

LEGEND

- PROPERTY LINE
- UTILITY POLE
- PROPOSED HYDRANT
- PROPOSED SANITARY SEWER MANHOLE
- PROPOSED STORMWATER CATCH BASIN
- PROPOSED WATER LINE
- EXISTING WATER LINE
- PROPOSED SANITARY SEWER W/MANHOLE
- PROPOSED UNDERGROUND ELEC. TEL. CABLE

GENERAL NOTES

1. IT IS THE INTENT OF THESE PLANS TO BE IN STRICT CONFORMITY WITH THE TOWN OF BETHLEHEM, COUNTY OF ALBANY, STATE OF NEW YORK, APPROPRIATE FEDERAL RULES, REGULATIONS, AND LAWS. IF CONFLICTS ARE NOTED BETWEEN THE ABOVE, AND THESE PLANS, IT SHALL BE BROUGHT TO THE ATTENTION OF THE DESIGN ENGINEER AND THE TOWN ENGINEER.
2. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS, GRADES, ELEVATIONS, AND MATERIALS GIVEN ON THE PLANS.
3. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO REPAIR ANY DAMAGE DONE OUTSIDE OF THE PROJECT AREA OR LIMITS OF CLEARING.
4. EXCESS BUILDING MATERIAL AND CLEARING DEBRIS SHALL BE DISPOSED OF OFF SITE.
5. UNDERGROUND UTILITIES IF SHOWN HERON ARE BASED ON VISIBLE PHYSICAL EVIDENCE. THEY SHOULD BE CONSIDERED SCHEMATIC ONLY AND ARE SHOWN TO DEPICT GENERAL UTILITY CONNECTIONS RATHER THAN EXACT UNDERGROUND LOCATIONS.
6. SURVEY BASE MAPPING HAS BEEN PROVIDED BY ABD ENGINEERS AND SURVEYORS, P.C., LLC MAKES NO CERTIFICATION AS TO THE ACCURACY AND COMPLETENESS OF SAID MAPPING.
7. CONFLICTS SHOWN ON PLANS OR BETWEEN THE PLANS AND SPECIFICATIONS SHALL BE BROUGHT TO THE ATTENTION OF THE OWNER, OWNER'S REPRESENTATIVE AND/OR ENGINEER.
8. SNOW SHALL BE PLOWED INTO BANKS ALONG THE ROADWAYS, PARKING AREAS AND SIDEWALKS. IF THERE IS NOT ENOUGH STORAGE AVAILABLE, SNOW SHALL BE PLACED IN UNDEVELOPED UPLAND AREAS.
9. SNOWFALL ACCUMULATIONS GREATER THAN 4" SHALL BE REMOVED FROM ALL PARKING AREAS AND SIDEWALKS WITHIN 48 HOURS.
10. ALL LIGHTING SHALL BE SHIELDED AND/OR PLACED IN SUCH A MANNER TO PREVENT OFF-SITE ILLUMINATION.
11. ALL DEVELOPMENT SHALL MEET ALL NYS BUILDING AND FIRE CODES.

SITE STATISTICS

PARCEL AREA = 17.36 ACRES

EXISTING ZONE - RLI

BUILDING SETBACKS

FRONT - 50'

SIDE - 25'

REAR - 30'

PROPOSED

PROPOSED USE - PRIVATE CLUB / FRATERNITY

FLOOR AREA - 7,000 S.F.

PARKING REQUIREMENTS - 1 SPACE PER 50 S.F.

TOTAL PARKING REQUIRED - 140 SPACES

PARKING PROVIDED - 140 SPACES

NOTE: 48 HOURS PRIOR TO ANY CONSTRUCTION ACTIVITIES, THE CONTRACTOR SHALL CONTACT THE U.F.P.O. TO LOCATE ALL UNDERGROUND UTILITIES. 1-800-962-7962

5/13/08 REVISED AS PER COMMENTS DATED 2/7/08	
4/1/08 REVISE PLANS AS PER 10-2-07 COMMENT LETTER	
3/9/08 UPDATE PLANS TO DRAFT OF BETHLEHEM PLANNING DEPT.	
2/6/08 RELOCATE BUILDING LOCATOR	
1/22/08 RELOCATE BUILDING LOCATOR	
NO. 133	

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MAP OF NEW YORK STATE
TOWN OF BETHLEHEM, NY
HANNAY LANE

2832 ROSENDALE ROAD
NISKAYUNA, NY 12309
PHONE - (518) 365-0875
FAX - (518) 361-9431
between@yacaptrr.com

CIVIL ENVIRONMENTAL STRUCTURAL
ENGINEERING

Overall Site Plan

BRETT L. STEENBURGH, P.E. PLLC

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STATE OF NEW YORK
TOWN OF BETHLEHEM
HANNAY LANE
ALBANY, NY 12207
SCALE: 1=60'

Sheet 1 of 8

OWNER & APPLICANT

THE CYPRUS SHRINERS
67 CORNING PLACE
ALBANY, NY 12207

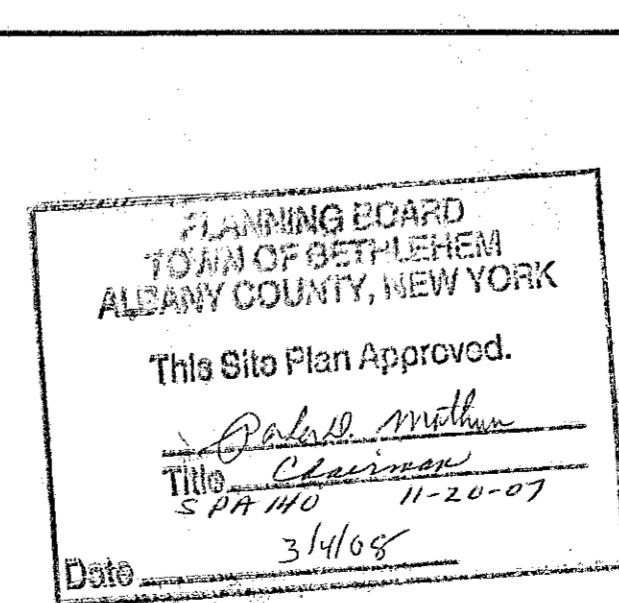
ADDRESS

27 HANNAY LANE
GLENMONT, NY 12077

MAP REFERENCES

- 1) MAP ENTITLED MAP OF SURVEY SHOWING LANDS N/F CYPRUS SHRINERS, INC. L2730 P565 AS PREPARED BY ABD ENGINEERS AND SURVEYORS AND DATED JULY 20, 1995.
- 2) MAP ENTITLED MAP OF SURVEY PREPARED FOR HUGH M. LEONARD (CHAPTER 7 TRUSTEE) AS PREPARED BY CLOUGH, HARBOUR & ASSOCIATES AND DATED MARCH 28, 1995 AND LAST REVISED 8-6-97.
- 3) MAP ENTITLED "BOUNDARY & TOPOGRAPHIC SURVEY OF LANDS OF CYPRUS SHRINERS, INC." PREPARED BY FREDERICK J. METZGER AND DATED JANUARY 12, 2005.

TOWN OF BETHLEHEM APPROVAL



SPA 140