EXCEPT BY A LICENSED PROFESSIONAL ENGINEER IS ILLEGAL

JOSEPH J. BIANCHINI, P.E.
N.Y.S. LICENSE NO. 50326

DELMAR PLACE ASSISTED LIVING
SITE PREPARATION PLAN
467 DELAWARE AVENUE
PCD No. 5

TOWN OF BETHLEHEM | COUNTY OF ALBANY
STATE OF NEW YORK

ABD ENGINEERS & SURVEYORS
411 Union Street Schenectady, N.Y. 12305
518-377-0315 Fax.518-377-0379

DATE:	SCALE:	DWG.	SHEET OF
MARCH 28, 2002	1"=30'	2750A-S	1 OF 8

\\Server\Home\2750\DWG\2750A-S.dwg, 07/23/2002 11:01:51 AM, 1:1, RLT