Planning Approval
08-0010008_SPA165A2

PHASE 1

PHASE 2

VAN DYKE ROAD

CB =N06° 42' 24"E
CH =146.36'
RAD =435.01'
ARC =147.06'
Δ=59°31'59"

CB =N20° 21' 10"E
CH =171.52'
RAD =1544.04'
ARC =171.61'
Δ=59°31'59"

N26° 21' 46"E
109.13'

N06°56'58"W 185.17'

N06°56'58"W 109.75"

N04°27'30"W 81.68'

35' FRONT SETBACK

S83°03'02"W 25.00'

(LP-LAMP/POST)

300.00'

275.00'

N83°26'06"W 300.00'

N06°33'55"W 140.00'

S06°33'55"E 140.00'

8' WIDE TRAIL

6' X 12' WOODEN DOUBLE RAIL PEDESTRIAN BRIDGE

LANDS OF WILLIAM GREER & CAROLINE GREER L. 2147 P. 1105 VAN DYKE SPINNEY, LLC HAS OPTION AGREEMENT TO PURCHASE PARCEL

COORTE PLACE

UNIT #9 COORTE PL. MODEL B
UNIT #7 COORTE PL. MODEL BB
UNIT #5 COORTE PL. MODEL D2
UNIT #11 COORTE PL. MODEL D2
UNIT #13 COORTE PL. MODEL C
UNIT #15 COORTE PL. MODEL D2
UNIT #17 COORTE PL. MODEL F
UNIT #21 COORTE PL. MODEL F
UNIT #25 COORTE PL. MODEL F
UNIT #27 COORTE PL. MODEL F
UNIT #29 COORTE PL. MODEL D
UNIT #31 COORTE PL. MODEL DD
UNIT #33 COORTE PL. MODEL E
UNIT #35 COORTE PL. MODEL A

DRIVEWAY
BILCO DOOR

WETLANDS

AERTSAN

UNIT #5 AERTSAN PL. MODEL A
UNIT #3 AERTSAN PL. MODEL C
UNIT #1 AERTSAN PL. MODEL D2
UNIT #7 AERTSAN PL. MODEL DD
UNIT #9 AERTSAN PL. MODEL D2
UNIT #11 AERTSAN PL. MODEL E
UNIT #13 AERTSAN PL. MODEL F
UNIT #15 AERTSAN PL. MODEL B
UNIT #17 AERTSAN PL. MODEL A
UNIT #19 AERTSAN PL. MODEL C
UNIT #21 AERTSAN PL. MODEL D
UNIT #23 AERTSAN PL. MODEL DD
UNIT #25 AERTSAN PL. MODEL D2
UNIT #27 AERTSAN PL. MODEL B
UNIT #29 AERTSAN PL. MODEL F
UNIT #31 AERTSAN PL. MODEL F

BURGEL COURT

UNIT #1 BURGEL CT. MODEL A
UNIT #3 BURGEL CT. MODEL B
UNIT #5 BURGEL CT. MODEL DD
UNIT #7 BURGEL CT. MODEL D2
UNIT #9 BURGEL CT. MODEL BB
UNIT #2 BURGEL CT. MODEL A
UNIT #4 BURGEL CT. MODEL C
UNIT #6 BURGEL CT. MODEL DD
UNIT #8 BURGEL CT. MODEL D2
UNIT #10 BURGEL CT. MODEL B
UNIT #12 BURGEL CT. MODEL BB

50' BUFFER LINE

50' ZONE BUFFER

MAINTENANCE ACCESS PATH

6' WIDE TRAIL

6' X 10' WOODEN DOUBLE RAIL PEDESTRIAN BRIDGE

DETENTION BASIN

DETENTION BASIN AREA

DEVELOPED UNDER PHASE 1

331.79'

S83°26'06"W

S07°51'00"E 775.30'

496.95'

LANDS N/F OF JEFF A. VADNEY & KAREN M. VADNEY L. 2511 P. 195

LANDS N/F OF MICHAEL TERRY L. 2534 P. 003

LANDS N/F OF STEVEN WRIGHT & LORI J. WRIGHT L. 2572 P. 324

LANDS N/F OF JOHN M. VADNEY & LOIS M. VADNEY L. 2496 P. 883

LANDS N/F OF JOSEPH A. ALBERT L. 2181 P. 980

INCHES
Town of Bethlehem, NY

LICENSED PROFESSIONAL ENGINEER
THOMAS E. BREWER
No. 047754
STATE OF NEW YORK

TOWN OF BETHLEHEM
PLANNING BOARD
TOWN OF BETHLEHEM
ALBANY COUNTY, NEW YORK
This Site Plan Approved.
Title Chairman
Date 6/19/14
SPA 165 A2, 3/18/14

BREWER ENGINEERING ASSOCIATES, P.C.
CONSULTING ENGINEERS - PLANNERS
743 COLUMBIA TURNPIKE, EAST GREENBUSH, NEW YORK 12061
PHONE: 518.477.5253 FAX: 518.477.5253

TITLE: AMENDED SITE PLAN

DRAWN BY:	DATE:	CHECKED BY:	SCALE:
DVBT	02/15/14	TEB	1"=100'

DATE	REVISION
04/04/14	added pedestrian trail within development.
04/04/14	added street lighting within development.

VAN DYKE SPINNEY
PHASE 1
TOWN OF BETHLEHEM COUNTY OF ALBANY
STATE OF NEW YORK

DRAWING NUMBER: 2 / 3
JOB NO: 11-06

BREWER ENGINEERING ASSOCIATES, P.C.
UNAUTHORIZED ALTERATION OR ADDITION TO THIS DOCUMENT IS A VIOLATION OF SECTION 7209 SUBDIVISION 2 OF THE NEW YORK STATE EDUCATION LAW