



SITE DATA		
SITE:		
AREA:	14.07 ACRES	
RETAIL:	130,090 S.F. (EXISTING)	1,390 S.F. (PROPOSED)
RESTAURANT:	2,600 S.F. + 1,610 S.F.	3,000 S.F. (PROPOSED)
SETBACKS - BUILDING:		
	REQUIRED:	PROPOSED:
FRONT:	30'	RETAIL/REST. 113' 285'
SIDE:	10'	205' 152'
REAR:	40'	<600' <600'
BUILDING HEIGHT:	35' MAX.	31'± 31'±
PARKING REQUIREMENTS:		
	REQUIRED:	PROPOSED:*
TOTAL PARKING STALLS:	553	492
STALL SIZE:	9' X 20'	9' X 20'
GREEN SPACE:		
EXISTING:	24.5% (3.44 ACRES)	
PROPOSED:	24.1% (3.38 ACRES)	

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DATE _____ DATE _____

NOTE: UNAUTHORIZED ALTERATION OR ADDITION TO THIS DRAWING IS A VIOLATION OF THE NEW YORK STATE EDUCATION LAW ARTICLE 145, SECTION 7209.

REVISIONS			
NO.	DESCRIPTION	BY	DATE
1	REVISED PER OWNER	RLD	3/19/12
2	REVISED PER TOWN	RLD	1/9/13
3	REVISED PER OWNER	RLD	3/12/13
4	ADDED BIKE RACK	RLD	5/13/13
5	REVISED PER TOWN	RLD	5/16/13
6	REVISED PER TOWN	RLD	7/19/13

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CLIENT:
BENDERSON DEVELOPMENT COMPANY, LLC

PROJECT NAME:
GLENMONT PLAZA - 380 FEURA BUSH ROAD PROPOSED PAD SITE

DRAWING TITLE:
SITE LAYOUT PLAN

SCALE: 1"=30'	DATE: FEB. 2013
DES. BY: RLD	DR. BY: MFJ
CHK'D BY: RLD	EA PROJECT NO. 1700C.55
SHEET NO. 5 OF 13	DRAWING NO. C4

- SITE PLAN NOTES**
- CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR EXACT NUMBERS, LOCATIONS AND DIMENSIONS OF VESTIBULE, SLOPED PAVING, EXIT PORCHES, RAMPS, PRECISE BUILDING DIMENSIONS AND EXACT LOCATIONS AND NUMBER OF BUILDING UTILITY ENTRANCES.
 - COORDINATE START-UP AND ALL CONSTRUCTION ACTIVITIES WITH OWNER'S CONSTRUCTION DIVISION.
 - CONSTRUCTION METHODS AND OWNER'S MATERIALS NOT SPECIFIED IN THESE PLANS ARE TO MEET OR EXCEED OWNER'S STANDARD SPECIFICATIONS OR AS SPECIFIED BY THE OWNER'S CONSTRUCTION DIVISION.
 - THE CONTRACTOR SHALL CONDUCT THE WORK IN A MANNER THAT WILL INSURE, AS FAR AS PRACTICABLE, THE LEAST OBSTRUCTION TO TRAFFIC AND SHALL PROVIDE FOR THE CONVENIENCE AND SAFETY OF THE GENERAL PUBLIC AND RESIDENTS ALONG AND ADJACENT TO HIGHWAYS IN THE CONSTRUCTION AREA IN AN ADEQUATE AND SATISFACTORY MANNER.
 - THE CONTRACTOR SHALL LOCATE, MARK, SAFEGUARD AND PRESERVE ALL SURVEY CONTROL MONUMENTS AND R.O.W. MONUMENTS IN THE AREAS OF CONSTRUCTION.
 - THE SITEMARK FOR THIS PROJECT SHALL MEET OR EXCEED THE OWNER'S STANDARD SITEMARK SPECIFICATIONS.
 - REFERENCES TO NYSDOT STANDARDS SHALL MEAN THE STANDARD SPECIFICATIONS, CONSTRUCTION AND MATERIALS, OFFICE OF ENGINEERING, NEW YORK STATE DEPARTMENT OF TRANSPORTATION, MAY 2006, WITH ALL CURRENT ADDENDUMS.
 - ALL DIMENSIONS SHOWN ARE TO THE FACE OF THE CURB UNLESS OTHERWISE NOTED.
 - BOUNDARY & TOPOGRAPHIC INFORMATION INTERPRETED FROM THE SURVEY BY TECTONIC SURVEYING, DATED ON 09/27/11. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING FIELD INFORMATION PRIOR TO CONSTRUCTION.
 - COORDINATE START-UP AND ALL CONSTRUCTION ACTIVITIES WITH OWNER'S CONSTRUCTION DIVISION. CONSTRUCTION METHODS AND OWNER'S MATERIALS NOT SPECIFIED IN THESE PLANS ARE TO MEET OR EXCEED THE OWNER'S STANDARD SPECIFICATIONS OR AS SPECIFIED BY THE OWNER'S CONSTRUCTION DIVISION.
 - ALL PARKING LOT LIGHTING POLES & FIXTURES WITH LAMPS WILL BE PROVIDED BY THE OWNER & INSTALLED BY THE ELECTRICAL CONTRACTOR. THE ELECTRICAL CONTRACTOR SHALL PROVIDE THE OWNER WITH A ONE YEAR WARRANTY.
 - CONTRACTOR SHALL LOCATE ALL EASEMENTS AND RIGHT-OF-WAY PRIOR TO COMMENCEMENT OF WORK.
 - ALL WORK WITHIN THE NEW YORK STATE RIGHT-OF-WAY WILL REQUIRE A HIGHWAY WORK PERMIT. THE CONTRACTOR SHALL OBTAIN ALL PERMITS PRIOR TO CONSTRUCTION.

- SITE PLAN KEY**
- CONCRETE CURB
 - INTEGRAL CONCRETE CURB AND SIDEWALK
 - CONCRETE SIDEWALK
 - STANDARD ASPHALT PAVING SECTION
 - INTERNATIONAL HANDICAP SYMBOL
 - HANDICAP PARKING SIGNS
 - ACCESSIBLE SIDEWALK RAMP
 - 4" WHITE PAVEMENT STRIPES @ 45°, 2' O.C.
 - RELOCATED LIGHT POLE
 - 90° PARKING STALL
 - DUMPSTER ENCLOSURE
 - MATCH EXISTING CURB
 - SAWCUT LINE, MATCH EXISTING PAVEMENT
 - EXISTING PARKING LOT TO REMAIN
 - STOP SIGN
 - MATCH EXISTING SIDEWALK
 - CONCRETE PAD (12.5' x 20.5')
 - DO NOT ENTER SIGN
 - LANDSCAPED AREA
 - YELLOW 4" WIDE PAINTED LINE (TYP.)
 - STOP BAR
 - DO NOT BLOCK DRIVEWAY SIGN
 - CONCRETE PAD (12.5' x 25')
 - ONE WAY SIGN
 - BIKE RACK
 - DIRECTIONAL SIGN

SECTION 97.15, BLOCK-2 LOT 3
LANDS NOW OR FORMERLY
VICTORIA ESTATES, LTD.
L.2793 P.465
14.069 ACRES

NOTE:
384 FEURA BUSH ROAD IS NOT PART OF THIS APPROVAL - REQUIRES SEPARATE APPROVAL FROM THE TOWN OF BETHLEHEM PLANNING BOARD

TOWN OF BETHLEHEM, NEW YORK
PLANNING DEPT. ORIGINAL
- SCANNED -

PLANNING BOARD APPROVAL

This Site Plan Approved:
Steve James
Title: Chairman
Date: 12/16/13
SPA 60, A14 SUP 20

FILENAME: N:\1700C-55-Benderson\Drawings\Plan\01\04-Plan\01-19-2013-2-46pm