



SIGNS TO BE INSTALLED			
TEXT NO.	MUTCD NO.	TEXT	QUANTITY
1	P4-6C	RESERVED PARKING	6
2	N/A	VAN ACCESSIBLE	6

**SITE STATISTICS:**  
 ZONING DISTRICT: PLANNED COMMERCIAL DISTRICT #6  
 TOTAL AREA: 16.91 ACRES (INCLUDES 4.80 AC CONSERVATION)  
 ± 0.39 ACRES (LANDS N/E STEPAISKY)  
 17.30 AC

	EXISTING	PROPOSED	TOTAL
BLDG SQ FOOTAGE:	43,000 S.F.	45,000 S.F.	88,000 S.F.
PAVED AREAS:	84,902 S.F.	74,017 S.F.	158,919 S.F.
GREEN SPACE:	641,456 S.F.	549,868 S.F.	1,191,324 S.F.
PARKING:	253 (20 HC)	1,250 S.F. OF BLDG BLDG 1: 193 REG'D, 217 PROV. (6 HC)	436 * (26 HC)

\* TOTAL PROPOSED PARKING SPACES ACCOUNTS FOR THE ELIMINATION OF 34 EXISTING SPACES DUE TO PHASE TWO.

**WETLAND NOTES:**  
 AREA OF USACE WETLANDS: 2,405.6 S.F. (0.055 AC)  
 AREA OF USACE WETLANDS FILLED IN PHASE ONE: 78.2 S.F. (0.0018 AC)  
 AREA OF USACE WETLANDS FILLED IN PHASE TWO: 407.5 S.F. (0.0093 AC)

- LAYOUT NOTES:**
- BUILDING DIMENSIONS TO BE TAKEN FROM BUILDING CONSTRUCTION PLANS. NOTIFY THE ENGINEER OF ANY DEVIATIONS FROM CONDITIONS SHOWN ON THIS PLAN.
  - THE CONTRACTOR SHALL PROTECT EXISTING PROPERTY LINE MONUMENTATION. ANY MONUMENTATION DISTURBED OR DESTROYED, AS JUDGED BY THE ENGINEER OR OWNER, SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE AND UNDER THE SUPERVISION OF A NEW YORK STATE LICENSED LAND SURVEYOR.
  - THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL FIELD LAYOUT. THE CONTRACTOR SHALL TAKE TIES TO ALL UTILITY CONNECTIONS AND PROVIDE MARKED UP AS-BUILT PLANS FOR ALL UTILITIES SHOWING TIES TO CONNECTIONS, BENDS, VALVES, LENGTHS OF LINES AND INVERTS. AS-BUILT PLANS SHALL BE REVIEWED BY THE OWNER AND THE ENGINEER AND THE CONTRACTOR SHALL PROVIDE ANY CORRECTION OR ADMISSIONS TO THE SATISFACTION OF THE OWNER AND THE ENGINEER BEFORE UTILITIES WILL BE ACCEPTED.
  - THE ENGINEER SHALL BE NOTIFIED IN WRITING OF ANY CONDITIONS THAT VARY FROM THOSE SHOWN ON THE PLANS. THE CONTRACTOR'S WORK SHALL NOT VARY FROM THE PLANS WITHOUT PRIOR REVIEW BY THE ENGINEER.

- PAVING NOTES:**
- REMOVE LOOSE AND FOREIGN MATERIAL FROM SUBBASE SURFACE BEFORE PAVING. USE POWER BROOMS, BLOWERS OR HAND BROOMING.
  - APPLY PRIME COAT AND ALLOW TO PENETRATE AND SEAL. ALLOW TO CURE AND DRY FOR 24 HOURS MINIMUM.
  - APPLY PRIME COAT WHENEVER SUBBASE SURFACE IS EXPOSED TO WEATHER FOR MORE THAN EIGHT WEEKS, IF VEHICULAR TRAFFIC IS ALLOWED ON THE SURFACE FOR MORE THAN ONE WEEK OR AS ORDERED BY THE OWNER.
  - TACK COAT TO BE DILUTED WITH WATER AND APPLIED TO CONTACT SURFACES OF EXISTING CONCRETE (ASPHALT OR PORTLAND CEMENT).
  - BRUSH SURFACES OF CURBS, GUTTERS, MANHOLES AND OTHER STRUCTURES PROJECTING INTO OR ADJUTING PAVEMENT. DRY TO A "TACKY" CONSISTENCY BEFORE PAVING.
  - TACK COAT ALL END TRANSITIONS TO EXISTING PAVEMENT, WHEN TRAFFIC IS DRIVEN ON LOWER PAVED SURFACES, FOR ALL PAVEMENT OVERLAYS OR AS ORDERED BY THE OWNER.
  - PLACE ASPHALT CONCRETE MIXTURE ON PREPARED SURFACE, SPREAD AND STRIKE-OFF USING A SELF-PROPELLED PAVING MACHINE, WITH VIBRATING SCREED. SPREAD BETWEEN TEMPERATURE OF 225° F (107.2° C), MIN. AND 325° (168.8° C) MAX. INACCESSIBLE AND SMALL AREAS MAY BE PLACED BY HAND.
  - MAKE JOINTS BETWEEN OLD AND NEW PAVEMENTS OR BETWEEN SUCCESSIVE DAYS' WORK.
  - CONSTRUCT JOINTS TO HAVE SAME TEXTURE, DENSITY AND SMOOTHNESS AS ADJACENT SECTIONS.
  - COMPACT TO OBTAIN REDUCED DENSITY.
  - AFTER COMPLETION OF PAVING AND SURFACE OPERATIONS, CLEAN SURFACES OF EXCESS OR SPILLED ASPHALT, GRAVEL OR STONE MATERIALS TO THE SATISFACTION OF THE ENGINEER.

- STRIPING NOTES:**
- STRIP PAVEMENT AS INDICATED ON THE PLANS AND/OR IN ACCORDANCE WITH ALL APPLICABLE LOCAL, STATE AND FEDERAL REQUIREMENTS.
  - TRAFFIC LANE MARKING PAINT TO BE METHYLENE CHLORIDE AND TOLUENE CHLORIDE BASE, FACTORY MIXED, QUICK-DRYING AND NON-BLEEDING, FS TTP-115F, TYPE I.
  - COLOR: DRIVE LANE DIVIDERS - WHITE OR AOBÉ  
 NO PARKING ZONE MARKINGS - WHITE OR AOBÉ  
 PARKING DIVIDERS - WHITE OR AOBÉ  
 WALKING LANES - WHITE OR AOBÉ

- LEGEND:**
- EX (4) - EXISTING PARKING SPACE NUMBER
  - (4) - PROPOSED PARKING SPACE NUMBER
  - (3) - PROPOSED SIGN
  - 1220 - PARCEL ADDRESS

**APPLICANT:**  
**FIRST COLUMBIA L.L.C.**  
 26 Century Hill Drive  
 Latham, New York 12113  
 Tel: (518) 213-1000  
 Fax: (518) 213-1020

**TOWN OF BETHEHEM PLANNING BOARD APPROVAL**

PLANNING BOARD  
 TOWN OF BETHEHEM  
 ALBANY COUNTY, NEW YORK

This plat APPROVED subject to such conditions as are stated in Building Project Approval (BPIA)

No. 34, dated 11-10-04  
*Charles D. Mathison*  
 CHAIRMAN

Title  
 Date: MAR 29 2005

STATE OF NEW YORK  
 JOSEPH M. LANARO  
 LICENSED PROFESSIONAL ENGINEER  
 NYSE# 070126

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**THE Chazen COMPANIES**  
 Engineers/Surveyors  
 Planners  
 Environmental Scientists

**CHAZEN ENGINEERING & LAND SURVEYING CO., P.C.**

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 Capital District Office: 25 Quary Avenue, Troy, New York 12182 Phone: (518) 235-0000  
 Orange County Office: 263 Route 176, Newburgh, New York 12550 Phone: (845) 567-1133  
 West County Office: 110 Glen Street, Glenn Falls, New York 12801 Phone: (518) 812-0513

12	11/12/04	REVISIONS PER TOWN COMMENTS DATED 11/4/04
11	9/7/04	REVISIONS PER TOWN COMMENTS DATED 8/12/04
10		
9	6/7/04	REVISIONS WITH NEW BUILDING FOOT PRINT
8	6/26/03	REVISIONS PER TOWN COMMENTS DATED 5-14-03
7	2/03/03	REVISIONS PER TOWN COMMENTS DATED 1-27-03 & 1-29-03
6	12/20/02	REVISIONS PER TOWN COMMENTS DATED 9-10-02
5	6/26/02	PRE CONSTRUCTION REVISIONS
4	1/25/02	REVISIONS PER TOWN COMMENTS DATED 1-16-02
3	1/04/02	REVISIONS PER TOWN COMMENTS DATED 12-14-01 & 12-21-01
2	11/10/01	REVISIONS PER TOWN COMMENTS DATED 9-12-01
1	8/01/01	REVISIONS PER TOWN COMMENTS DATED 7-19-01
rev.	date	description

PROPOSED AMENDMENT TO  
 PLANNED COMMERCIAL DISTRICT NO. 6  
**NEW SCOTLAND ROAD  
 COMMERCIAL BUSINESS PARK**  
 LAYOUT PLAN  
 TOWN OF BETHEHEM, ALBANY COUNTY, NEW YORK

drawn	JMB	checked	JML
date	7/8/04	scale	AS NOTED
project no.	30124.00		
sheet no.	SP2		