

## 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
- UNDERGROUND FIBER OPTIC LINES

## GENERAL NOTES

1. IT IS THE INTENT OF THESE PLANS TO BE IN STRICT CONFORMITY WITH THE TOWN OF BETHLEHEM COUNTY OF NEW YORK AND APPLICABLE 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 HEREON 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 CERTIS, INC., D/B/A C.R. E., 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.
12. THE SUBJECT PARCEL IS WITHIN THE TOWN BETHLEHEM WATER AND SEWER DISTRICTS.

## SITE STATISTICS

PARCEL AREA = 17.36 ACRES  
EXISTING ZONE - RLI

## BUILDING SETBACKS

FRONT - 50'  
SIDE - 25'  
REAR - 50'

## PROPOSED

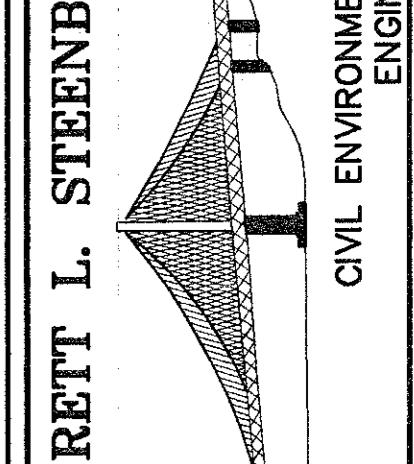
PROPOSED USE - PRIVATE CLUB / FRATERNITY  
FLOOR AREA - 7,000 S.F.  
PARKING REQUIREMENTS - 1 SPACE PER 50 S.F.  
TOTAL PARKING REQUIRED - 140 SPACES  
PARKING PROVIDED - 140 SPACES

86.00-1-12.1  
Lands of Jannmar Realty As  
(2411-995)

NOTE: 48 HOURS PRIOR TO ANY CONSTRUCTION ACTIVITIES, THE CONTRACTOR SHALL CONTACT THE U.F.P.O. TO LOCATE ALL UNDERGROUND UTILITIES, 1-800-362-7962

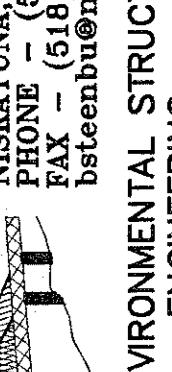
5	2002 RELEASER OF ZONE 100% OF THE PLANS
4	2002 RELEASE OF THE PLANS
3	2002 RELEASE OF THE PLANS
2	2002 RELEASE OF THE PLANS
1	2002 RELEASE OF THE PLANS

Don't scale drawings - use dimensions shown, verify dimensions on site.  
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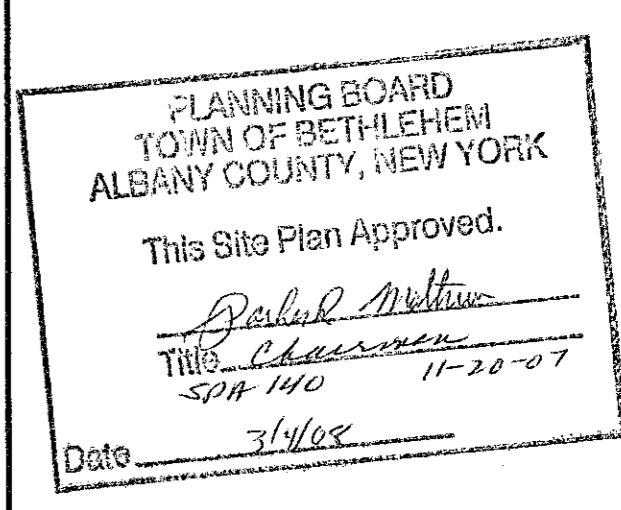
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SITE PLAN  
CYPRESS SHRINERS  
HANNAY LANE

TOWN OF BETHLEHEM  
STATE OF NEW YORK  
SCALE: 1=40'  
CHECKED BY: [Signature]  
JOB NO.: [Signature]  
CADD FILE: [Signature]  
DATE: MARCH 6, 2007  
NO. 1  
SHEET 2 OF 8



TOWN OF BETHLEHEM APPROVAL

