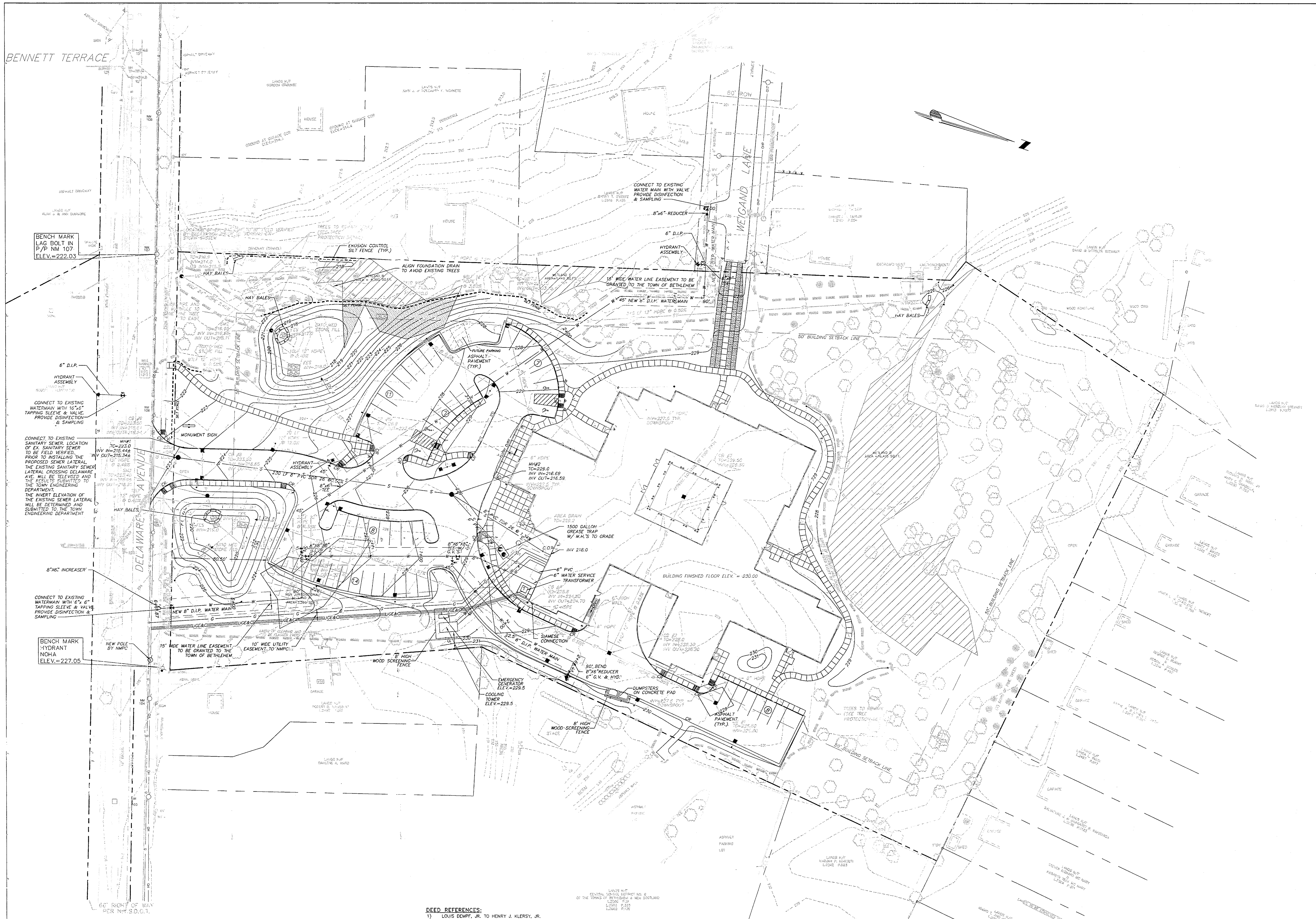

NOTES:

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.

WATER NOTES:

1. WATER MAINS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE REGULATIONS SPECIFICATIONS OF THE TOWN OF BETHLEHEM.
2. MINIMUM VERTICAL SEPARATION BETWEEN WATER MAINS AND SEWER LINES SHALL BE 18 INCHES MEASURED FROM THE OUTSIDE OF THE PIPE AT THE POINT OF CROSSING. ONE FULL STANDARD LAYING LENGTH OF WATER MAIN SHALL BE CENTERED UNDER OR OVER THE SEWER SO THAT BOTH JOINTS WILL BE AS FAR FROM THE SEWER AS POSSIBLE. IN ADDITION, WHEN THE WATER MAIN PASSES UNDER A SEWER, ADEQUATE STRUCTURAL SUPPORT (COMPACTED SELECT FILL) SHALL BE PROVIDED FOR THE SEWER TO PREVENT EXCESSIVE DEFLECTION OF JOINTS AND SETTLING OF THE SEWER ON THE WATER MAIN. MINIMUM HORIZONTAL SEPARATION BETWEEN PARALLEL WATER MAINS AND SEWER PIPES (INCLUDING MANHOLES AND VAULTS) SHALL BE 10 FEET MEASURED FROM THE OUTSIDE OF THE PIPES, MANHOLES OR VAULTS.
3. THE WATER MAIN SHALL BE PRESSURE/LEAKAGE TESTED IN ACCORDANCE WITH THE MINIMUM REQUIREMENTS OF THE AWWA STANDARD C600 (LATEST REVISION) OR IN ACCORDANCE WITH THE MORE STRINGENT REQUIREMENTS IMPOSED BY THE SUPPLIER OF WATER.
4. WATER MAINS SHALL HAVE A MINIMUM OF FIVE FEET OF COVER FROM FINISHED GRADE.
5. WATER SERVICE SHALL BE SEPARATED AT LEAST TEN FEET, MEASURED FROM THE OUTSIDE OF THE PIPES, FROM SEWER MAINS OR SEPTIC SYSTEMS.
6. DOMESTIC WATER MAIN SHALL BE 6" CLASS 52 DUCTILE IRON CEMENT LINED PIPE.
7. THE PROPOSED 8" WATER MAIN SHALL BE INSTALLED PRIOR TO THE WATER SERVICE LINES.
8. ALL MECHANICAL JOINT FITTINGS (TEES,BENDS,PLUGS ETC.) SHALL BE BACKED WITH 2,500 psi CONCRETE THRUST BLOCKS.
9. ANY REQUIRED BACKFLOW PREVENTION TO BE INSTALLED WITHIN BUILDING.

UTILITY NOTES:

1. ALL UTILITIES TO BE INSTALLED IN ACCORDANCE WITH TOWN STANDARD DETAILS AND SPECIFICATIONS. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL OBTAIN A SET OF THESE MATERIALS FOR USE ON THE JOB.
2. ALL ELEVATIONS SHOWN ARE ON USGS ELEVATION BASE.
3. PRIOR TO ANY WORK IN THE DELAWARE AVENUE RIGHT-OF-WAY, THE CONTRACTOR SHALL OBTAIN A HIGHWAY WORK PERMIT FROM THE NEW YORK STATE DEPARTMENT OF TRANSPORTATION.
4. PRIOR TO ANY WORK IN THE TOWN RIGHT-OF-WAY OF WEIGAND LANE, THE CONTRACTOR SHALL OBTAIN A HIGHWAY WORK PERMIT FROM THE TOWN HIGHWAY DEPARTMENT.
5. PRIOR TO ANY WORK ON THE SANITARY SEWER AND WATER, THE CONTRACTOR SHALL OBTAIN THE NECESSARY PERMITS FROM THE TOWN SEWER AND WATER DEPARTMENTS.
6. PRIOR TO ANY EXCAVATION, CONTRACTOR SHALL CALL THE U.F.P.O. TWO WORKING DAYS PRIOR TO THE WORK TO HAVE UNDERGROUND UTILITIES LOCATED IN THE FIELD. CALL 1-800-962-7962.
7. ALL WIRE SERVICES-ELECTRIC AND COMMUNICATION ARE TO BE BURIED CABLE TYPE.
8. ALL UTILITIES SHALL BE IN ACCORDANCE WITH ALL APPLICABLE CODES AND REQUIREMENTS OF THE UTILITY PURVEYOR.
9. DOWN SPOUTS (NOT SHOWN) WILL DAYLIGHT ONTO CONCRETE SPLASH BLOCKS & THE WATER WILL BE DISPERSED OVERLAND ONTO THE GRASS SURFACE PERPENDICULAR TO THE RESPECTIVE ROOF LINE. REFER TO ARCH. PLANS FOR ROOF LINE.

TAX MAP NO: 85.15-4-50

OWNER/APPLICANT/DEVELOPER:
467 DELEWARE AVENUE LLC
413 KENWOOD AVENUE
DELMAR, NY 12054

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

GRADING LEGEND

PARCEL BOUNDARY
ADJACENT PARCEL BOUNDARY
RIGHT-OF-WAY-LINE
SETBACK LINE
ROADWAY CENTERLINE
EXISTING PAVEMENT, CURB
PROPOSED PAVEMENT, CURB
PROPOSED PAVEMENT, WINGEDGE
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
MEDIUM STONE FILL
NEW LIGHT POLE
NEW GAS LINE
NEW WATER LINE
UNDERGROUD ELECTRIC & COMMUNICATION
CONCRETE SIDEWALK (5' WIDE TYP.)

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

HEALTH DEPARTMENT APPROVAL
ALBANY COUNTY DEPT. OF HEALTH
DATE SEP 19 2002
These plans for Water System Improvements. Examined and Approved
[signature]
DIRECTOR, DIVISION OF ENVIRONMENTAL HEALTH SERVICES

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 Project Approval (BP/A) Amend. #1
No. 36 Dated SEP 11 2002
[signature]
Title
OCT 03 2002

NO.	REVISION	BY	DATE
1.	TOWN COMMENTS	RLT	4/25/02
2.	COOLING TOWER LOCATION	RLT	5/9/02
3.	ADDED TREE NAMES	RLT	5/31/02
4.	TOWN COMMENTS	RLT	6/21/02
5.	TOWN COMMENTS	RLT	7/23/02

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

JOSEPH J. BIANCHINE, P.E.
N.Y.S. LICENSE NO. 50226

DELMAR PLACE ASSISTED LIVING

UTILITY 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: MARCH 28, 2002 | SCALE: 1"=30' | DWG. 2750A-S | SHEET 4 OF 8

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