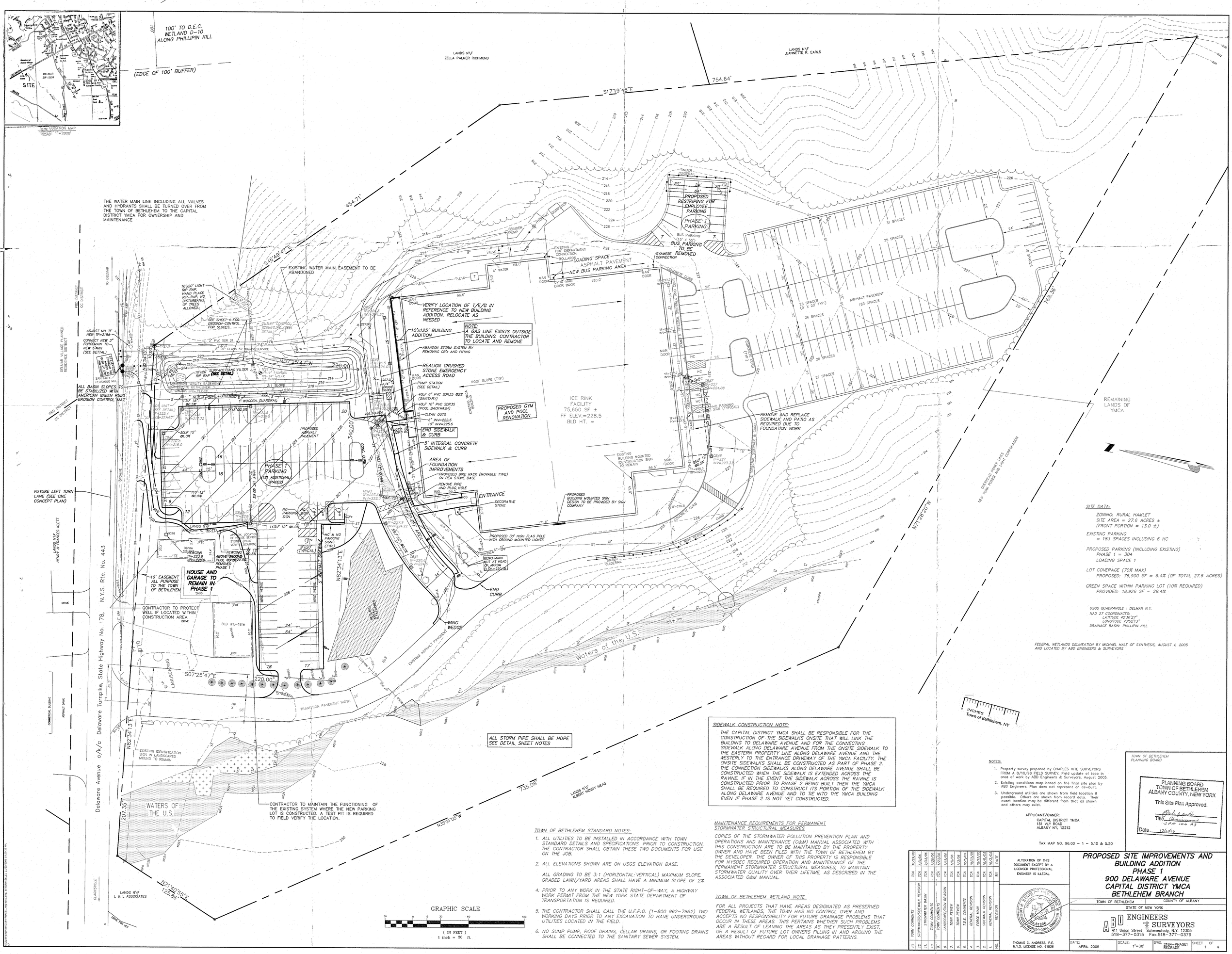

LOCATION MAP
SCALE 1"=2000'

SITE

SITE DATA:

ZONING: RURAL HAMLET
SITE AREA = 27.6 ACRES ±
(FRONT PORTION = 13.0 ±)

EXISTING PARKING
= 183 SPACES INCLUDING 6 HC

PROPOSED PARKING (INCLUDING EXISTING)
PHASE 1 = 304
LOADING SPACE 1

LOT COVERAGE (70% MAX)
PROPOSED: 76,900 SF = 6.4% (OF TOTAL 27.6 ACRES)

GREEN SPACE WITHIN PARKING LOT (10% REQUIRED)
PROVIDED: 18,926 SF = 29.4%

USGS QUADRANGLE : DELMAR N.Y.
NAD 27 COORDINATES:
LATITUDE 42°36'27"
LONGITUDE 73°52'13"
DRAINAGE BASIN: PHILLIPIN KILL

FEDERAL WETLANDS DELINEATION BY MICHAEL HALE OF SYNTHESIS, AUGUST 4, 2005 AND LOCATED BY ABD ENGINEERS & SURVEYORS

SIDEWALK CONSTRUCTION NOTE:

THE CAPITAL DISTRICT YMCA SHALL BE RESPONSIBLE FOR THE CONSTRUCTION OF THE SIDEWALKS ONSITE THAT WILL LINK THE BUILDING TO DELAWARE AVENUE AND FOR THE CONNECTING SIDEWALK ALONG DELAWARE AVENUE FROM THE ONSITE SIDEWALK TO THE EASTERN PROPERTY LINE ALONG DELAWARE AVENUE AND THE WESTERLY TO THE ENTRANCE DRIVEWAY OF THE YMCA FACILITY. THE ONSITE SIDEWALKS SHALL BE CONSTRUCTED AS PART OF PHASE 2. THE CONNECTION SIDEWALKS ALONG DELAWARE AVENUE SHALL BE CONSTRUCTED WHEN THE SIDEWALK IS EXTENDED ACROSS THE RAVINE. IF IN THE EVENT THE SIDEWALK ACROSS THE RAVINE IS CONSTRUCTED PRIOR TO PHASE 2 BEING BUILT THEN THE YMCA SHALL BE REQUIRED TO CONSTRUCT ITS PORTION OF THE SIDEWALK ALONG DELAWARE AVENUE AND TO TIE INTO THE YMCA BUILDING EVEN IF PHASE 2 IS NOT YET CONSTRUCTED.

TOWN OF BETHLEHEM STANDARD NOTES:

1. ALL UTILITIES TO BE INSTALLED IN ACCORDANCE WITH TOWN STANDARD DETAILS AND SPECIFICATIONS. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL OBTAIN THESE TWO DOCUMENTS FOR USE ON THE JOB.
2. ALL ELEVATIONS SHOWN ARE ON USGS ELEVATION BASE.

   ALL GRADING TO BE 3:1 (HORIZONTAL:VERTICAL) MAXIMUM SLOPE. GRADED LAWN/YARD AREAS SHALL HAVE A MINIMUM SLOPE OF 2%.
4. PRIOR TO ANY WORK IN THE STATE RIGHT-OF-WAY, A HIGHWAY WORK PERMIT FROM THE NEW YORK STATE DEPARTMENT OF TRANSPORTATION IS REQUIRED.
5. THE CONTRACTOR SHALL CALL THE U.F.P.O. (1-800 962-7962) TWO WORKING DAYS PRIOR TO ANY EXCAVATION TO HAVE UNDERGROUND UTILITIES LOCATED IN THE FIELD.
6. NO SUMP PUMP, ROOF DRAINS, CELLAR DRAINS, OR FOOTING DRAINS SHALL BE CONNECTED TO THE SANITARY SEWER SYSTEM.

MAINTENANCE REQUIREMENTS FOR PERMANENT STORMWATER STRUCTURAL MEASURES

COPIES OF THE STORMWATER POLLUTION PREVENTION PLAN AND OPERATIONS AND MAINTENANCE (O&M) MANUAL ASSOCIATED WITH THIS CONSTRUCTION ARE TO BE MAINTAINED BY THE PROPERTY OWNER AND HAVE BEEN FILED WITH THE TOWN OF BETHLEHEM BY THE DEVELOPER. THE OWNER OF THIS PROPERTY IS RESPONSIBLE FOR NYSDEC REQUIRED OPERATION AND MAINTENANCE OF THE PERMANENT STORMWATER STRUCTURAL MEASURES, TO MAINTAIN STORMWATER QUALITY OVER THEIR LIFETIME, AS DESCRIBED IN THE ASSOCIATED O&M MANUAL.

TOWN OF BETHLEHEM WETLAND NOTE

FOR ALL PROJECTS THAT HAVE AREAS DESIGNATED AS PRESERVED FEDERAL WETLANDS, THE TOWN HAS NO CONTROL OVER AND ACCEPTS NO RESPONSIBILITY FOR FUTURE DRAINAGE PROBLEMS THAT OCCUR IN THESE AREAS. THIS PERTAINS WHETHER SUCH PROBLEMS ARE A RESULT OF LEAVING THE AREAS AS THEY PRESENTLY EXIST, OR A RESULT OF FUTURE LOT OWNERS FILLING IN AND AROUND THE AREAS WITHOUT REGARD FOR LOCAL DRAINAGE PATTERNS.

GRAPHIC SCALE
(IN FEET)
1 inch = 30 ft.

NOTES:

1. Property survey prepared by CHARLES HITE SURVEYORS FROM A 8/18/88 FIELD SURVEY. Field update of topo in area of work by ABD Engineers & Surveyors, August 2005.
2. Existing conditions map based on the final site plan by ABD Engineers. Plan does not represent an as-built.
3. Underground utilities are shown from field location if possible. Others are shown from record data. Their exact location may be different from that as shown and others may exist.

APPLICANT/OWNER:
CAPITAL DISTRICT YMCA
151 VLY ROAD
ALBANY NY, 12212

TAX MAP NO. 96.00 - 1 - 5.10 & 5.20

TOWN OF BETHLEHEM PLANNING BOARD

PLANNING BOARD
TOWN OF BETHLEHEM
ALBANY COUNTY, NEW YORK
This Site Plan Approved.
Title Chairman
SPA 106 A3
Date 12/6/06

NO.	REVISION	BY	DATE
13	TOWN COMMENTS	TCA	11/29/06
12	STORMWATER/SIDEWALK REVISION	TCA	6/8/06
11	STORMWATER BASIN	TCA	5/23/06
10	TOWN COMMENTS	TCA	1/26/06
9	TOWN COMMENTS	TCA	1/23/06
8	LANDSCAPE/SIGN REVISION	TCA	1/19/06
7	TOWN REVIEW	TCA	1/9/06
6	TOWN REVIEW	TCA	12/2/05
5	D.E.C. COMMENTS	TCA	10/25/05
4	CURB & BARR REVISION	TCA	10/17/05
3	SIDEWALK REVISION	TCA	10/07/05
2	GENERAL REVISION	TCA	10/2/05
1	REVISION	TCA	9/27/05

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

THOMAS C. ANDRESS, P.E.
N.Y.S. LICENSE NO. 61836

PROPOSED SITE IMPROVEMENTS AND BUILDING ADDITION PHASE 1
900 DELAWARE AVENUE
CAPITAL DISTRICT YMCA
BETHLEHEM BRANCH

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
APRIL 2005	1"=30'	2184-PHASE1 REGRADE	1 4

DEC 5 2006

SPA 106 A-3