

DELWARE AVENUE HEALTH PARK

TOWN OF BETHLEHEM, ALBANY COUNTY

STATE OF NEW YORK

DRAWING INDEX:

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CODE COMPLIANCE:

ALL WORK AND MATERIALS SHALL BE PERFORMED AND INSTALLED IN ACCORDANCE WITH THE CURRENT EDITIONS OF THE FOLLOWING CODES AS ADOPTED BE THE LOCAL GOVERNING AUTHORITIES. NOTHING IN THESE PLANS IS TO BE CONSTRUED TO PERMIT WORK NOT CONFORMING TO THE LATEST EDITIONS OF THE FOLLOWING:

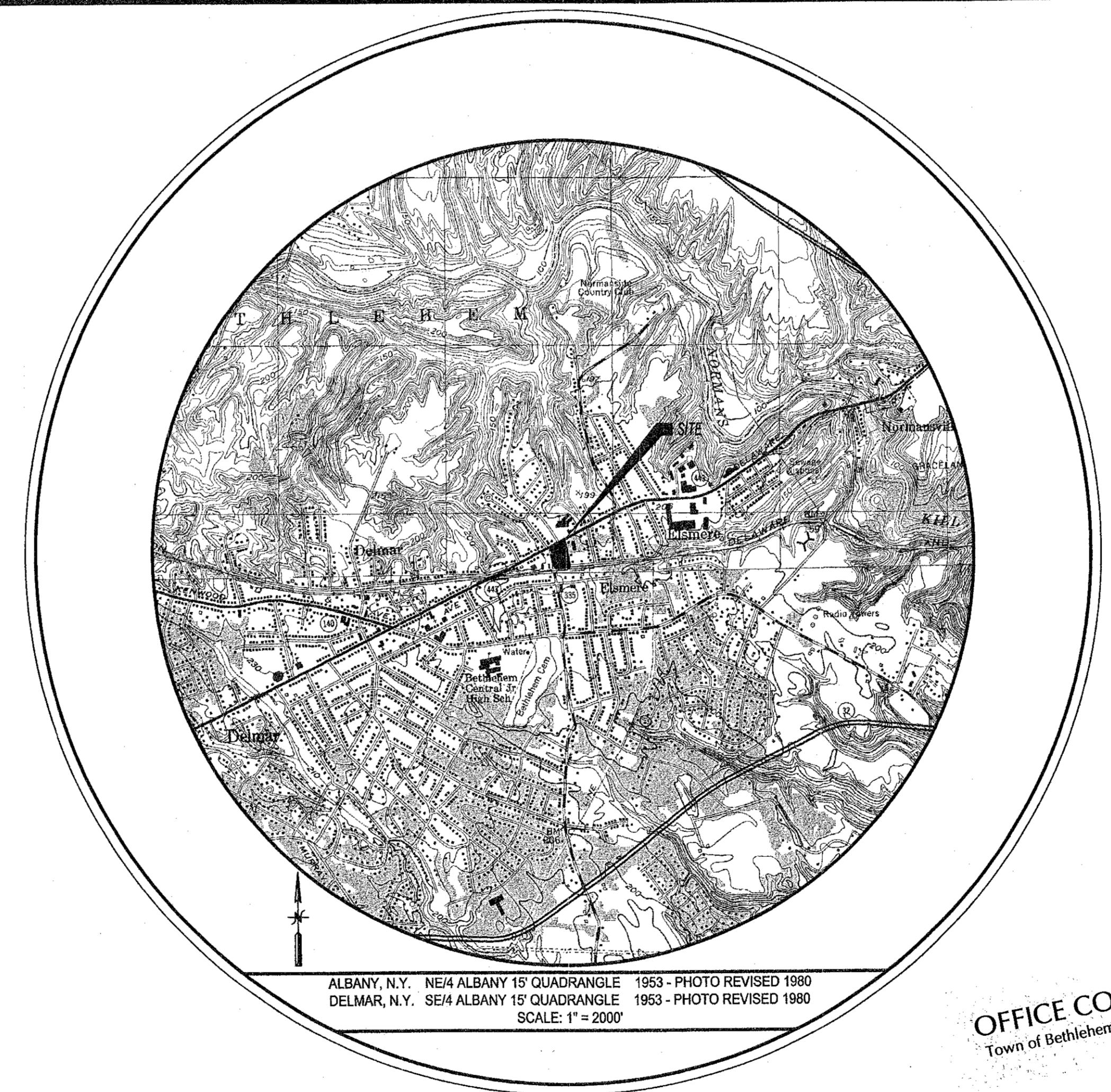
1. UNIFORM PLUMBING CODE
2. NATIONAL ELECTRIC CODE
3. LOCAL BUILDING CODE
4. TOWN/COUNTY ORDINANCES

DIG ALERT:

CALL FOR UNDERGROUND UTILITIES PRIOR TO DIGGING:
1-800-962-7962

EMERGENCY:

CALL 911

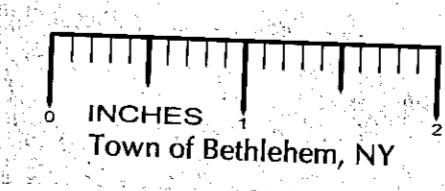


PROJECT LOCATION MAP

OFFICE COPY
Town of Bethlehem, NY

ISSUED FOR:

SITE PLAN REVIEW



INCHES
Town of Bethlehem, NY



PLANNING BOARD
TOWN OF BETHLEHEM
ALBANY COUNTY, NEW YORK
This Site Plan Approved
George J. Turner
Title CHAIRMAN
Date August 4, 2011 SPA175

infinity
engineering
11 Herbert Drive
Latham, New York 12110
(518) 690-0790

GENERAL NOTES

1. UNDERGROUND UTILITIES ARE SHOWN BASED ON PHYSICAL EVIDENCE LOCATED AT THE GROUND SURFACE.

2. THE PLANS SHOW KNOWN SUBSURFACE STRUCTURES, ABOVEGROUND STRUCTURES AND/OR UTILITIES BELIEVED TO EXIST IN THE WORKING AREA, BASED UPON RECORD PLANS AND FIELD EVIDENCE. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO PROCEED WITH GREAT CARE IN EXECUTING ANY WORK. CONTRACTOR SHALL COMPLY WITH THE STATE OF NEW YORK DEPARTMENT OF PUBLIC SERVICE, 16NYCRR PART 753, EFFECTIVE FEBRUARY 5, 1997. CALL BEFORE YOU DIG @ 1-800-962-7962.

3. THE ENGINEER SHALL BE NOTIFIED IN WRITING OF ANY CONDITIONS THAT VARY FROM THOSE SHOWN ON THE PLANS. THE CONTRACTOR'S WORK SHALL NOT VARY FROM THE PLANS WITHOUT THE EXPRESSED APPROVAL OF THE ARCHITECT.

4. THE CONTRACTOR SHALL RESTORE LAWNS, DRIVEWAYS, CULVERTS, SIGNS AND OTHER PUBLIC OR PRIVATE PROPERTY DAMAGED OR REMOVED TO AT LEAST AS GOOD A CONDITION AS BEFORE BEING DISTURBED AS DETERMINED BY THE ARCHITECT. ANY DAMAGED TREES, SHRUBS, AND/OR HEDGES SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE.

5. THE CONTRACTOR SHALL COMPLY WITH ALL REQUIRED PERMITS.

6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING AND INCURRING THE COST OF ALL REQUIRED PERMITS, INSPECTIONS, CERTIFICATES, ETC.

7. THE CONTRACTOR SHALL PROTECT EXISTING PROPERTY LINE MONUMENTATION. ANY MONUMENTATION DISTURBED OR DESTROYED, AS JUDGED BY THE ENGINEER OR OWNER, SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE UNDER THE SUPERVISION OF A NEW YORK STATE LICENSED LAND SURVEYOR.

8. THE CONTRACTOR SHALL BE RESPONSIBLE TO CONDUCT EXPLORATORY TEST PITS AS REQUIRED TO DETERMINE UNDERGROUND CONDITIONS. THE CONTRACTOR SHALL CONDUCT ADDITIONAL PITS AS REQUIRED FOR PERFORMANCE OF WORK AT HIS EXPENSE.

9. ALL TRENCH EXCAVATION AND ANY REQUIRED SHEETING AND SHORING SHALL BE DONE IN ACCORDANCE WITH THE LATEST REVISIONS OF NEW YORK STATE CODE RULE 23 AND OSHA REGULATIONS FOR CONSTRUCTION.

10. CONTRACTOR SHALL BE RESPONSIBLE FOR DEWATERING AND THE MAINTENANCE OF SURFACE DRAINAGE DURING THE COURSE OF WORK.

11. MAINTAIN FLOW FOR ALL EXISTING UTILITIES, CULVERTS, AND DITCHES.

12. ALL MANHOLES, CASTINGS, ETC. AND VALVE BOXES WITHIN PAVED AREAS SHALL HAVE THE TOPS SET PLUSH WITH THE EXISTING PAVEMENT GRADE. IN LANDSCAPED AREAS, ALL FRAMES SHALL BE 0.1' ABOVE GRADE.

13. BEFORE CONSTRUCTING LINES TO CONNECT TO EXISTING UTILITIES OR UTILITIES INSTALLED UNDER OTHER CONTRACTS, VERIFY EXISTING UTILITY INVERTS AND NOTIFY ENGINEER IF ANY VARIATION FROM THE PLANS IS REQUIRED.

14. CONTRACTOR TO GRADE ALL AREAS ON THE SITE TO PROVIDE POSITIVE DRAINAGE.

15. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ALL FIELD LAYOUT. THE CONTRACTOR SHALL TAKE TIES TO ALL UTILITY CONNECTIONS AND PROVIDE MARKED-UP AS-BUILT PLANS FOR ALL UTILITIES SHOWING TIES TO CONNECTIONS, BENDS, VALVES, LENGTHS OF LINES AND INVERTS. AS-BUILT PLANS SHALL BE REVIEWED BY THE OWNER AND HIS REPRESENTATIVES, AND THE CONTRACTOR SHALL PROVIDE ANY CORRECTION OR ADMISSIONS TO THE SATISFACTION OF THE OWNER AND HIS REPRESENTATIVES BEFORE UTILITIES WILL BE ACCEPTED.

CODE COMPLIANCE:

ALL WORK AND MATERIALS SHALL BE PERFORMED AND INSTALLED IN ACCORDANCE WITH THE CURRENT EDITIONS OF THE FOLLOWING CODES AS ADOPTED BY THE LOCAL GOVERNING AUTHORITIES. NOTHING IN THESE PLANS IS TO BE CONSTRUED TO PERMIT WORK NOT CONFORMING TO THE LATEST EDITIONS OF THE FOLLOWING:

1. UNIFORM PLUMBING CODE
2. NATIONAL ELECTRIC CODE
3. LOCAL BUILDING CODE
4. TOWN/COUNTY ORDINANCES

TOWN OF BETHLEHEM STANDARD NOTES

16. THE CONTRACTOR SHALL EXERCISE CAUTION WHEN OPERATING CONSTRUCTION EQUIPMENT OVER NEW UTILITY TRENCHES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING A MINIMUM OF TWO FEET OR MORE, IF REQUIRED, OVER ANY UTILITY LINE SUBJECT TO CONSTRUCTION TRAFFIC.

17. CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING ALL WORK, LANE CLOSURES AND DISRUPTIONS WITH GOVERNING AGENCIES.

18. PRIOR TO BIDDING PROJECT, THE CONTRACTOR SHALL VISIT THE SITE TO VERIFY EXISTING CONDITIONS.

19. ALL PHYSICAL FEATURES, INDIVIDUAL TREES, LANDSCAPING OR UTILITY LOCATIONS COULD NOT BE POSSIBLY SHOWN ON THE CONTRACT DRAWINGS. EACH BIDDER IS ENCOURAGED TO PERSONALLY INSPECT ALL AREAS OF PROPOSED WORK, IN ORDER TO ENSURE THAT HE IS FAMILIAR WITH THE PHYSICAL LAYOUT OF THE AREA AND THE REQUIREMENTS OF THE WORK.

20. PROPERTY LINES ARE APPROXIMATE AS INTERPOLATED FROM EXISTING MAPPING AND ARE SHOWN FOR REFERENCE ONLY. SEE LIST OF MAP REFERENCES FOR FURTHER INFORMATION.

21. ALL PROPOSED WORK MAY BE VARIED IN THE FIELD BY THE ENGINEER TO MEET EXISTING CONDITIONS.

22. UPON COMPLETION OF THE WORK, ALL DISTURBED AREAS SHALL BE RESTORED TO A CONDITION EQUAL TO OR BETTER THAN THAT WHICH EXISTED PRIOR TO CONSTRUCTION.

23. DISTURBED AREAS SHALL BE RESTORED AS WORK PROGRESSES AS DEEMED APPROPRIATE BY THE ENGINEER IN GENERAL. IF CONSTRUCTIONS COMPLETE ON A STREET, THAT STREET SHALL BE RESTORED AS STATED AND/OR IF CONSTRUCTION HAS ADVANCED 1/2 MILE FROM THE DISTURBED AREA IT SHALL BE RESTORED AS STATED.

24. TURF ESTABLISHMENT: ALL DISTURBED, FILL OR CUT AREAS SHALL BE GRADED, SEEDED, AND MULCHED, WITHIN ONE WEEK OF BACK FILLING SHOULDER AREAS, AS SHOWN ON THE DETAILS, AND LAWN AREAS OF PRIVATE PROPERTY DISTURBED DURING THE COURSE OF THE WORK WILL REQUIRE TOP SOIL BEFORE SEEDING AND MULCHING. ANY AREAS THAT SETTLE OR WASH OUT SHALL BE REPAVED.

25. WHERE PRACTICAL, ALL EROSION CONTROL MEASURES SHALL BE PUT INTO PLACE PRIOR TO BEGINNING CONSTRUCTION.

26. TRENCHES SHALL NOT BE LEFT OPEN OVERNIGHT. TEMPORARY PATCH SHALL BE PLACED AT THE END OF EACH WORKING DAY.

27. ALL CONSTRUCTION STAKE OUT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. LOCATION OF MANHOLES, ARE TO BE INDIVIDUALLY STAKED OUT. SEWER MAIN TO BE STAKED OUT AT 100 FOOT STATIONS.

28. DIMENSIONS ARE FROM FACE OF CURB, FACE OF BUILDING, FACE OF WALL AND CENTERLINE OF PAVEMENT MARKINGS UNLESS OTHERWISE NOTED.

29. ALL WORK TO BE CONSTRUCTED PER THE TOWN OF BETHLEHEM TOWN STANDARDS.

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."

3. "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 Town right-of-way, the contractor shall obtain a highway work permit from the Town Highway Superintendent."

5. "Prior to any work in the County right-of-way, a highway work permit from the County of Albany Department of Public Works is required."

6. "Prior to any work in the State right-of-way, a highway work permit from the New York State Department of Transportation is required."

7. "Prior to any work on sanitary sewer and water, the contractor shall obtain the necessary permits from the Town Department of Public Works."

8. "Unless otherwise noted, the locations and footprint configurations of proposed dwellings, driveways and associated lot grading as shown on this plan are conceptual and are included for municipal review purposes. Actual building locations and configurations, and related site grading, may vary from what is shown. However, any substantial variation from what is shown on any lot, as determined by the Town Building Inspector, shall be subject to further review by the Town Department of Public Works (and possibly other Town entities) prior to the issuance of a Building Permit for that lot."

9. "Any lot that has a proposed house location or building envelope that is located on the downhill side of the Safe Set Back Line will need to have a site-specific soils report submitted to the Building Inspector before a building permit will be issued for that lot."

10. "All controlled fill shall be certified by a licensed soils engineer, that placement of the material was done in a manner suitable for the construction of the road and the installation of water main, storm sewers, and sanitary sewers. To this end, no fill shall be placed in areas identified on these plans as controlled fill areas until the certifying soils engineer has been consulted."

11. "For all lots that have areas designated as preserved Federal Wetlands as shown on the Plans, the Town has no control over and accepts no responsibility for future drainage problems that could 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."

12. "For all lots having preserved Federal Wetlands, such wetlands will be shown on the plot plans submitted to the Town Building Department for a Building Permit. This wetland information can be taken directly from the plat or Federal Wetlands Map. Said plot plans shall note that further filling of wetlands may require authorization from Federal regulatory authorities."

13. 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.

14. Street right-of-way monuments shall be installed following completion of home construction at points designated by the Town of Bethlehem.

15. No sump pump, roof drains, cellar drains, or footing drains shall be connected to the sanitary sewer system.

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AUG 3 2011
Town of Bethlehem
Planning Board

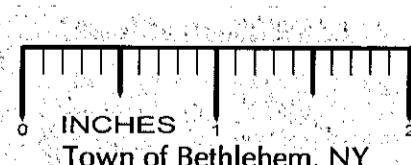
Drawing Title
General Notes

Drawing Scale:
1" = 30'
Date:
8/01/2011

Issued For

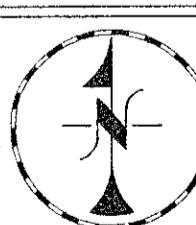
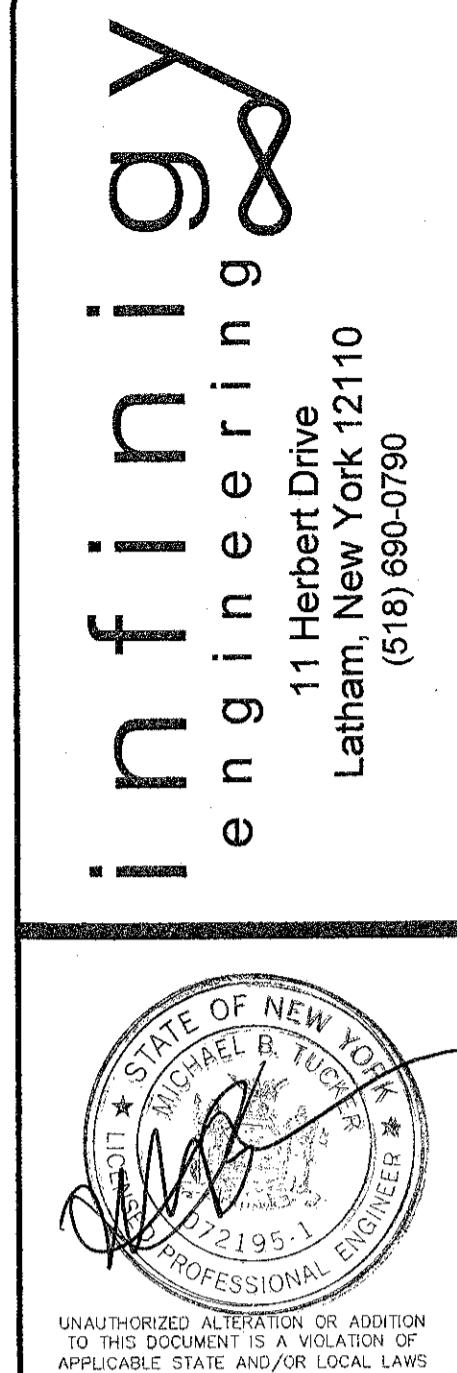
SITE PLAN
REVIEW

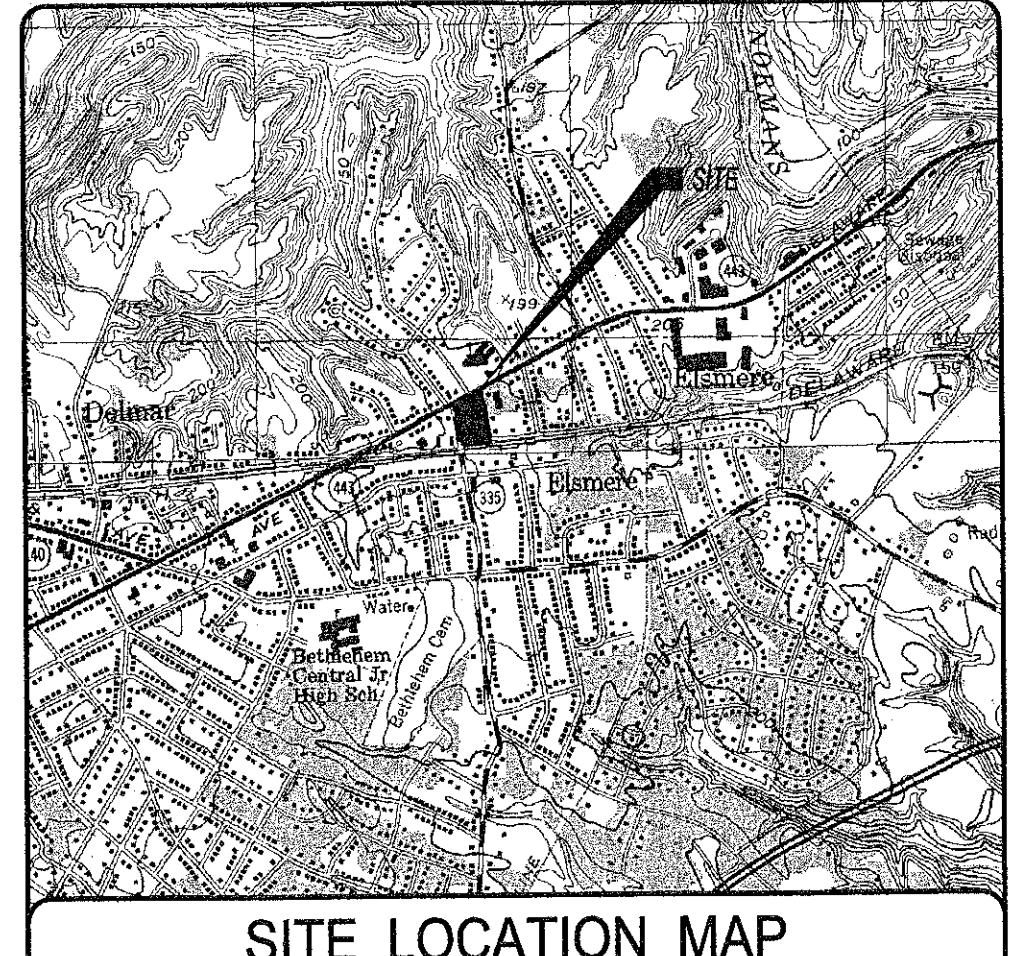
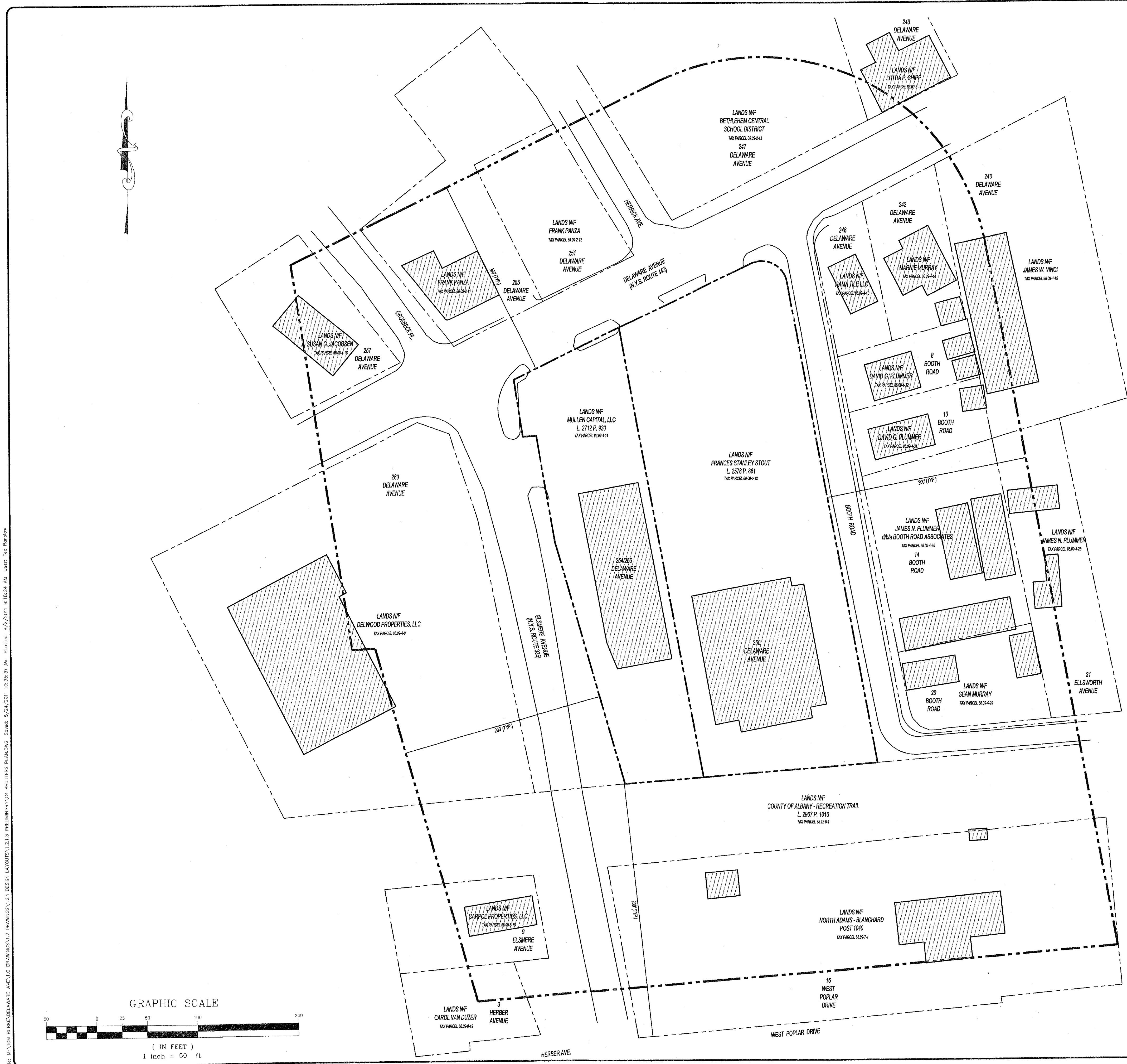
Drawing Number
C-2



TOWN OF BETHLEHEM APPROVAL

| |
|--|
| PLANNING BOARD TOWN OF BETHLEHEM ALBANY COUNTY, NEW YORK |
| This Site Plan Approved: George James Title: CHAIRMAN Date: August 4, 2011 SPA175 |





SITE LOCATION MAP

ALBANY, N.Y. NE/4 ALBANY 15' QUADRANGLE 1953 - PHOTO REVISED 1980
DELMAR, N.Y. SE/4 ALBANY 15' QUADRANGLE 1953 - PHOTO REVISED 1980
SCALE: 1" = 2000'



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TO THIS DOCUMENT IS A VIOLATION OF
APPLICABLE STATE AND/OR LOCAL LAWS

| | | |
|----------------------|--------|---------|
| Project Title Change | MBT | 8/01/11 |
| Final Submission | MBT | 5/25/11 |
| Add Street Address | MBT | 4/22/11 |
| Submittal / Revision | Arnold | Date |

Submitted: TAR Date: 2/11
Signed: TAR Date: 2/11
Checked: MBT Date: 2/11

ject Number
182-094

Health Park

Prepared For
**Cartoon
Development LLC**

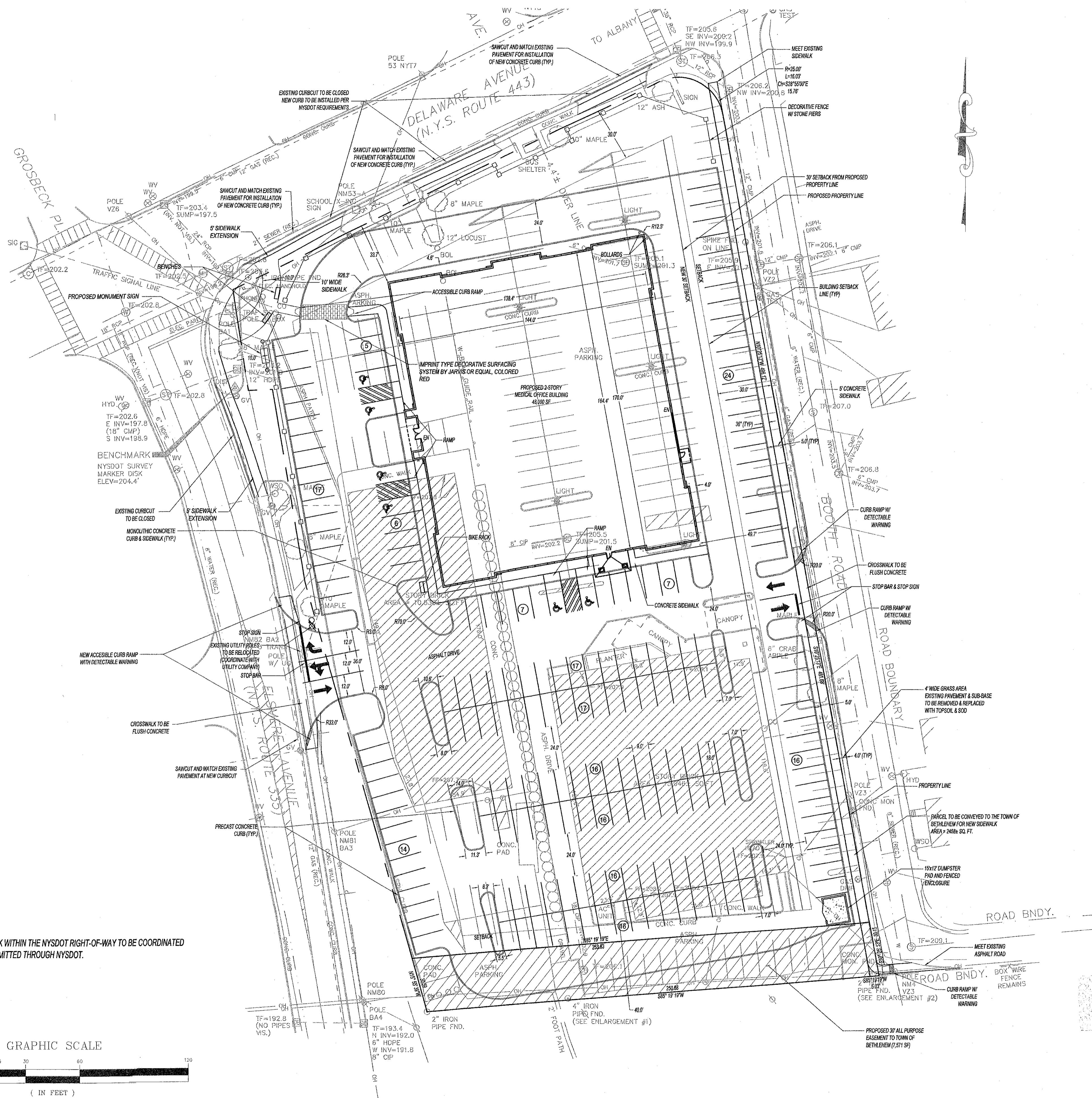
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|----------------|---|
| Drawing Scale: |  |
| 1" = 30' |  |
| Date: |  |
| 8/01/2011 |  |

Site Plan Review

rawing Number



| LAYOUT & MATERIALS LEGEND | | |
|---------------------------|----------|----------|
| DESCRIPTION | EXISTING | PROPOSED |
| FENCE | — | — |
| EDGE OF STREAM OR RIVER | — | — |
| LAKE OR POND | — | — |
| PROPERTY LINE | — | — |
| EDGE OF PAVEMENT | — | — |
| EDGE OF WOODS | — | — |
| BUILDING | — | — |

DESCRIPTION OF PARCEL TO BE CONVEYED TO THE TOWN OF BETHLEHEM FOR SIDEWALK PURPOSES

All that certain piece or parcel of land situate on the southerly side of Delaware Avenue and the westerly side of Booth Road in the Town of Bethlehem, County of Albany and State of New York being more particularly bounded and described as follows:

Beginning at a point at the southeasterly corner of Tax Parcel 86.09-4-12 and on the westerly road boundary of Booth Road; thence South 85°19'19" West, along the southerly line of said Tax Parcel, 5.03 feet to a point; thence North 10°25'13" West, through said Tax Parcel, 496.12 feet to a point on the southerly road boundary of Delaware Avenue; thence along the said southerly road boundary and along the westerly road boundary of Booth Road the following two (2) courses and distances: 1) along a curve to the right having a radius of 25.00 feet, an arc length of 16.03 feet and a chord of South 28°55'00" East, 15.76 feet to a point; and 2) South 10°25'13" East, 481.68 feet to the point or place of beginning. Containing 2,458 square feet of land, more or less.

DESCRIPTION OF 30' ALL PURPOSE EASEMENT TO THE TOWN OF BETHLEHEM

All that certain piece or parcel of land situate on the southerly side of Delaware Avenue, the easterly side of Elsmere Avenue and the westerly side of Booth Road in the Town of Bethlehem, County of Albany and State of New York being more particularly bounded and described as follows:

Beginning at a point at the southeasterly corner of Tax Parcel 86.09-4-12 and on the westerly road boundary of Booth Road; thence South 85°19'19" West, along the southerly line of said Tax Parcel, 250.88 feet to a point on the easterly road boundary of Elsmere Avenue; thence North 15°55'39" West, along said easterly road boundary, 30.59 feet to a point; thence North 85°19'19" East, through said Tax Parcel, 253.83 feet to a point on the said westerly road boundary of Booth Road; thence South 10°25'13" East, 30.15 feet to the point or place of beginning. Containing 7,571 square feet of land, more or less.

SEE SHEET C-6 FOR ZONING AND SITE STATISTICS

RECEIVED
AUG 3 2011
Town of Bethlehem
Planning Board

TOWN OF BETHLEHEM APPROVAL

| |
|---|
| PLANNING BOARD TOWN OF BETHLEHEM ALBANY COUNTY, NEW YORK |
| This Site Plan Approved: <i>George Finner</i> Title: CHAIRMAN |
| Date: August 4, 2011 SPA175 |

engineering

11 Herbert Drive
(518) 690-0790
Latham, New York 12110



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| | | | |
|-----|--------------------------|-------|-----------|
| 6 | PROJECT TITLE CHANGE | MBT | 8/01/11 |
| 5 | FINAL SUBMISSION | MBT | 5/22/2011 |
| 4 | BLDG. FOOTPRINT CHANGE | MBT | 4/22/2011 |
| 3 | ADD FENCE ALONG ELSMERE | MBT | 4/16/2011 |
| 2 | ADD SIDEWALK ALONG BOOTH | MBT | 4/14/2011 |
| 1 | BENCHES/BIKE RACK ADDED | MBT | 4/5/2011 |
| No. | Submit / Revision | App'd | Date |

Drawn: TAR Date: 2/11
Designed: TAR Date: 2/11
Checked: MBT Date: 2/11

Project Number 182-094

Project Title Delaware Avenue Health Park

Delaware & Elsmere Ave's Bethlehem, NY

Prepared For

Patroon Development LLC

Drawing Title Layout & Materials Plan

Drawing Scale: 1" = 30'
Date: 8/01/2011

Issued For

SITE PLAN REVIEW

Drawing Number

C-5

| ZONING TABLE | | |
|--|-----------------------------|--------------|
| CH - COMMERCIAL HAMLET | | |
| | REQUIRED (PER LOCAL LAW) | PROVIDED |
| MINIMUM LOT SIZE | 10,000 SF | 121,508 SF** |
| MINIMUM FRONT YARD | 30 FEET | 33.7 FEET |
| MINIMUM SIDE YARD | 10 FEET * | 49.7 FEET |
| MINIMUM REAR YARD | 40 FEET | 234 FEET |
| MAXIMUM HEIGHT | 35 FEET | < 35 FEET |
| MINIMUM LOT DEPTH | 100 FEET | 414.8 FEET |
| MINIMUM LOT WIDTH | 100 FEET | 244.6 FEET |
| MAXIMUM LOT COVERAGE | 65% | 19% |
| *30 (EQUAL TO FRONT YARD) FOR CORNER LOT | | |

123,966 SF - 2,458 SF (DEEDED TO TOWN) = 121,508 SF **

| PARKING TABLE | | |
|-------------------------------|--|--------------------------------------|
| | REQUIRED | PROVIDED |
| MEDICAL OFFICE (48,000 SF) | 1/200SF = 240 SPACES TOTAL = 240 SPACES | 194 SPACES (46 SPACE DEVIATION) * |
| | | |

* ON MAY 18, 2011, THE ZONING BOARD OF APPEALS VOTED TO APPROVE A VARIANCE TO FOR AN OFF STREET PARKING REDUCTION FROM 240 PARKING SPACES REQUIRED TO 194 PROPOSED, A DEVIATION OF 46 SPACES.

| GREEN SPACE TABLE | | | |
|---------------------------------|--------------------------------|----------|---------------------------|
| | REQUIRED | PROVIDED | |
| | | SF | ACRE |
| EXISTING GREEN SPACE | | 5,662.8 | 0.13 |
| PROPOSED TOTAL GREEN SPACE | | 19,630 | 0.45 |
| INTERIOR PARKING LANDSCAPE AREA | 10% OF PARKING AREA (7,739 SF) | 3,008 | 0.07 |
| | | | 2.5% (3.9% OF PARKING) |
| | | | |
| | | | |
| | | | |
| | | | |

* THE TOTAL GREEN SPACE WAS 22.1% AT THE TIME OF THE ZBA APPROVALS ON 5/5/2010



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| | | | |
|-----|----------------------|-------|-----------|
| 3 | Project Title Change | MBT | 8/01/11 |
| 2 | Final Submission | MBT | 5/25/2011 |
| 1 | PER TOWN COMMENTS | MBT | 4/22/2011 |
| No. | Submittal / Revision | App'd | Date |

Drawn: _____ TAR Date: 2/11
Designed: _____ TAR Date: 2/11
Checked: _____ MBT Date: 2/11

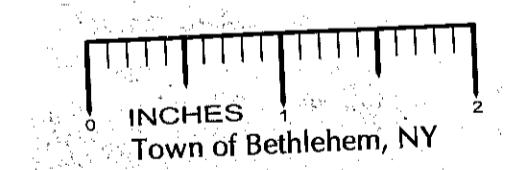
Project Number 182-094

Project Title Delaware Avenue Health Park

Delaware & Elsmere Ave's Bethlehem, NY

Prepared For

Patroon Development LLC



RECEIVED
AUG 3 2011
Town of Bethlehem
Planning Board

Drawing Title Zoning & Site Statistics

Drawing Scale: 1" = 30'

Date: 8/01/2011

Issued For

SITE PLAN REVIEW

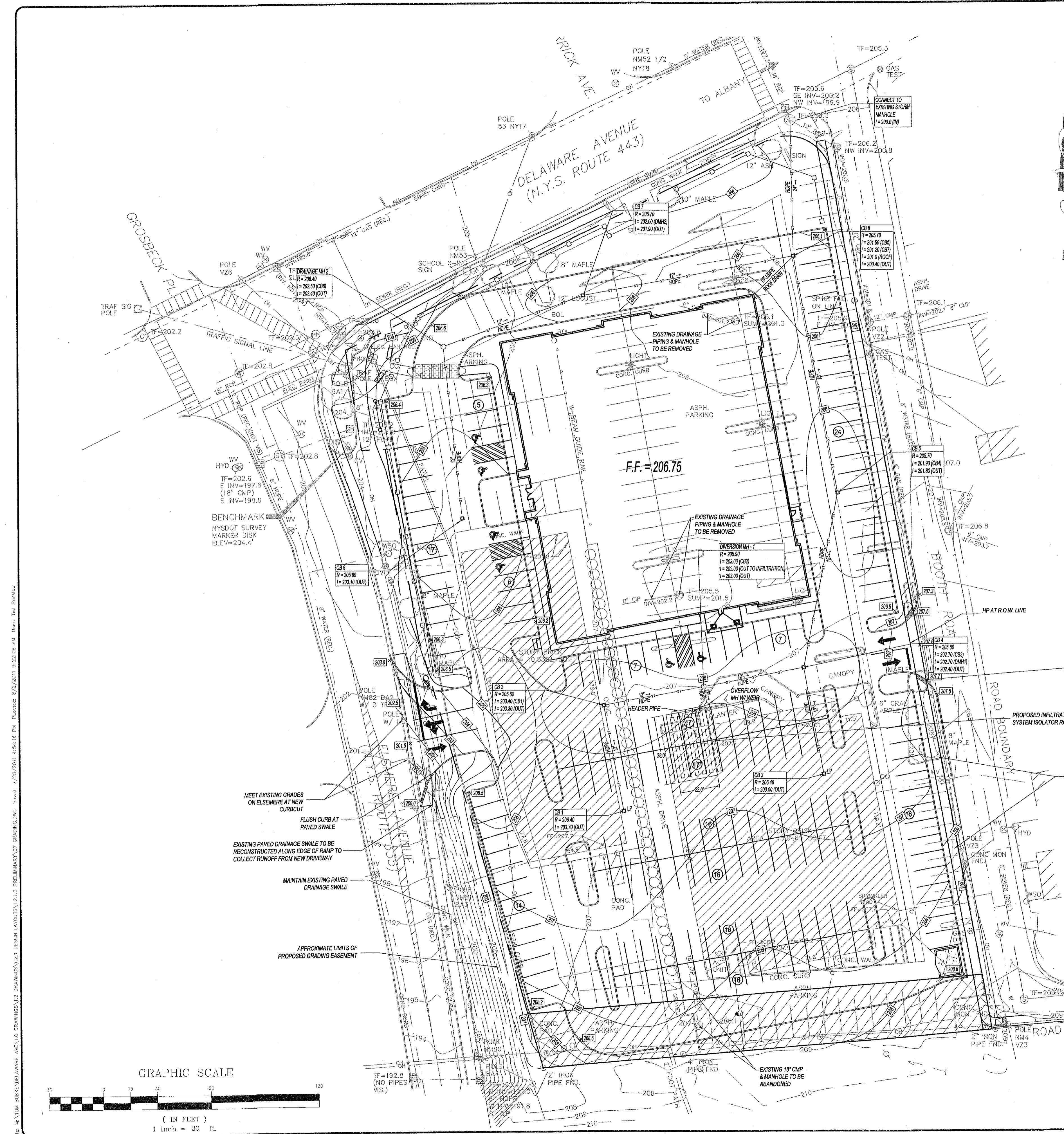
Drawing Number

C-6

| Variance Comparison Table | | | | | | | | |
|---|--------------------------------|---|-----------|-----------|----------------|-----------|-----------|---|
| Item | Town Code Section | Original Proposal (Variances Obtained 5/5/10) | | | New Proposal | | | |
| | | Required | Proposed | Deviation | Required | Proposed | Deviation | |
| Off Street Parking | 128-56 (H) | 223 | 183 | 40 | 240 | 194 | 46 | Subject of variance approved on 5/18/11 |
| Interior Parking Lot Greenspace | 128-56 (K) and 128-71(E)(3)(g) | 10% | 3.61% | 6.39% | 10% | 3.90% | 6.10% | Subject of variance approved on 5/18/11 |
| Landscape End Islands | 128-56 (K) | 15 ft | 7.5 ft | 7.5 ft | 15 ft | 5.5 ft | 9.5 ft | Subject of variance approved on 5/18/11 |
| Landscape Center Islands | 128-56 (K) | 18 ft | 0 ft | 18 ft | 18 ft | 0 ft | 18 ft | Subject of variance approved on 5/18/11 |
| Parking Spaces in front, side and rear setbacks | 128-71 (E)(6)(a) | None | 54 spaces | 54 spaces | None | 83 spaces | 83 spaces | Allowed by Planning Board approval |
| Parking Stall Length | 128-56 (C) | 20 ft | 18 ft | 2 ft | 20 ft | 18 ft | 2 ft | Subject of variance approved on 5/18/11 |
| Side Yard Setback - Division line between lots | 128 Schedule | 10 ft each lot | 0 | 10 ft | 10 ft each lot | 0 | 10 ft | Subject of variance approved on 5/18/11 |

TOWN OF BETHLEHEM APPROVAL

| |
|--|
| PLANNING BOARD TOWN OF BETHLEHEM ALBANY COUNTY, NEW YORK |
| This Site Plan Approved <i>George Jansen</i> Title: CHAIRMAN |
| Date: August 4, 2011 SPA175 |



| GRADING LEGEND | | |
|-------------------------------|----------|--------------------------|
| DESCRIPTION | EXISTING | PROPOSED |
| FENCE | —x—x— | |
| 5' OR 10' CONTOUR LINE | — 200 — | — 250 — |
| 1' OR 2' CONTOUR LINE | — 202 — | — 202 — |
| SPOT ELEVATION | X 202 | |
| TOP AND BOTTOM CURB ELEVATION | | X TC-XXXXXX BC-XXXXXX |
| SLOPE (%) | X% | — |
| EDGE OF STREAM OR RIVER | — | — |
| LAKE OR POND | — | — |
| PROPERTY LINE | — | — |
| GRADING LIMITS | — | — |
| EDGE OF PAVEMENT | — | — |
| EDGE OF WOODS | — | — |
| BUILDING | — | — |
| CATCH BASIN | □ | □ |
| MANHOLE | ◎ | ◎ |
| HYDRANT | • | • |
| WETLAND/MARSH | ▲ | ▲ |

SITE GRADING NOTES:

- TRANSITIONS FROM EXISTING PAVEMENT AND SIDEWALKS SHALL BE SMOOTH AND FLUSH.
- SIDEWALK CROSS SLOPES SHALL NOT EXCEED 2%.
- HANDICAP PARKING STALLS AND ACCESSIBLE ROUTE SHALL BE CONSTRUCTED IN ACCORDANCE WITH ALL APPLICABLE REGULATIONS, INCLUDING THE MOST RECENT VERSION OF 28 CFR PART 36, ADA STANDARDS FOR ACCESSIBLE DESIGN.
- STRUCTURAL FILL USED TO BRING BUILDING ELEVATIONS TO SUBGRADE SHALL BE INSTALLED PER THE GEOTECHNICAL ENGINEERS REQUIREMENTS.
- ALL CATCHBASINS SHALL BE INSTALLED AT LOW POINTS
- ALL WORK WITHIN THE NYSDOT RIGHT-OF-WAY TO BE COORDINATED AND PERMITTED THROUGH NYSDOT.

UNAUTHORIZED ALTERATION OR ADDITION TO THIS DOCUMENT IS A VIOLATION OF APPLICABLE STATE AND/OR LOCAL LAWS

3 Project Title Change MBT 8/01/11
2 Final Submission MBT 5/25/11
1 PERT TOWN COMMENTS MBT 4/22/11
No. Submittal / Revision App'd Date

Drawn: TAR Date: 2/11
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Project Number 182-094

Project Title Delaware Avenue Health Park
Delaware & Elsmere Ave's Bethlehem, NY

Prepared For

Patroon Development LLC

RECEIVED AUG 3 2011
Drawing Title Grading & Drainage Plan
Town of Bethlehem Planning Board

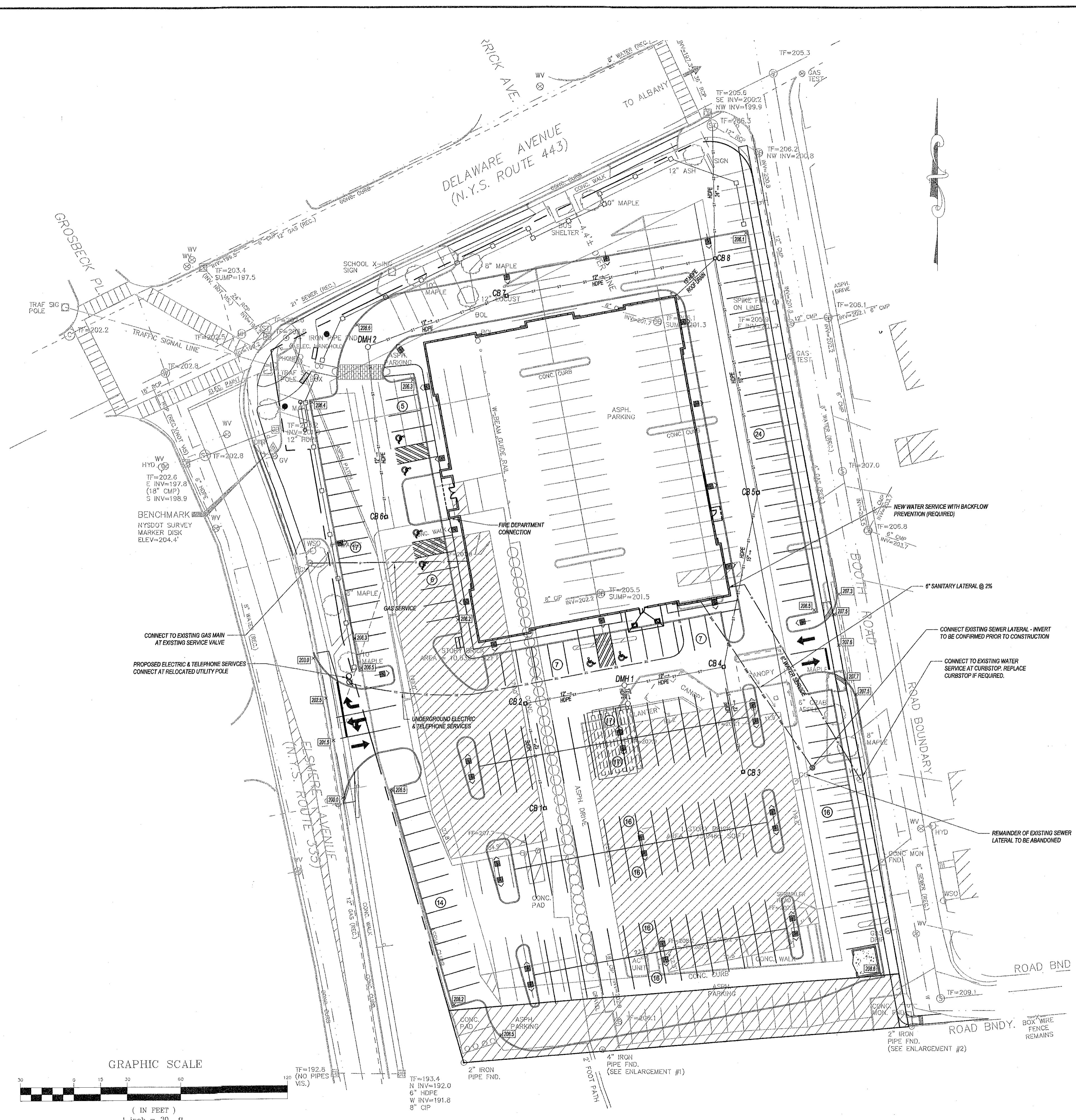
Drawing Scale: 1" = 30'
Date: 8/01/2011
Issued For

TOWN OF BETHLEHEM APPROVAL
PLANNING BOARD
TOWN OF BETHLEHEM
ALBANY COUNTY, NEW YORK
This Site Plan Approved.
George J. Ferraro
Title: CHAIRMAN
Date: August 4, 2011 S.A.T.P.S.

SITE PLAN REVIEW
Drawing Number C-7

Engineering

11 Herbert Drive
Latham, New York 12110
(518) 690-0790



| UTILITIES LEGEND | | |
|-------------------------|-----------|-----------|
| DESCRIPTION | EXISTING | PROPOSED |
| FENCE | —*— * —* | |
| 5' OR 10' CONTOUR LINE | — 200 — | — 250 — |
| 1' OR 2' CONTOUR LINE | — - - - - | — 202 — |
| STORM SEWER | | — ST — |
| SANITARY SEWER | | — SAN — |
| WATER LINE | | — W — |
| GAS LINE | | — G — |
| EDGE OF STREAM OR RIVER | — . . . — | — . . . — |
| LAKE OR POND | — () — | — () — |
| PROPERTY LINE | — — — | — - - - - |
| GRADING LIMITS | | — — — |
| EDGE OF PAVEMENT | — — — | — — — |
| EDGE OF WOODS | — w w w — | |
| BUILDING | [] | [] |
| CATCH BASIN | □ | □ |
| MANHOLE | ◎ | ◎ |
| HYDRANT | • | • |
| WETLAND/MARSH | ↓ ↓ ↓ ↓ ↓ | |

UTILITY NOTES:

1. ANY UTILITY WORK WITHIN DELAWARE AVENUE OR ELSMERE AVENUE TO BE COORDINATED WITH NEW YORK STATE DEPARTMENT OF TRANSPORTATION.
2. MINIMUM OF 10 FEET HORIZONTAL SEPARATION TO BE PROVIDED BETWEEN WATER AND SEWER SERVICES.
3. PRIOR TO ANY WORK ON SANITARY SEWER AND WATER, THE CONTRACTOR SHALL OBTAIN THE NECESSARY PERMITS FROM THE BETHLEHEM DEPARTMENT OF PUBLIC WORKS.
4. ALL UTILITIES TO BE INSTALLED IN ACCORDANCE WITH TOWN STANDARD DETAILS AND SPECIFICATIONS. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL OBTAIN THESE MATERIALS FOR USE ON THE JOB.
5. TRANSFORMER(S) WILL BE PLACED AS REQUIRED BY THE SERVICE PROVIDER.
6. PRIVATE UNDERGROUND UTILITIES ARE SHOWN IN APPROXIMATE LOCATIONS. FINAL DESIGN TO BE COMPLETED BY UTILITY COMPANIES OR ELECTRICAL ENGINEER, INCLUDING EXACT ROUTING, NUMBER OF CONDUITS, ETC.
7. REFER TO TOWN OF BETHLEHEM STANDARD DETAIL SHEETS FOR ADDITIONAL STORM, WATER AND SEWER DETAILS.
8. ALL WORK WITHIN THE NYSDOT RIGHT-OF-WAY TO BE COORDINATED AND PERMITTED THROUGH NYSDOT.

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| | | | |
|-----|----------------------|-------|---------|
| 3 | Project Title Change | MBT | 8/01/11 |
| 2 | Final Submission | MBT | 5/25/11 |
| 1 | PER TOWN COMMENTS | MBT | 4/22/11 |
| No. | Submittal / Revision | App'd | Date |

Drawn: TAR Date: 2/11
Designed: TAR Date: 2/11
Checked: MBT Date: 2/11

Project Number
182-094

Project Title

**Delaware & Elsmere Ave's
Bethlehem, NY**

Prepared For

**Patroon
Development LLC**

Development ECO

Drawing Title

Utilities

Plan

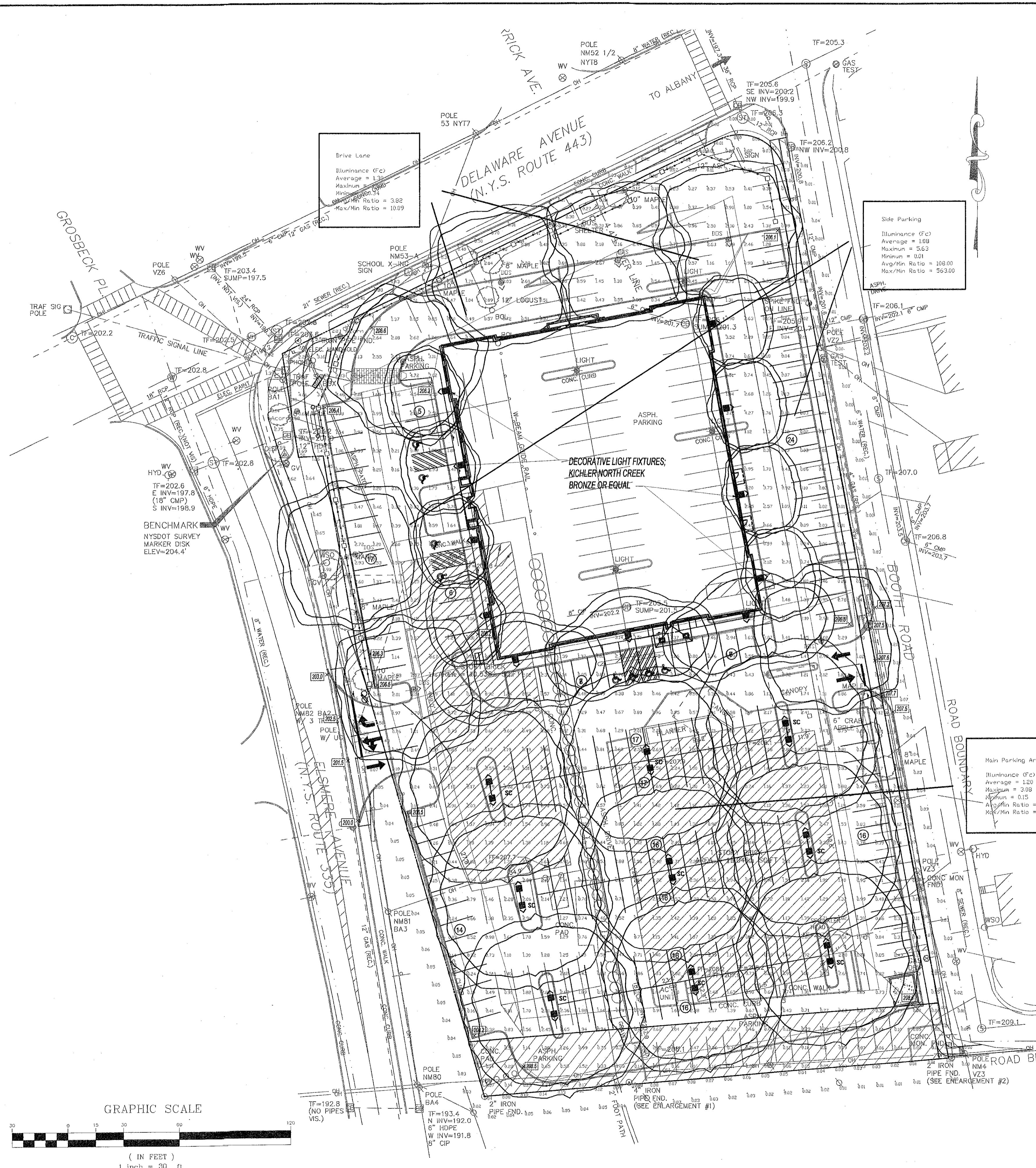
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|--|--|
| <p>Plan</p> <hr/> <p>Drawing Scale:</p> <hr/> <p>$1" = 30'$</p> <hr/> <p>Date:</p> | |
|--|--|

8/01/2011

SITE PLAN REVIEW

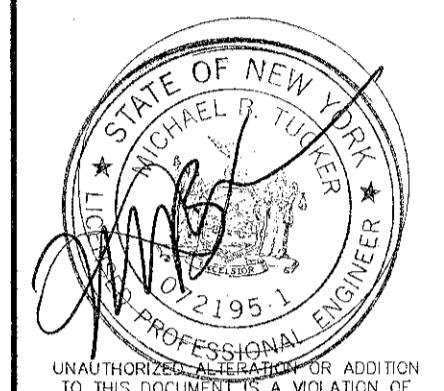
Drawing Number

C-8



Project: Delmar Medical Arts
Project #137-9303-R4
Specifier: Ted Ranslow - Infiniity Engineering
Agent: Paul Gregory - Lightspec Albany
Calculations By: Benjamin Peirick - Philips Gardo
Date: June 27, 2011
Scale: 1:1
Photometric data used is based on established IES procedures and published lamp ratings.
Pt. x pt. values shown are horizontal illuminance at grade (single-plane), in footcandles.
The LLF is based on lamp manufacturer's published mean lumen ratings.
Field performance will depend on actual lamp, ballast, electrical, and site characteristics.
Luminaire height shown is approximate overall mounting height above finished grade. (U.N.D.)

Engineering
11 Herkert Drive
Latham, New York 12110
(518) 690-0190



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3 Project Title Change MBT 8/01/11
2 Updated Light Fixtures MBT 7/28/11
1 Final Submission MBT 8/26/11
No. Submittal / Revision App'd Date

Drawn: TAR Date: 2/11
Designed: TAR Date: 2/11
Checked: MBT Date: 2/11

Project Number 182-094

Project Title
Delaware Avenue
Health Park

Delaware & Elsmere Ave's
Bethlehem, NY

Prepared For
Patroon
Development LLC

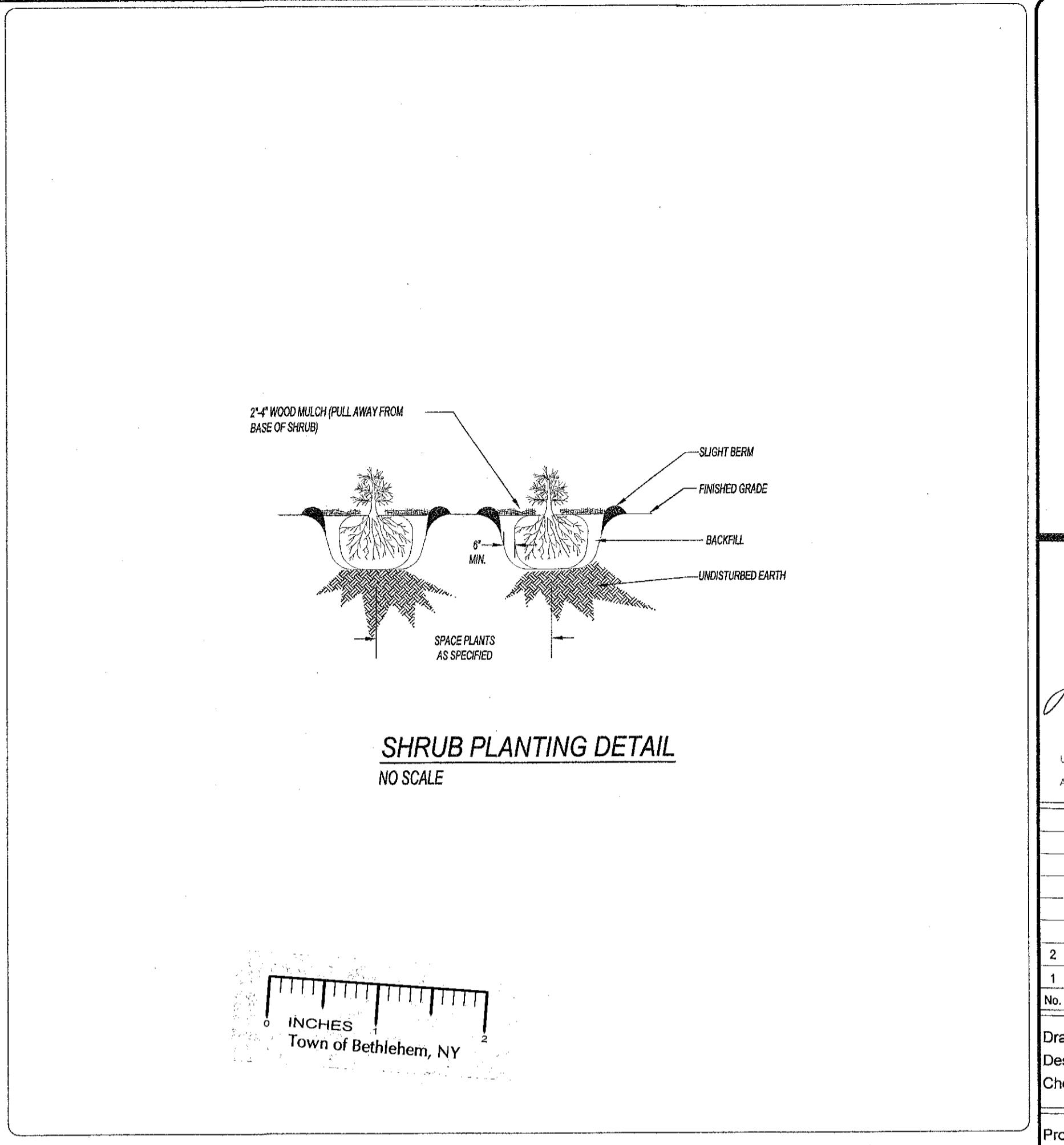
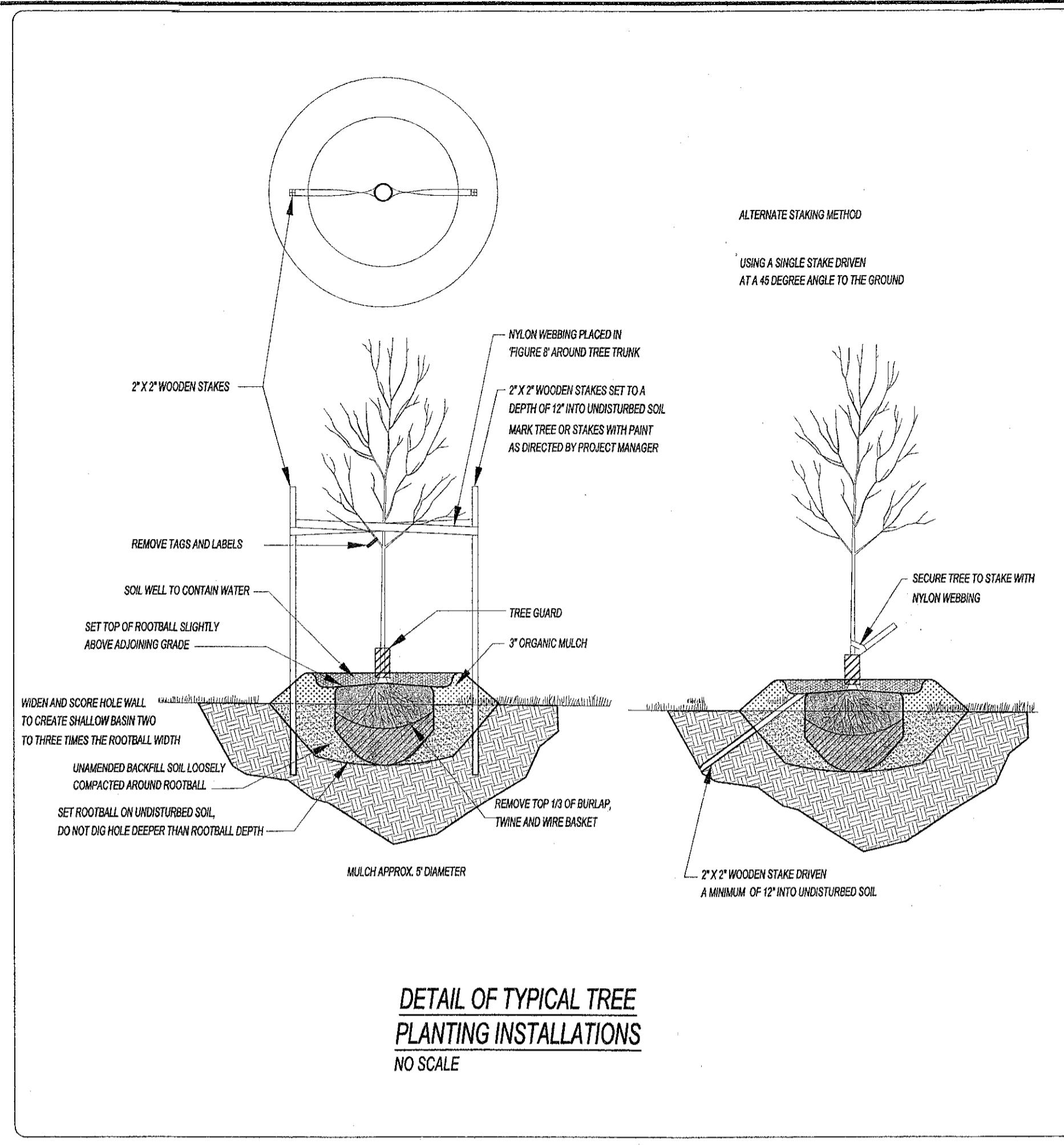
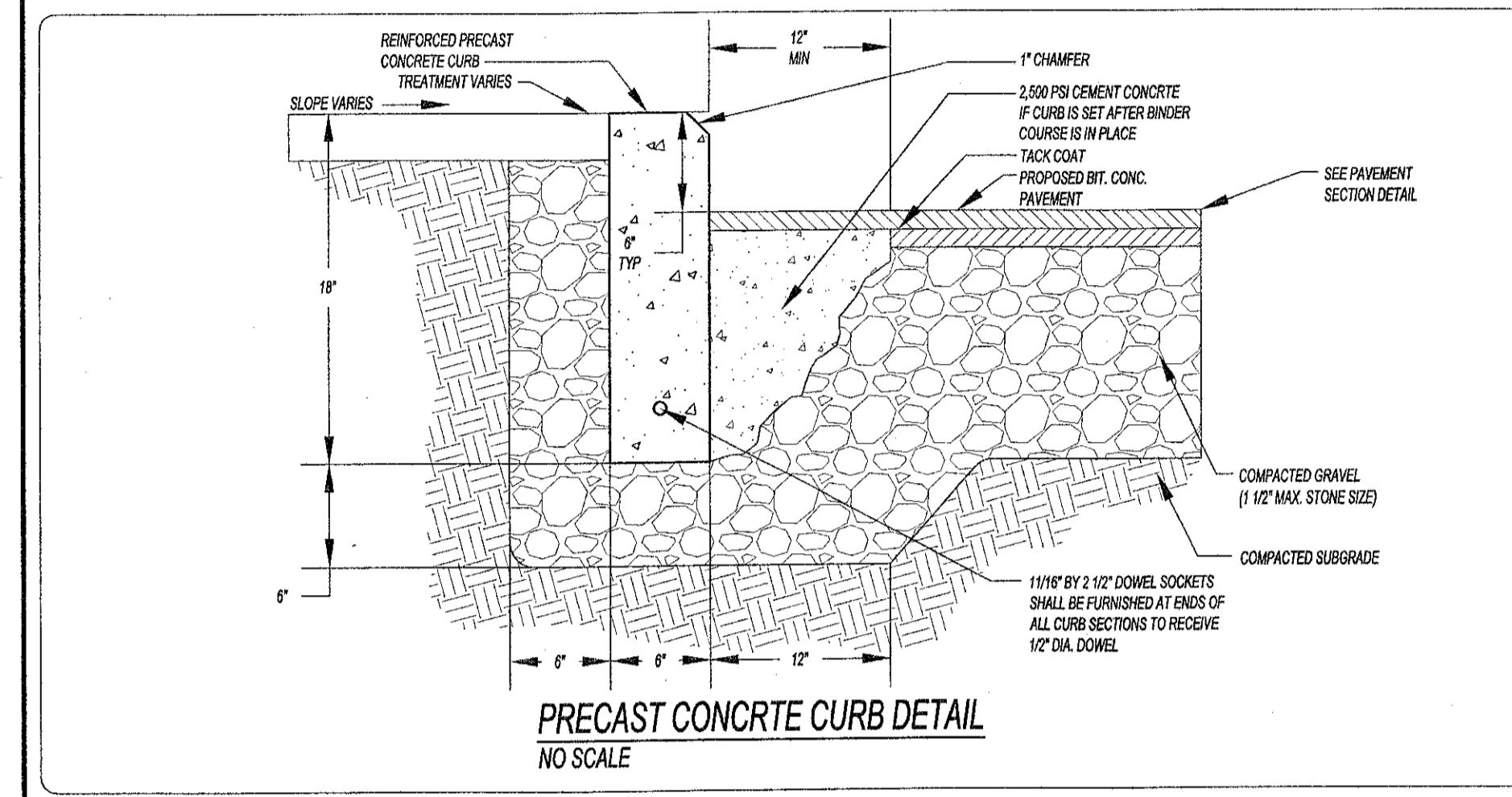
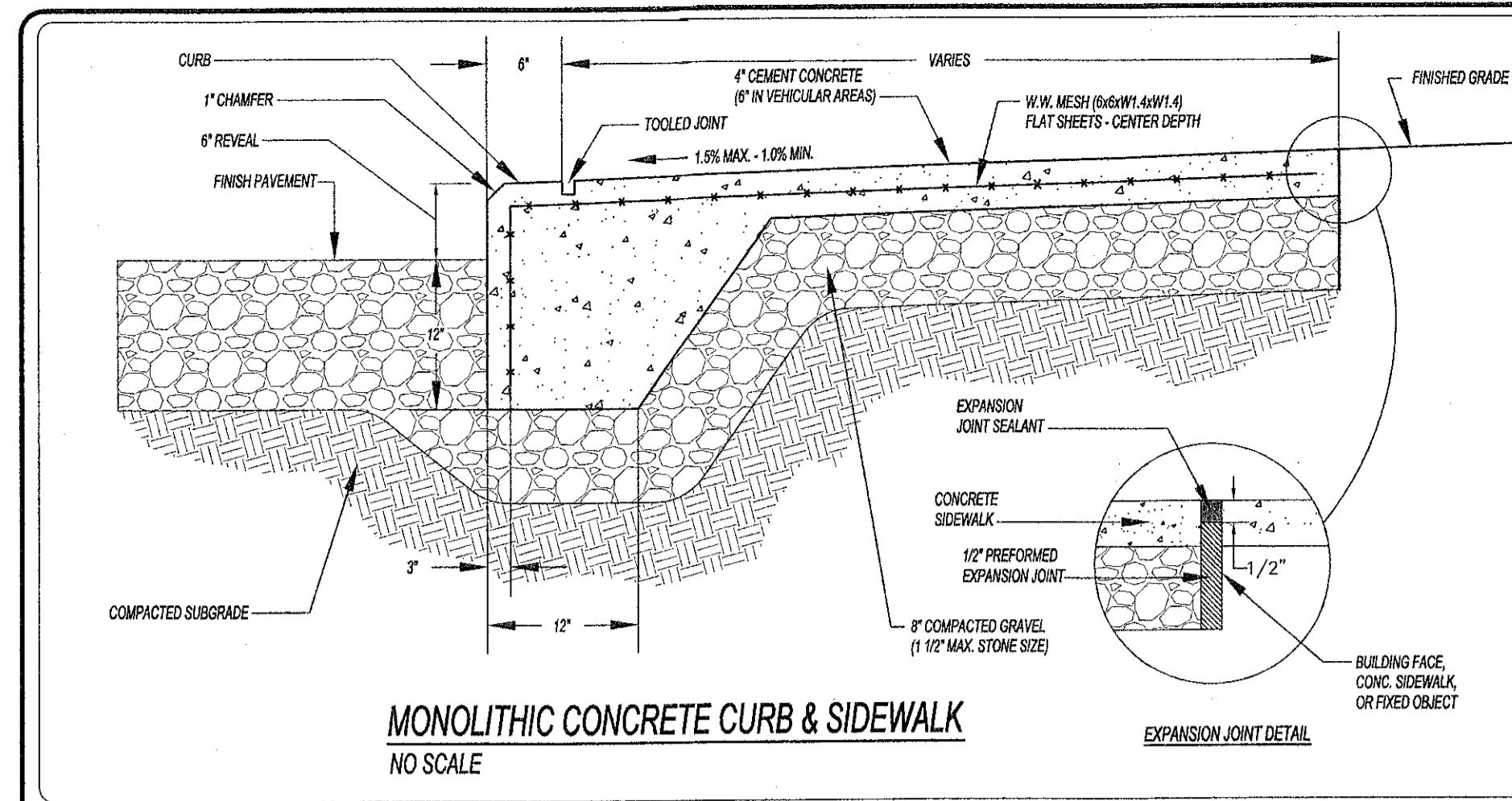
Drawing Title

Lighting
Plan

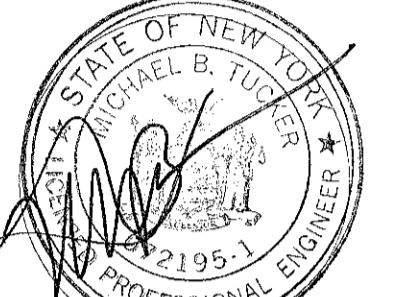
Drawing Scale: 1" = 30'
Date: 8/01/2011
Issued For
Planning Board
Town of Bethlehem, NY

TOWN OF BETHLEHEM APPROVAL
Drawing Scale: 1" = 30'
Date: 8/01/2011
Issued For
Planning Board
Town of Bethlehem, NY

SITE PLAN
REVIEW
Drawing Number
C-11



Engineering
11 Herbert Drive
Latham, New York 12110



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2 Project Title Change MBT 8/01/11
1 Final Submission MBT 5/25/11
No. Submittal / Revision App'd Date
Drawn: TAR Date: 2/11
Designed: TAR Date: 2/11
Checked: MBT Date: 2/11

Project Number 182-094

Project Title
Delaware Avenue Health Park

Delaware & Elsmere Ave's
Bethlehem, NY

Prepared For
Patroon Development LLC

Drawing Title

Site Details

RECEIVED
AUG 3 2011
Town of Bethlehem Planning Board

Drawing Scale:
1" = 30'

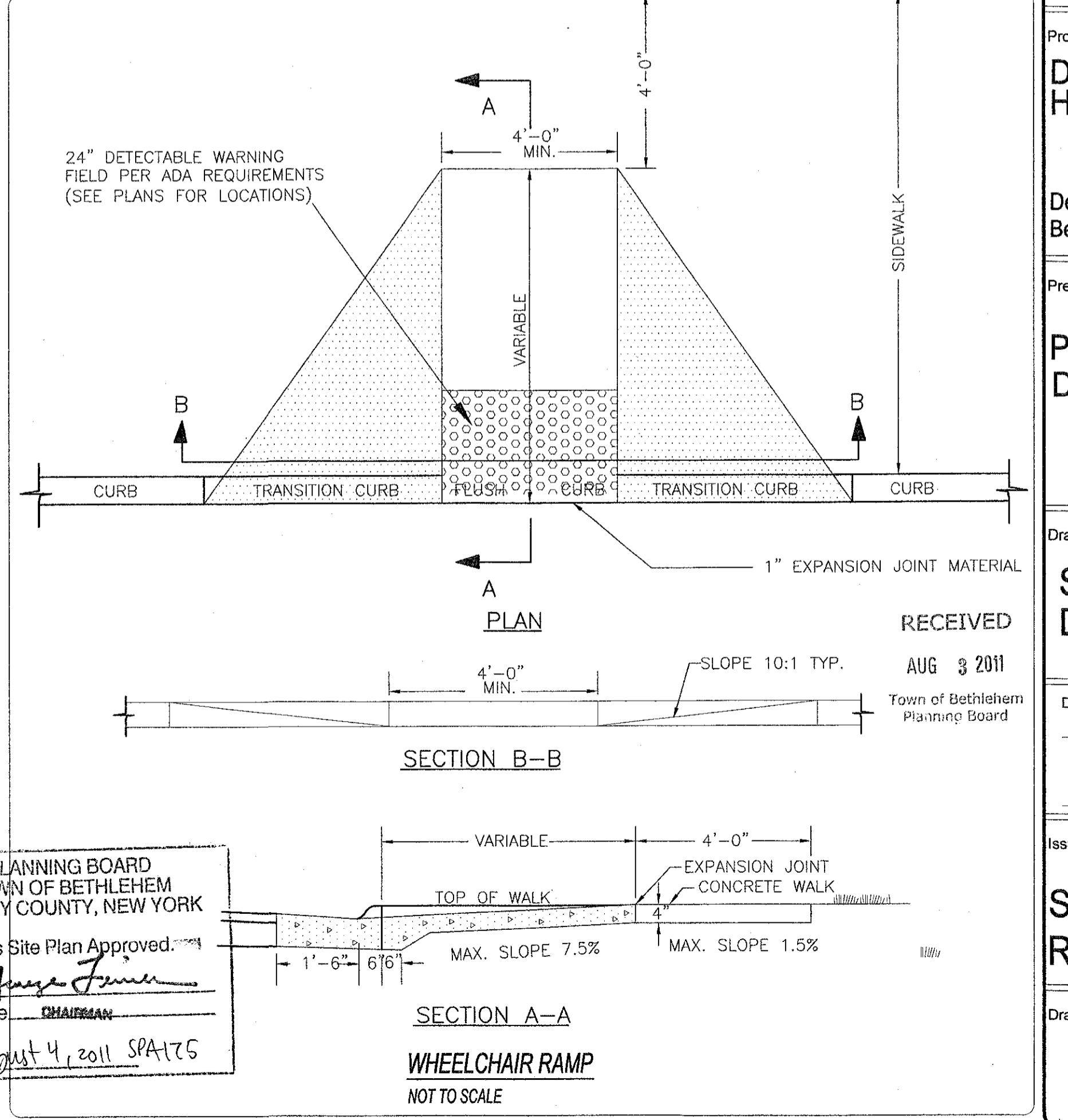
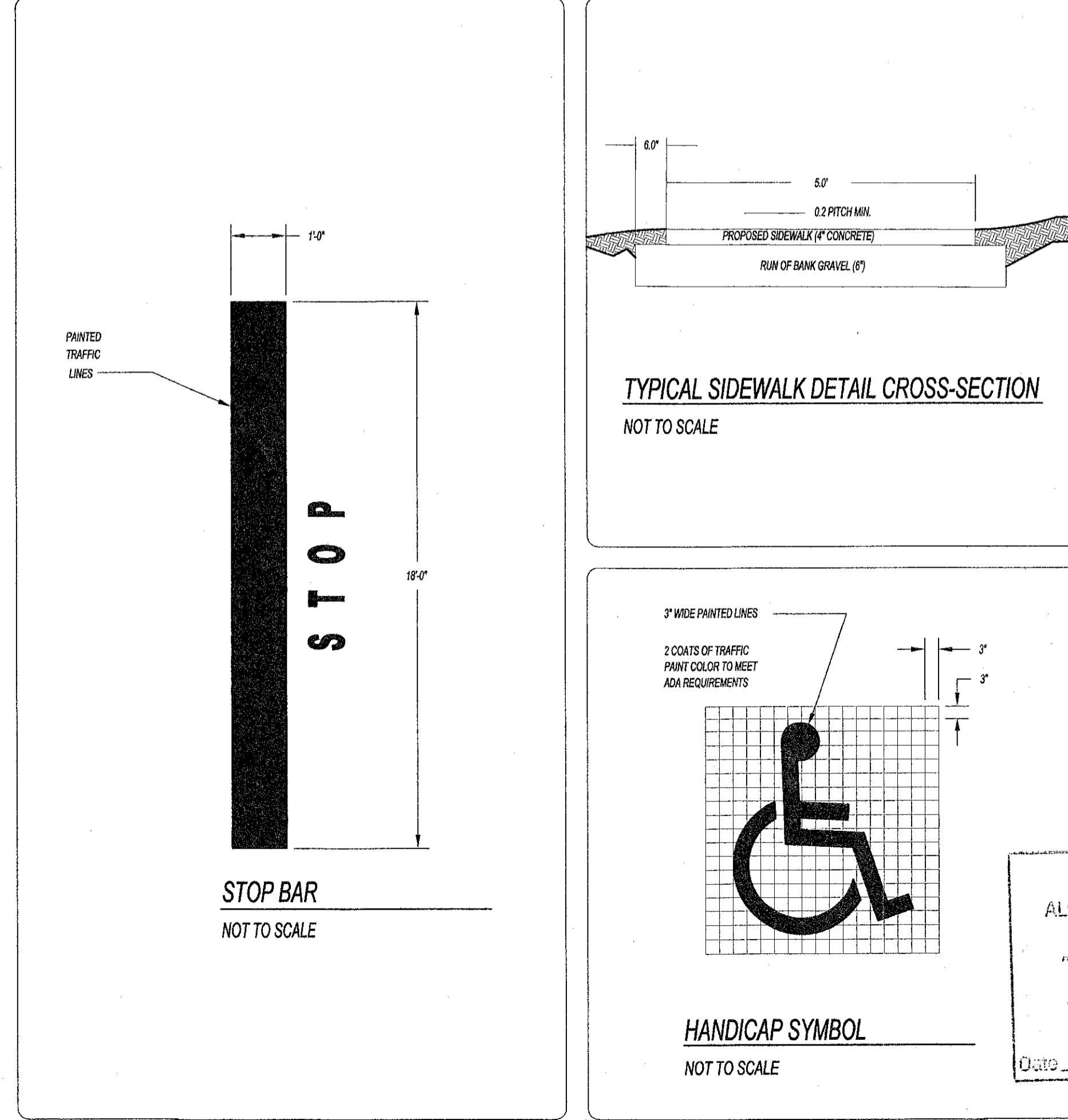
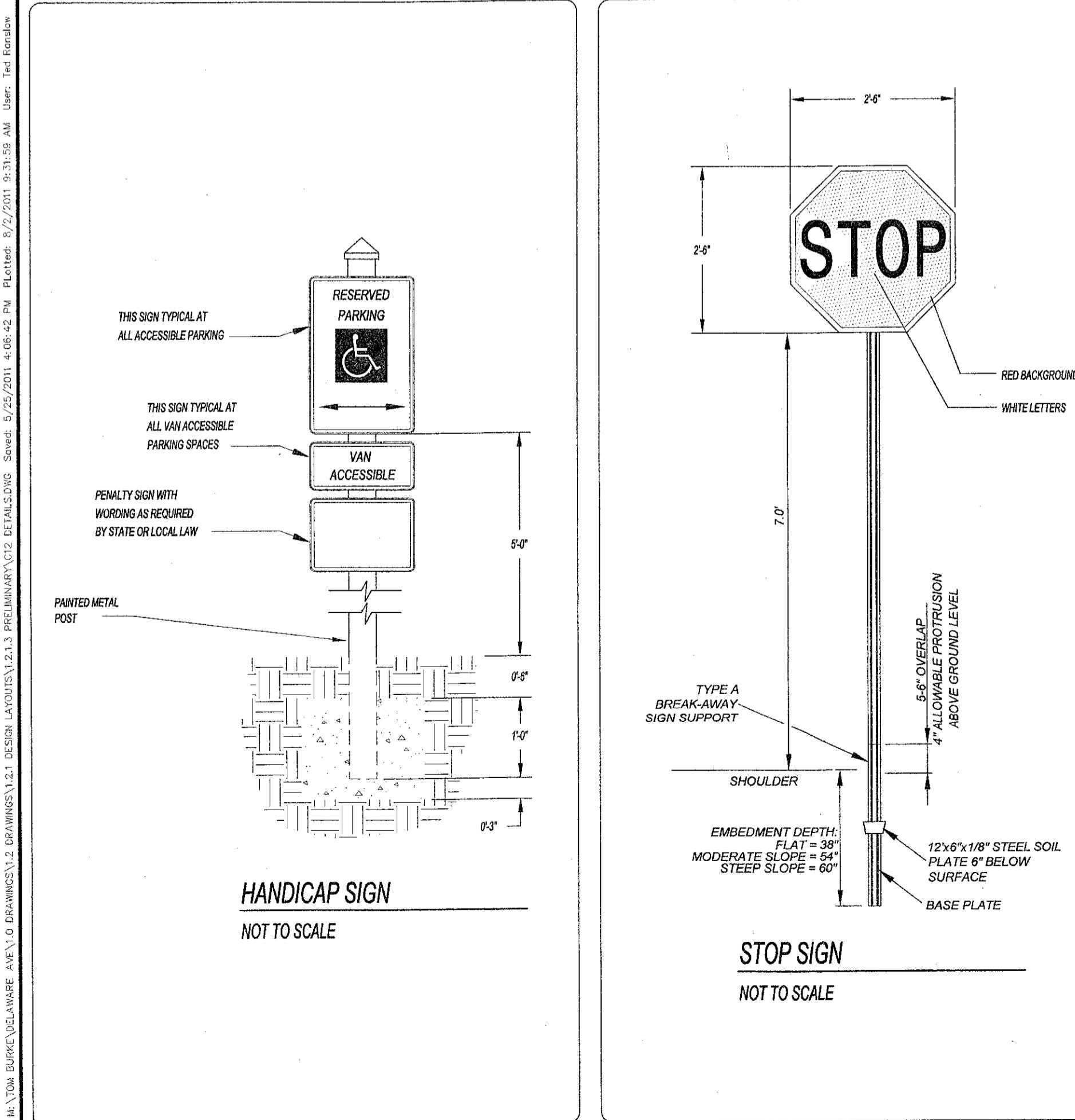
Date:
8/01/2011

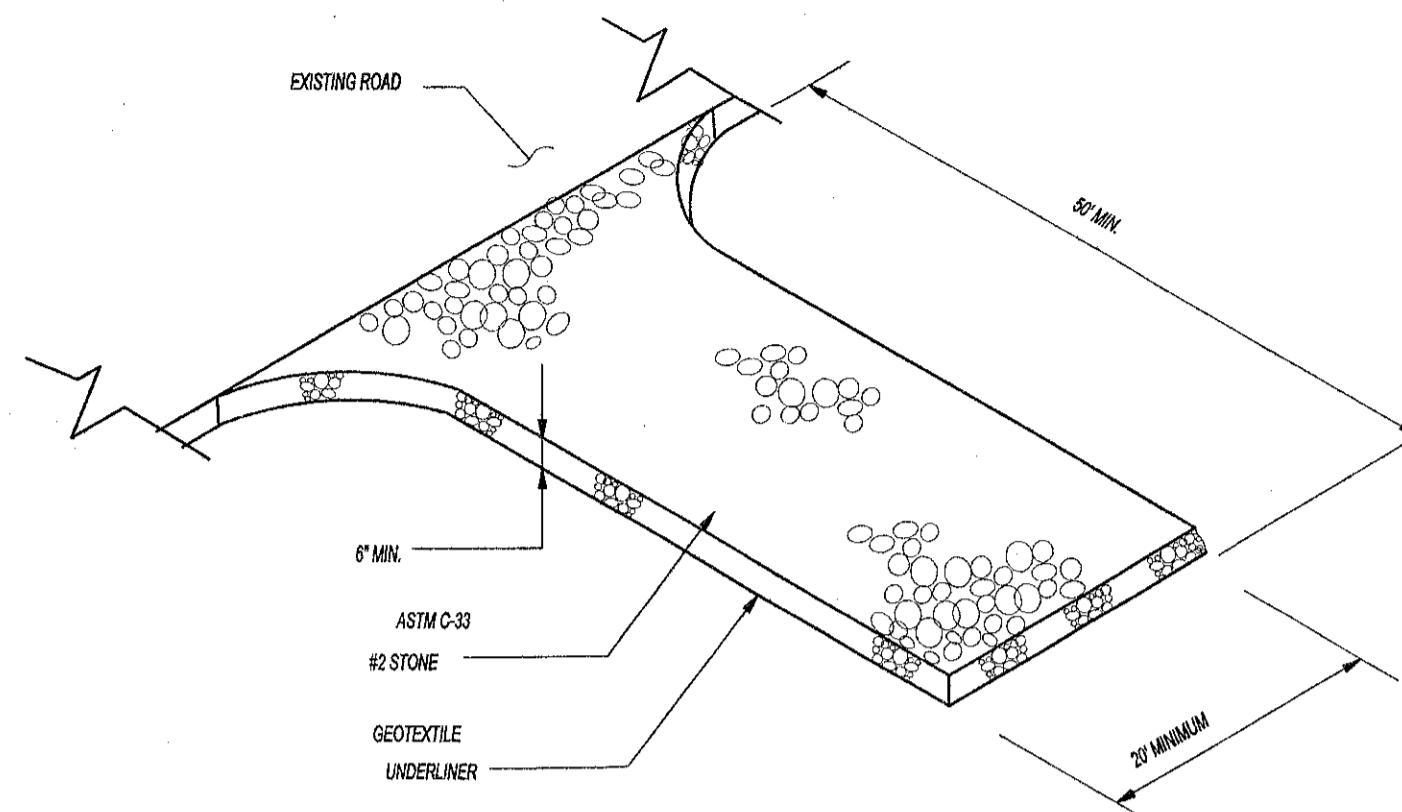
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SITE PLAN REVIEW

Drawing Number

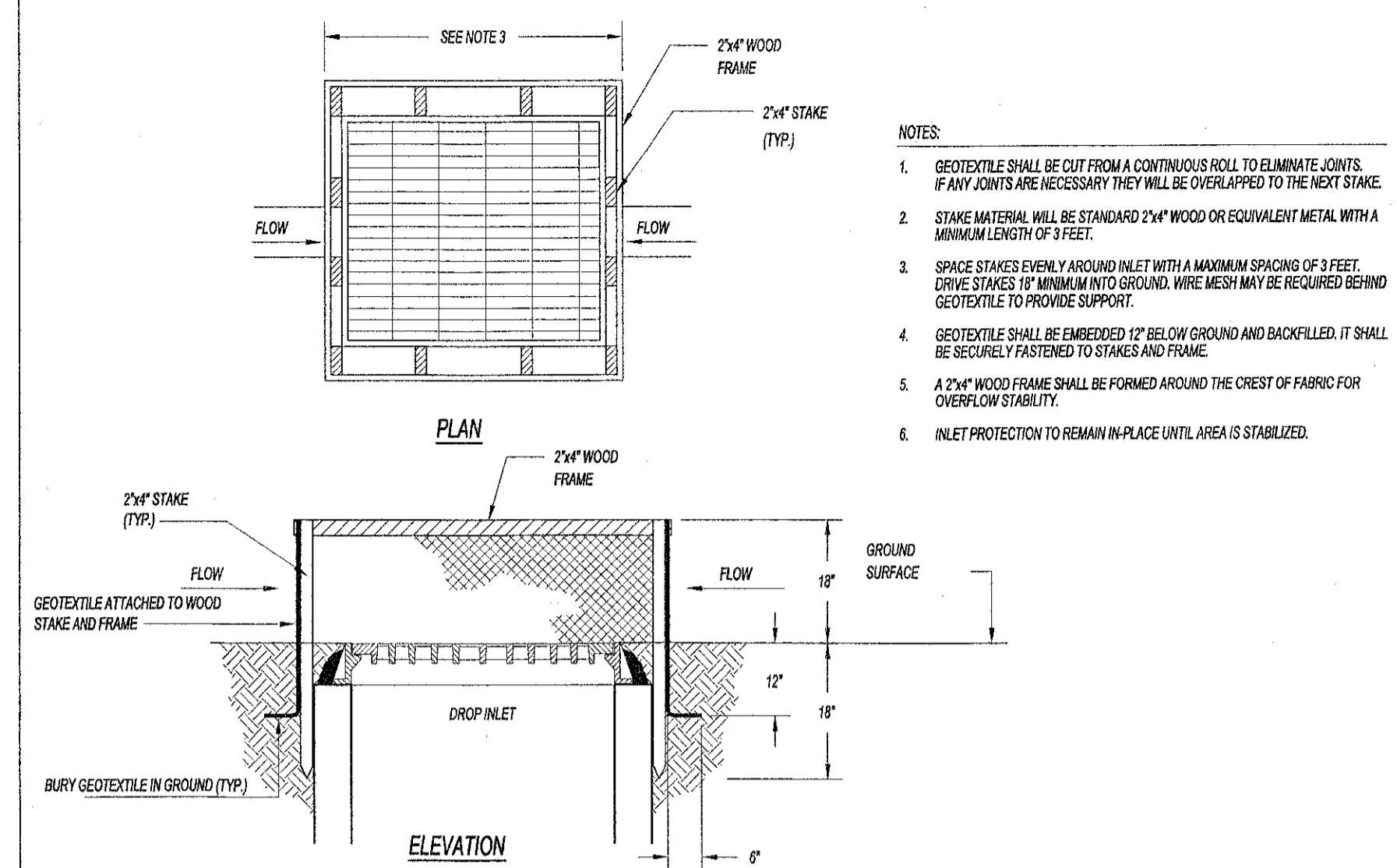
C-12





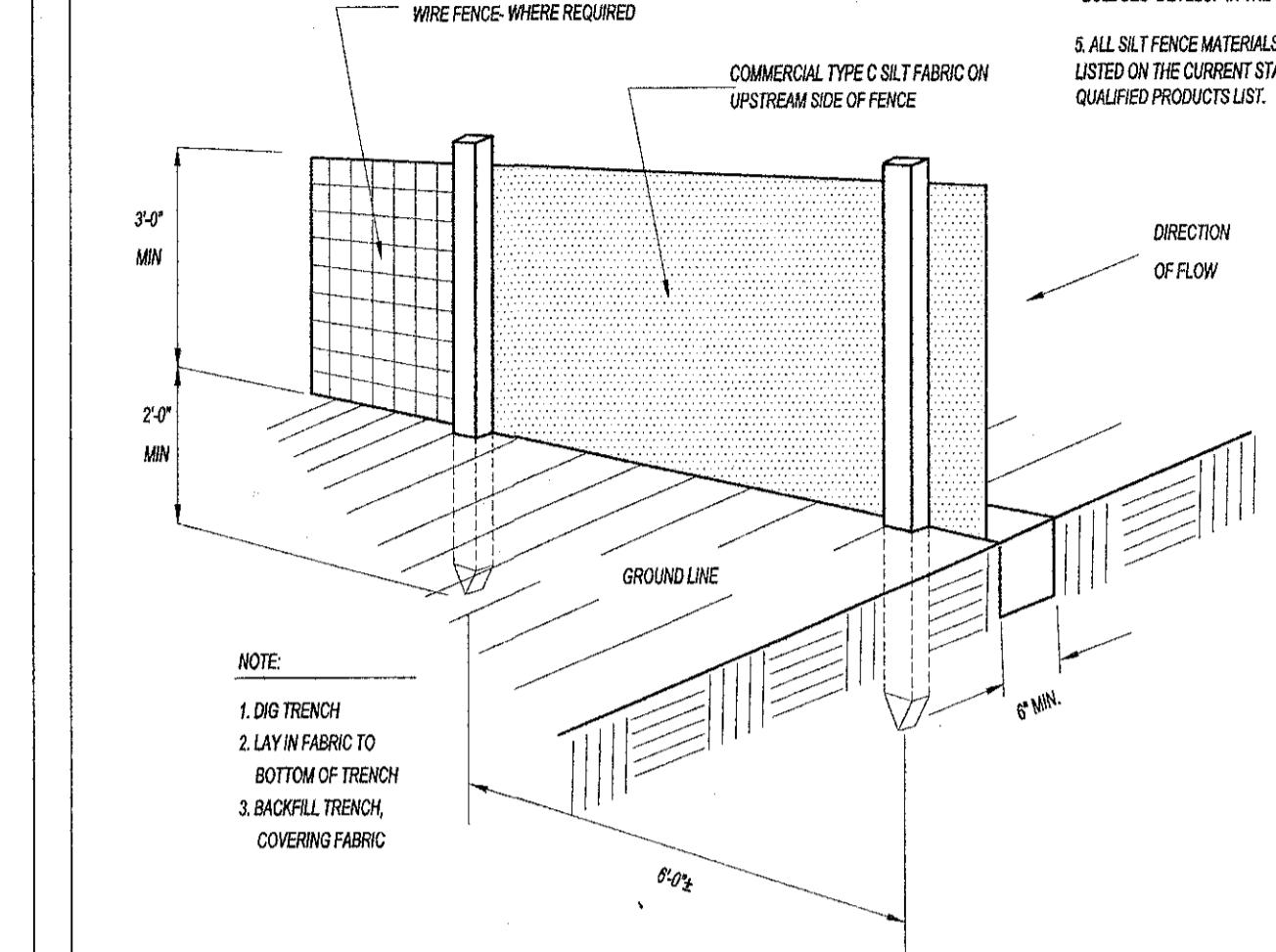
CONSTRUCTION EXIT DETAIL

NOT TO SCALE



CATCH BASIN INLET PROTECTION

NOT TO SCALE



SILT FENCE DETAIL

NOT TO SCALE

CONSTRUCTION NOTES FOR FABRICATED SILT FENCE
1. WOVEN WIRE FENCE TO BE FASTENED SECURELY TO FENCE POSTS WITH WIRE TIES OR STAPLES.
2. FILTER CLOTH TO BE FASTENED SECURELY TO WOVEN WIRE FENCE WITH TIES SPACED EVERY 24" AT TOP AND MID SECTION.
3. WHEN TWO SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER THEY SHALL BE OVERLAPPED BY SIX INCHES AND FOLDED.
4. MAINTENANCE SHALL BE PERFORMED AS NEEDS AND MATERIAL REMOVED WHEN "BULGES" DEVELOP IN THE SILT FENCE.
5. ALL SILT FENCE MATERIALS MUST BE LISTED ON THE CURRENT STATES D.O.T. QUALIFIED PRODUCTS LIST.

POSTS: STEEL EITHER T OR U TYPE.
FENCE: WOVEN WIRE, 14 GA.
6" MAX MESH OPENING.
FILTER CLOTH: FILTER X, MIRAFI 100X
STABILINA T100N OR APPROVED EQUAL.
PREFABRICATED UNIT: GEOFAB, ENVIFENCE OR APPROVED EQUAL.

STATE OF NEW YORK
PROFESSIONAL ENGINEER
07/21/95-1

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182-094

3 Project Title Change MBT 8/01/11
2 Final Submission MBT 5/25/11
1 ADD DETAILS MBT 4/22/11
No. Submittal / Revision App'd Date

Drawn: TAR Date: 2/11
Designed: TAR Date: 2/11
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Project Number 182-094

Project Title

Delaware Avenue
Health Park

Delaware & Elsmere Ave's
Bethlehem, NY

Prepared For

Patroon
Development LLC

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AUG 3 2011

Town of Bethlehem
Planning Board

Drawing Title

Site
Details

Drawing Scale:

1" = 30'

Date:

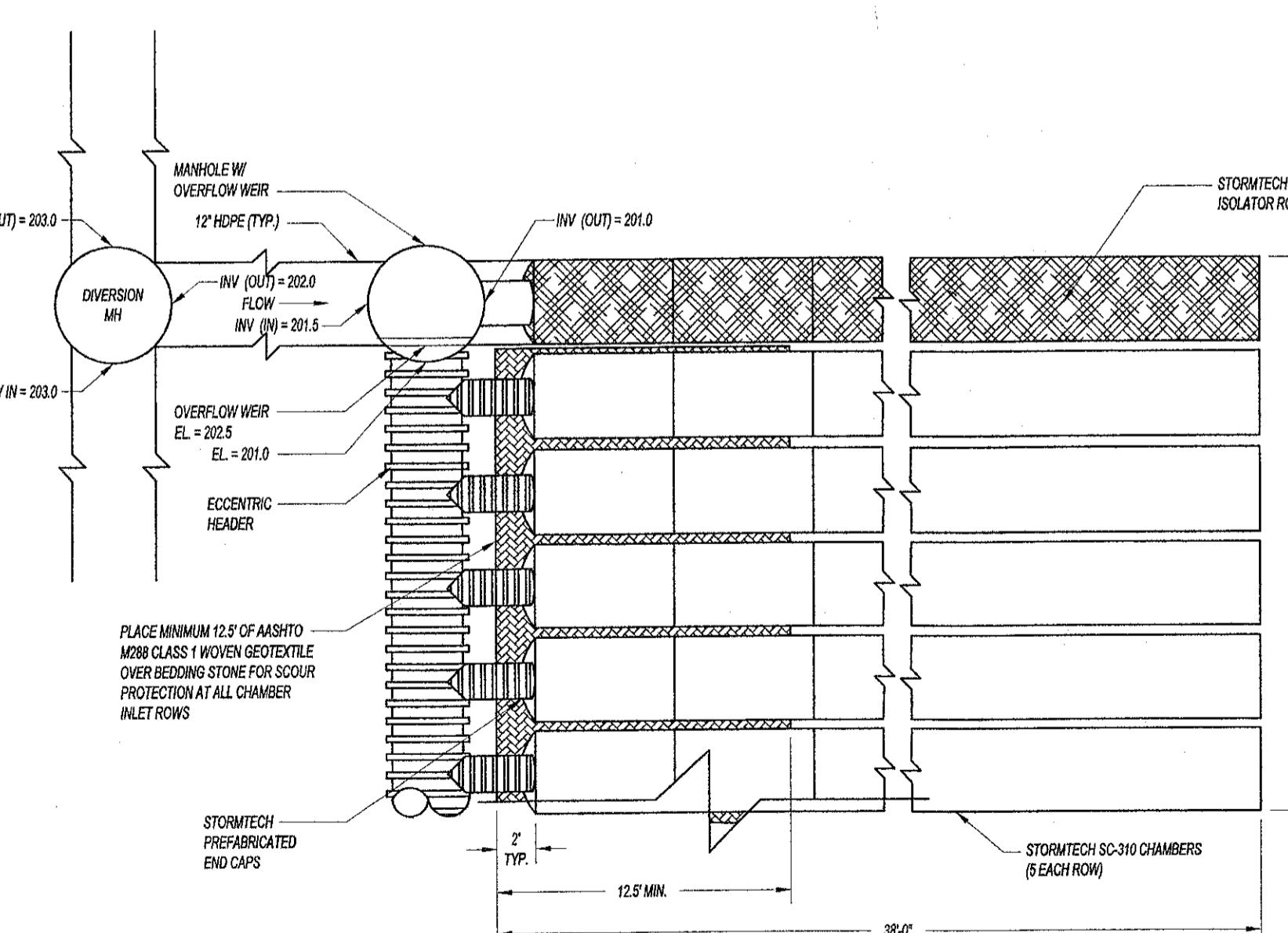
8/01/2011

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SITE PLAN
REVIEW

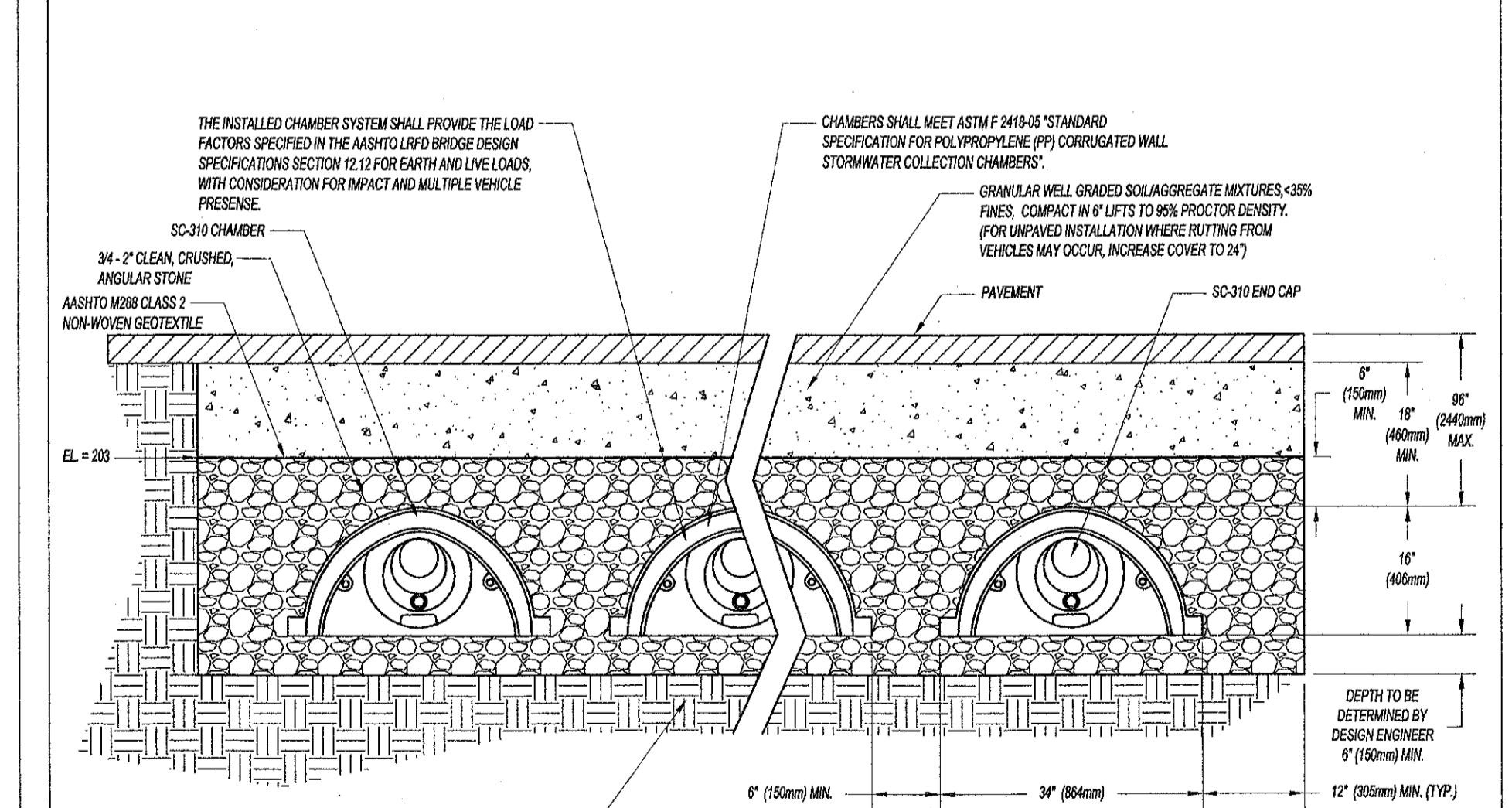
Drawing Number

C-13



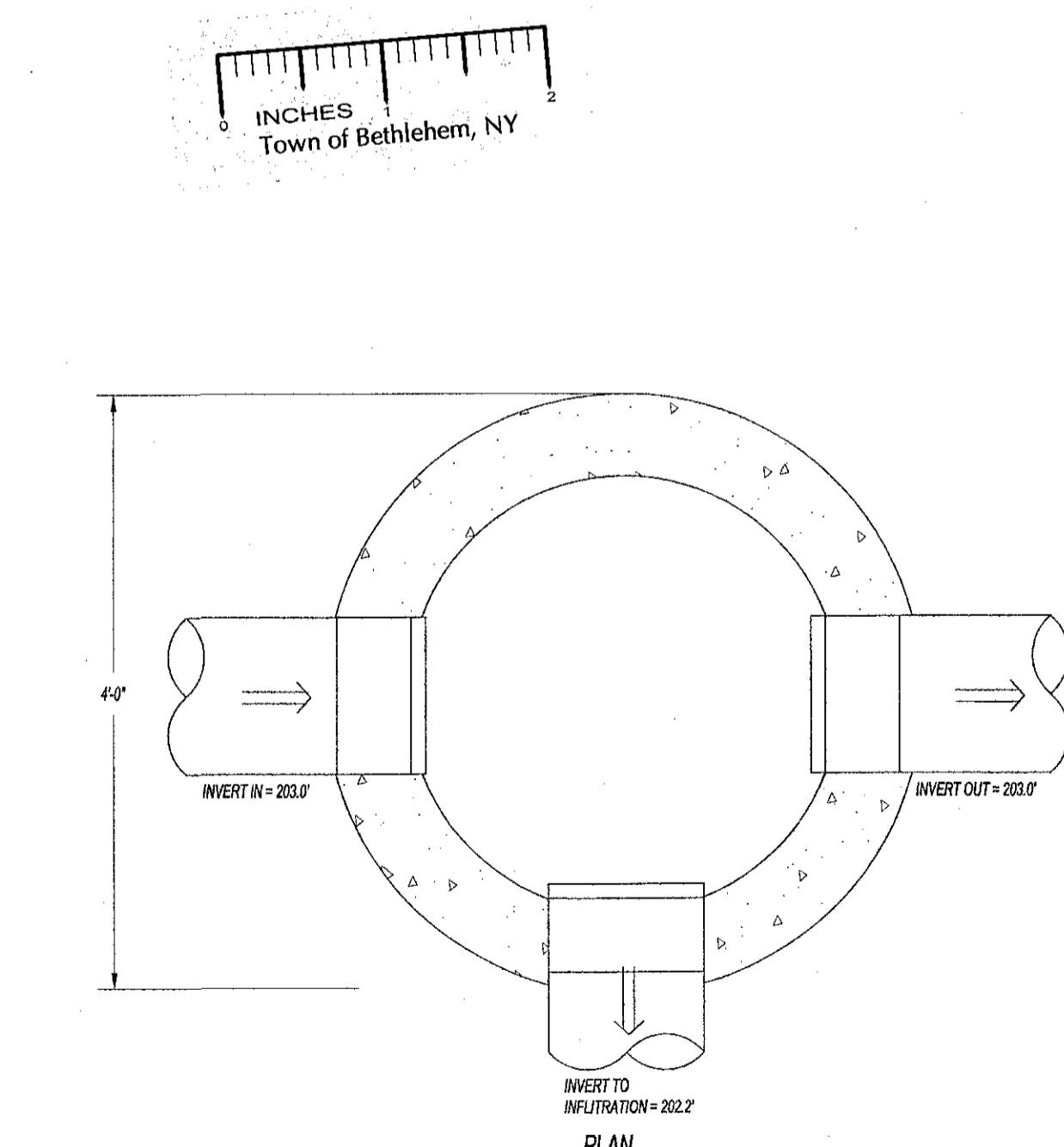
INFILTRATION BED W/ ISOLATOR ROW DETAIL (PLAN)

NOT TO SCALE



STORMTECH SC-310 CHAMBER (TYP. SECTION DETAIL)

NOT TO SCALE

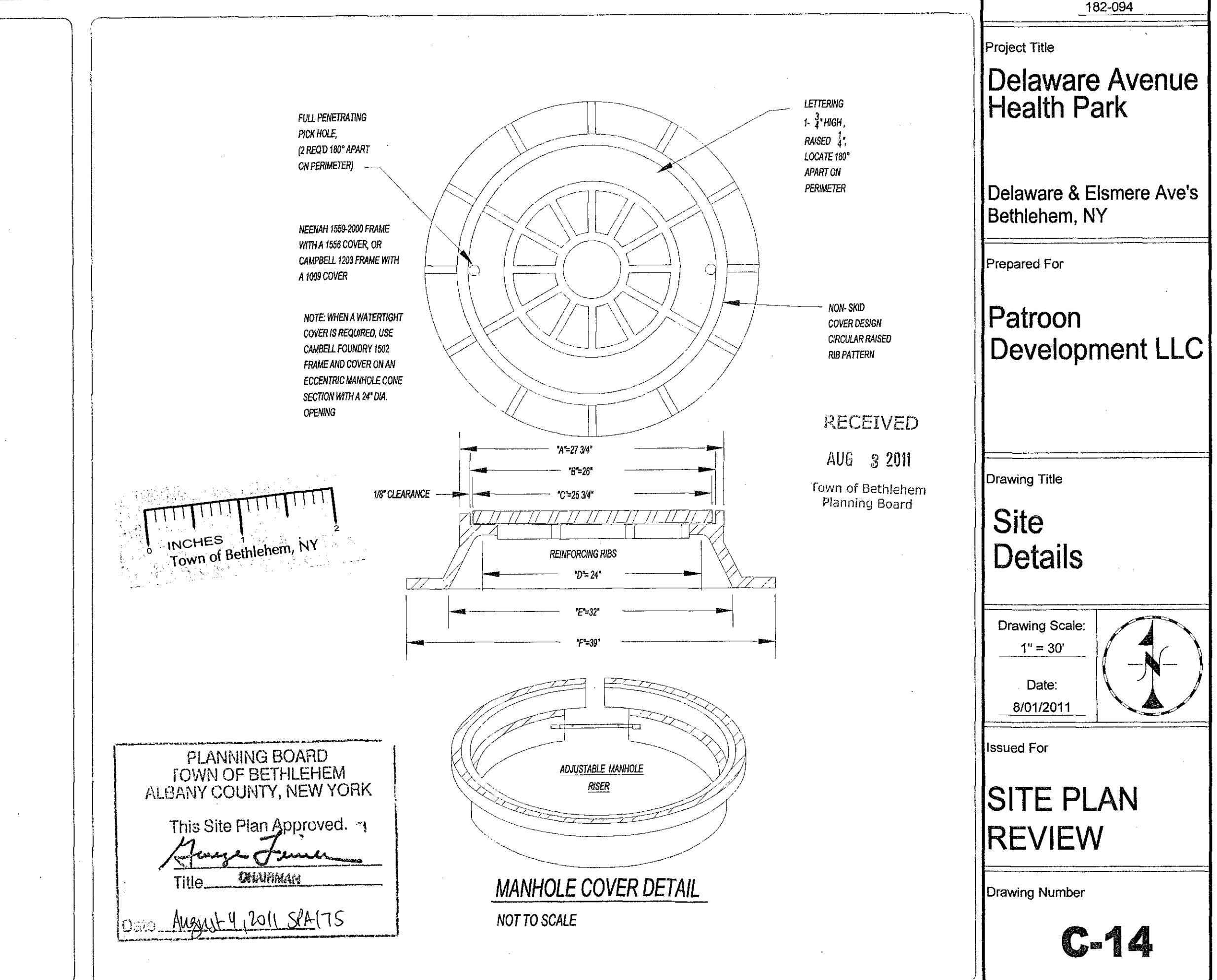
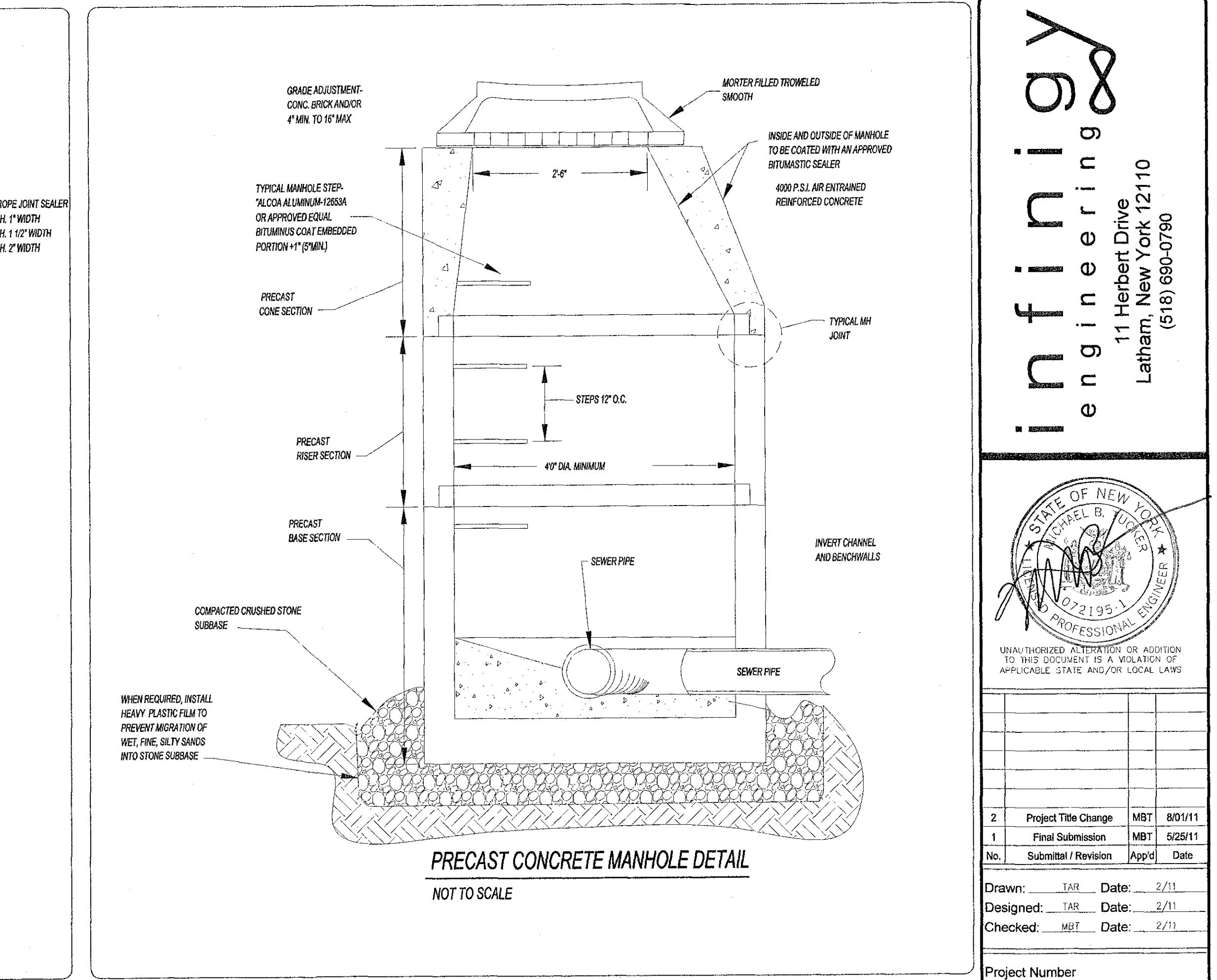
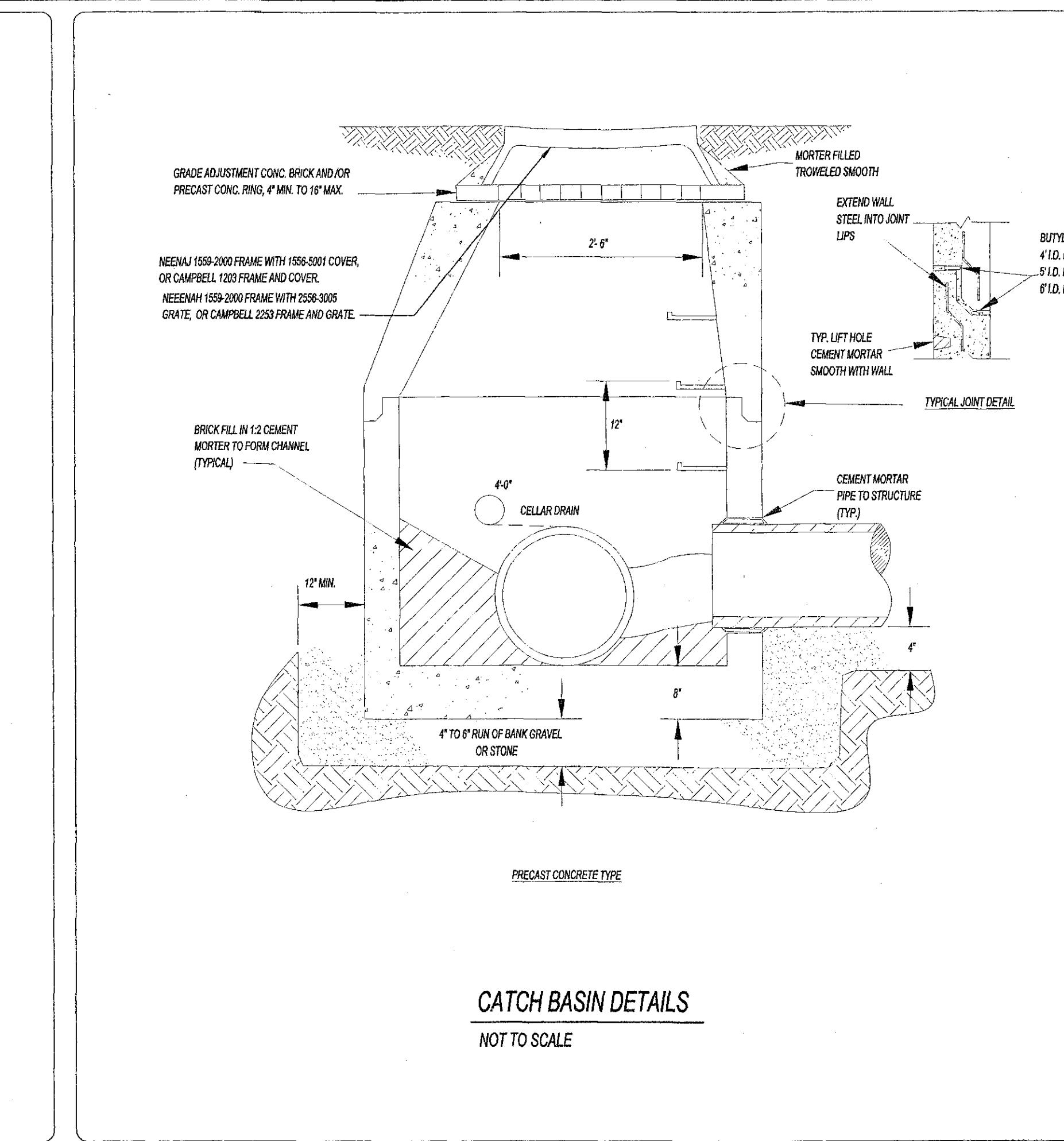
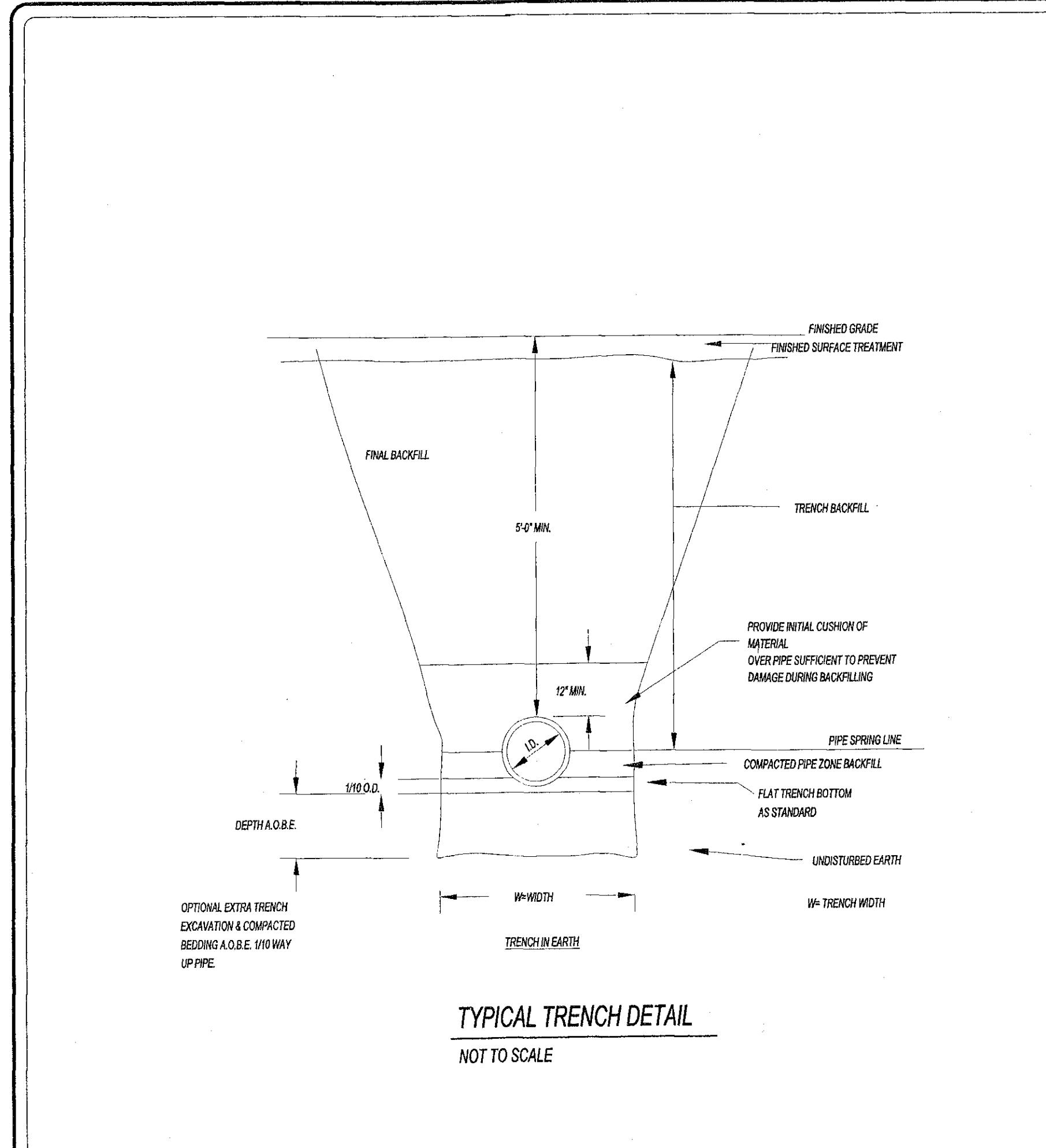


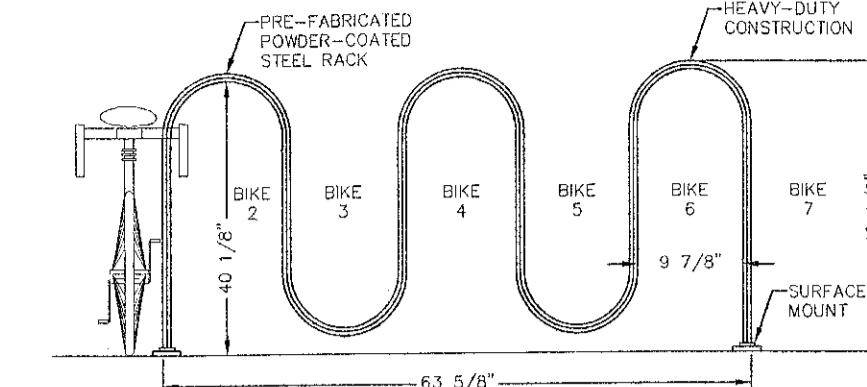
PLANNING BOARD
TOWN OF BETHLEHEM
ALBANY COUNTY, NEW YORK
This Site Plan Approved:
George J. Turner
Title: CHAIRMAN
Date: August 4, 2011 SPA175

DIVERSION MANHOLE

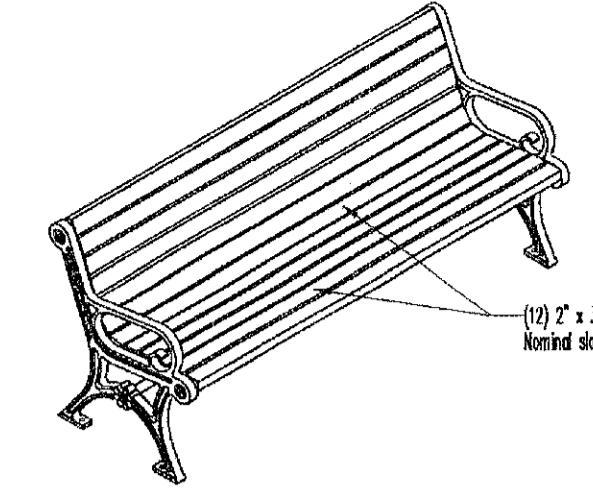
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NOTE: CONTRACTOR SHALL SUBMIT SHOP DRAWINGS FOR APPROVAL BY
THE ENGINEER PRIOR TO CONSTRUCTION.



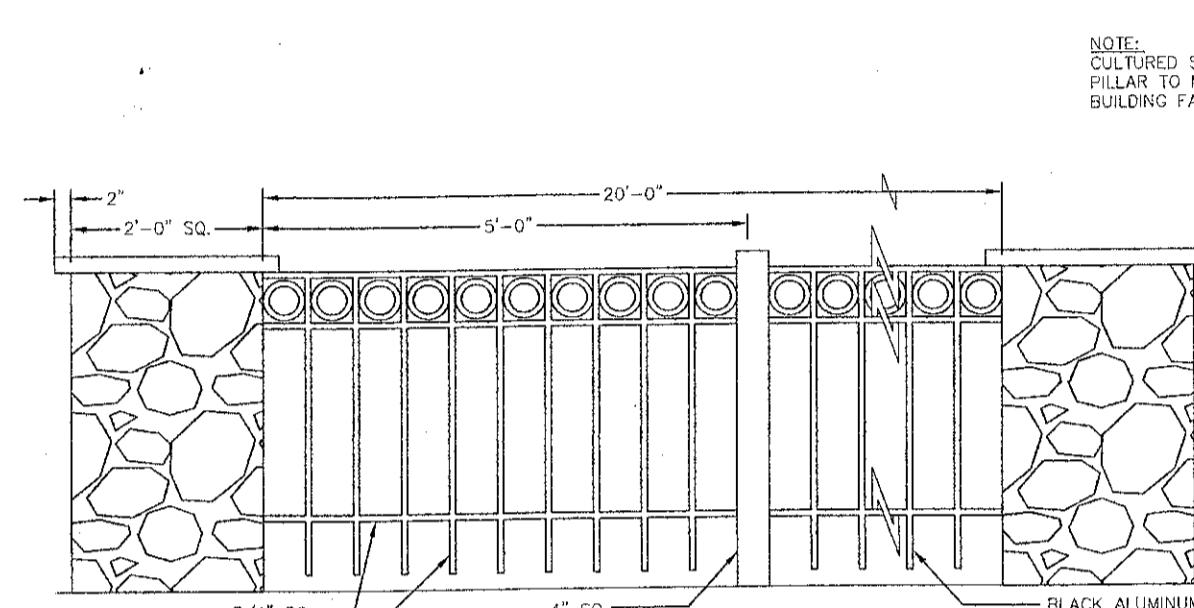


BIKE RACK
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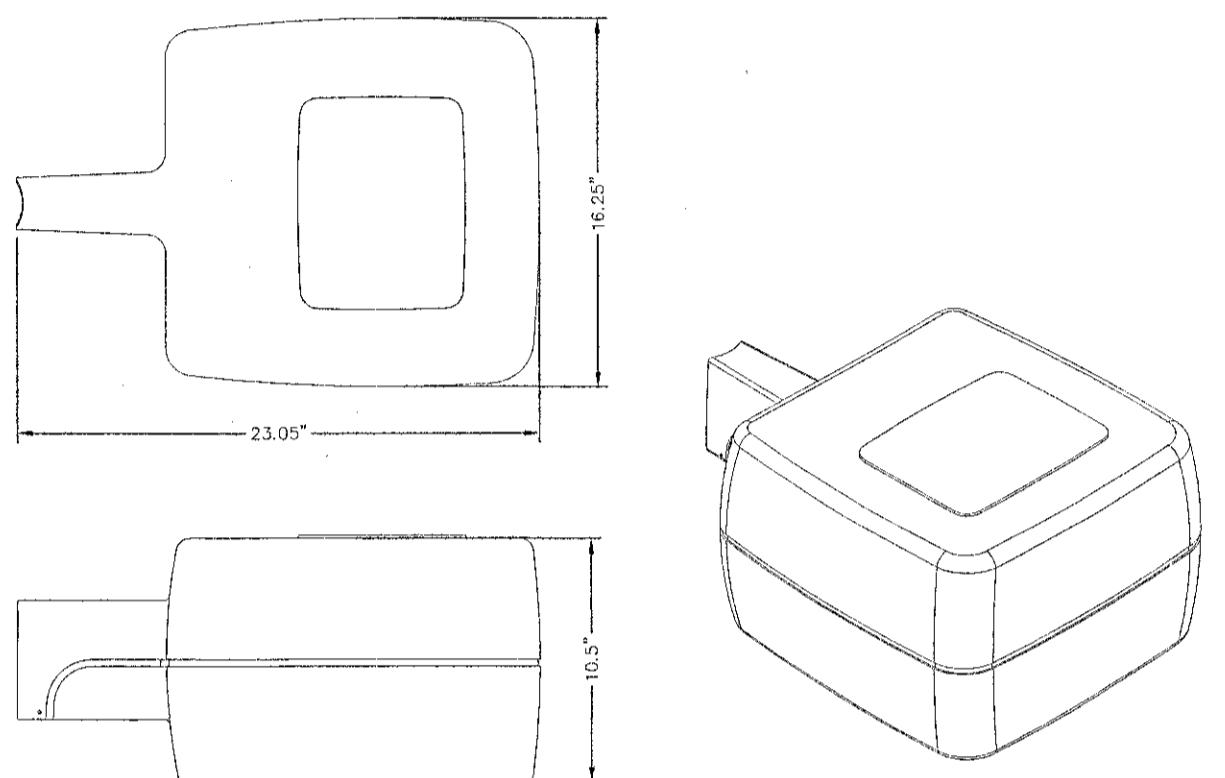


TYPICAL PARK BENCH (6'-8' LENGTH)

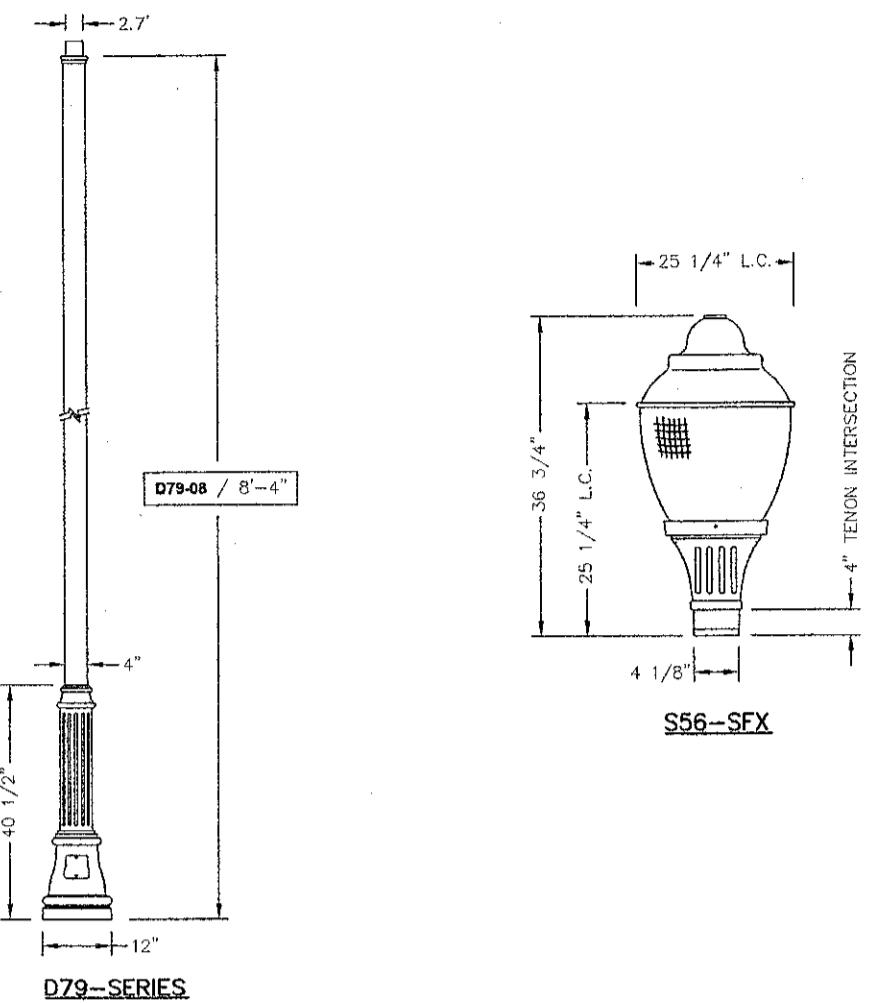
OUTDOOR BENCH
NOT TO SCALE



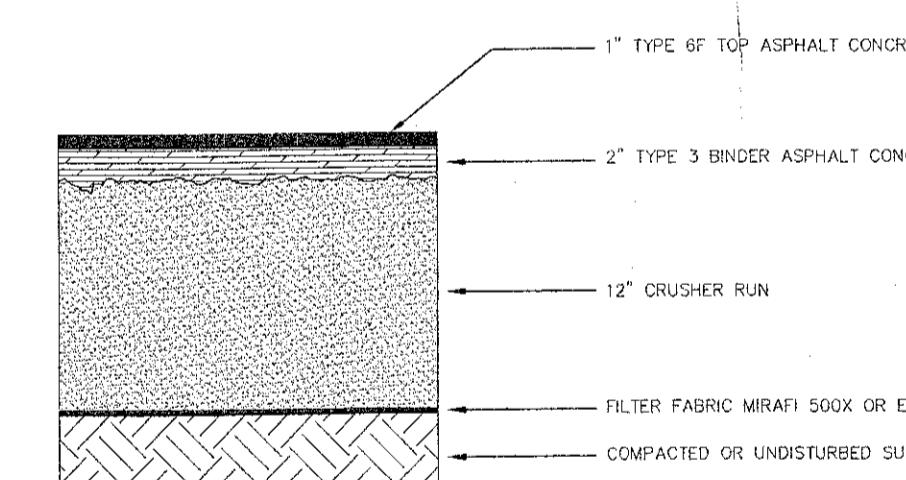
DECORATIVE FENCE WITH STONE PILLARS
NOT TO SCALE



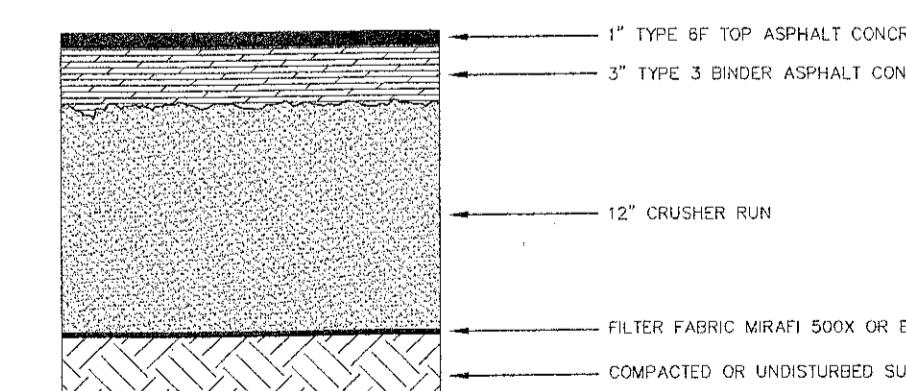
SITE LIGHTING - EMCO AVV STYLE
NOT TO SCALE



SITE LIGHTING - LUMEC ACORN STYLE
NOT TO SCALE

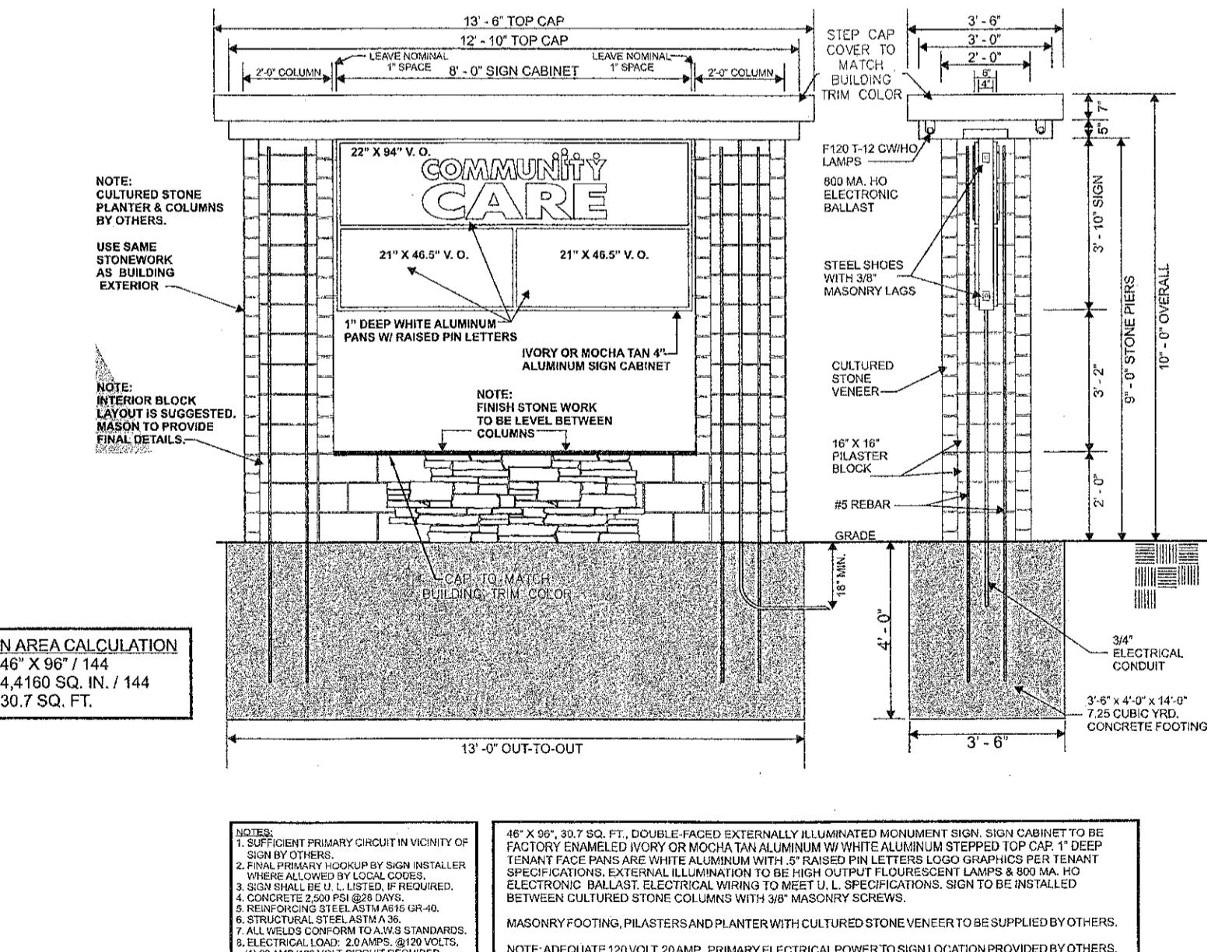


PARKING PAVEMENT SECTION



ROAD PAVEMENT SECTION

TYPICAL PAVEMENT SECTIONS
NOT TO SCALE



SIGN AREA CALCULATION

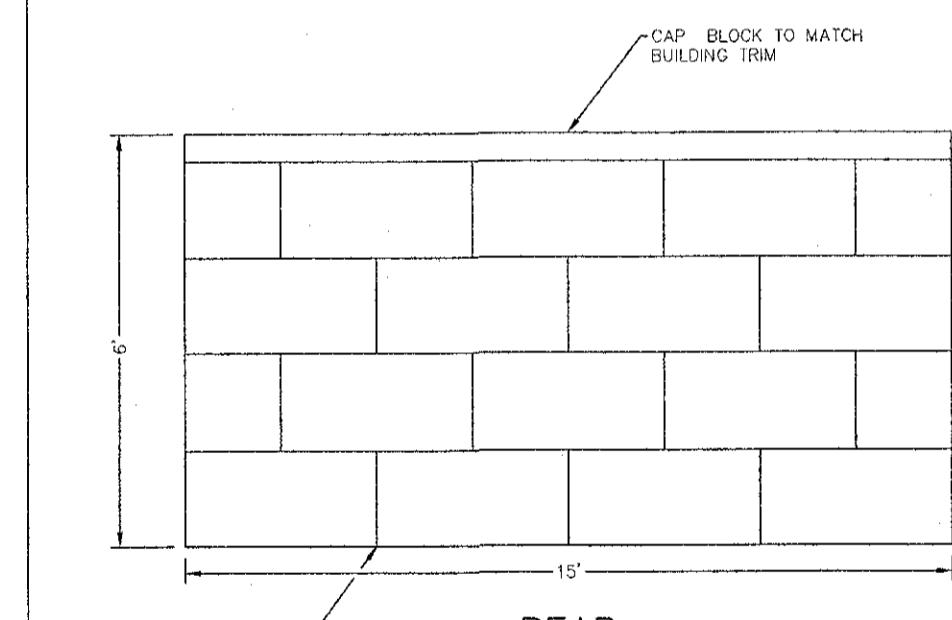
A = 40' x 96' / 144

A = 4,416.0 SQ. IN. / 144

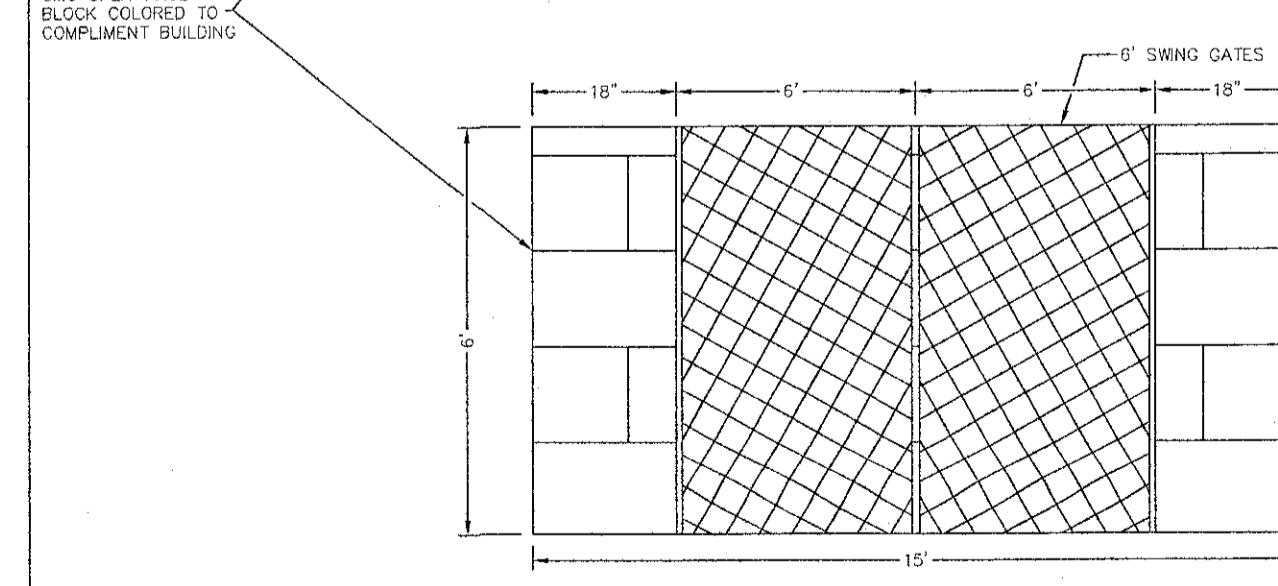
A = 30.7 SQ. FT.

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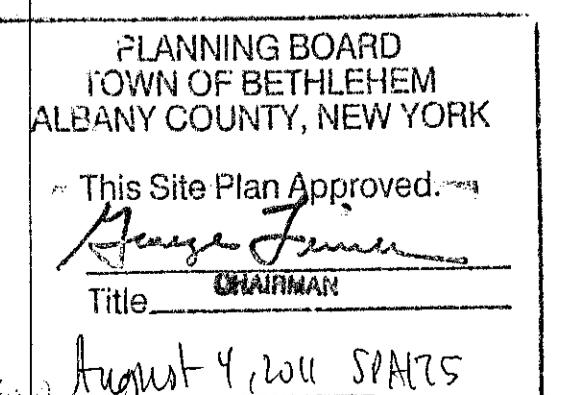
NOT TO SCALE



REAR

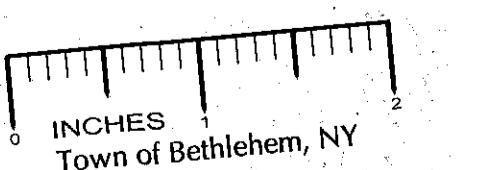


FRONT



DUMPSTER ENCLOSURE DETAIL

NOT TO SCALE



Engineering

11 Herbert Drive
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3 Project Title Change MBT 8/01/11
2 Final Submission MBT 5/25/11
1 ADD DETAILS MBT 4/22/11
No. Submittal / Revision App'd Date

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Project Number 182-094

Project Title
Delaware Avenue
Health Park

Delaware & Elsmere Ave's
Bethlehem, NY

Prepared For
Patroon
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Drawing Title
Site
Details

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SITE PLAN
REVIEW

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C-15