

DELAWARE AVENUE HEALTH PARK

TOWN OF BETHLEHEM, ALBANY COUNTY

STATE OF NEW YORK

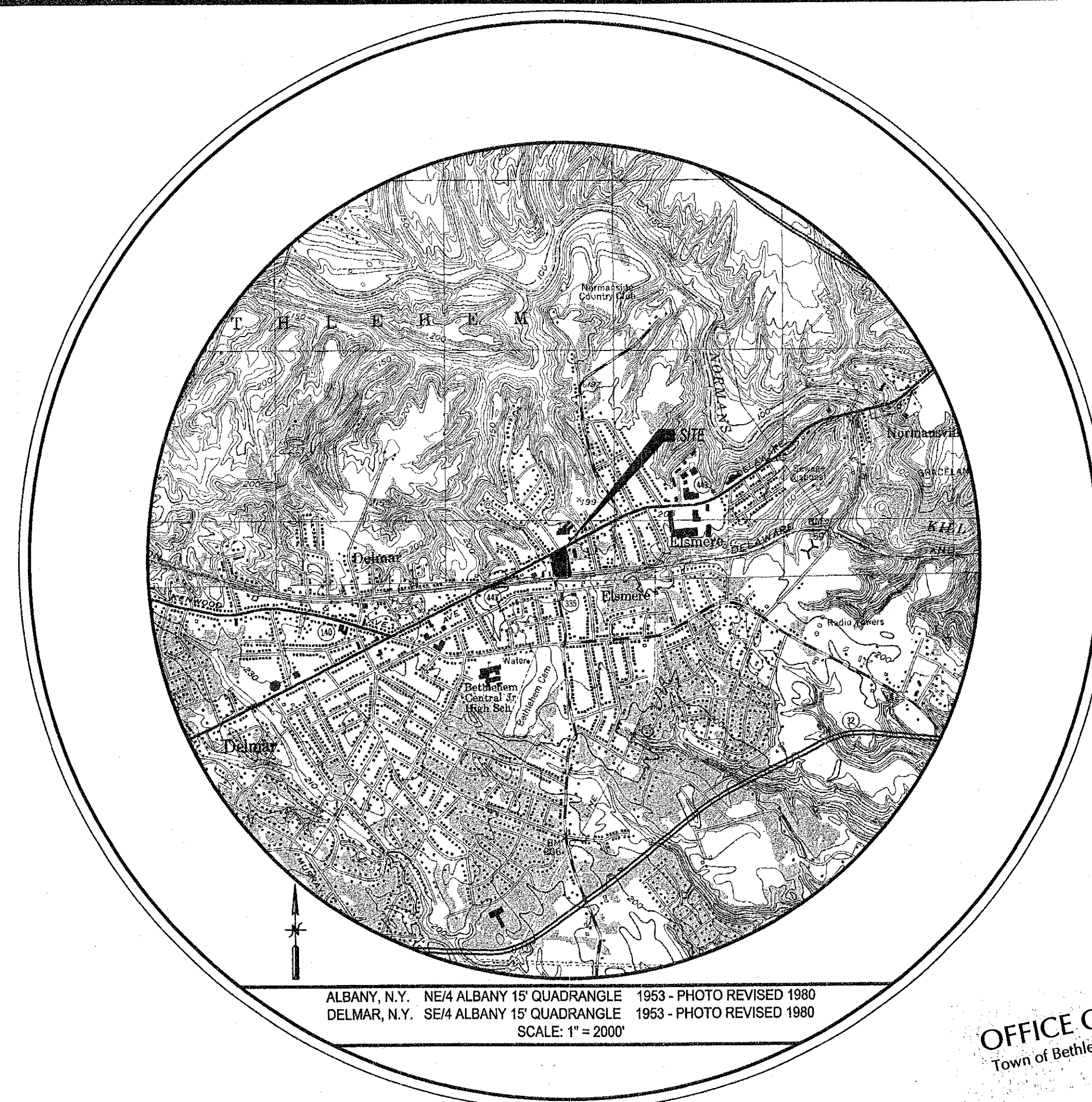
DRAWING INDEX:

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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 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



PROJECT LOCATION MAP

PROJECT INFORMATION

PROPOSED SITE NAME: _____ DELAWARE AVENUE HEALTH PARK
SITE ADDRESS: _____ 250, 254-256 DELAWARE AVENUE
DELMAR, NY 12054
TOWN: _____ BETHLEHEM
TAX MAP NUMBERS: _____ 86.09-4-11 86.09-4-12
L. 2712, P. 930 L. 2578, P. 861

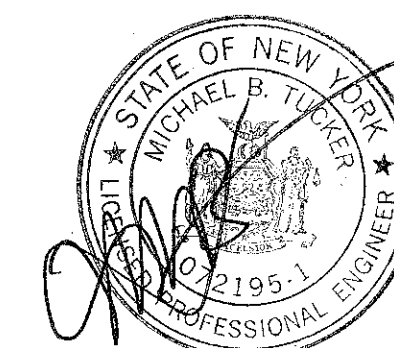
APPLICANT

PATROON DEVELOPMENT, LLC
THOMAS J. BURKE, MEMBER
509 ROUTE 67
MALTA, NEW YORK
12020

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.
Thomas J. Burke
Title CHAIRMAN
Date August 4, 2011 SPA175



OFFICE COPY
Town of Bethlehem, NY

ISSUED FOR:

SITE PLAN REVIEW

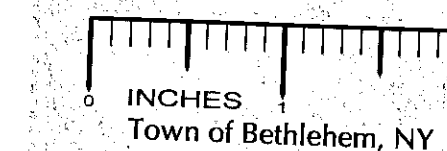
DIG ALERT:

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

EMERGENCY:

CALL 911

AUGUST, 2011



infinigy
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 FLUSH 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:

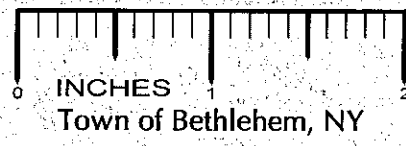
ALL WORK AND MATERIALS SHALL BE PERFORMED AND INSTALLED IN ACCORDANCE WITH THE CURRENT EDITIONS OF THE FOLLOWING CODES AS ADOPTED BY THE LOCAL GOVERNING AUTHORITIES. NOTHING IN THESE PLANS IS TO BE CONSTRUED TO PERMIT WORK NOT CONFORMING TO THE LATEST EDITIONS OF THE FOLLOWING:

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

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 REPAIRED.
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.

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."
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.



TOWN OF BETHLEHEM APPROVAL

PLANNING BOARD
TOWN OF BETHLEHEM
ALBANY COUNTY, NEW YORK

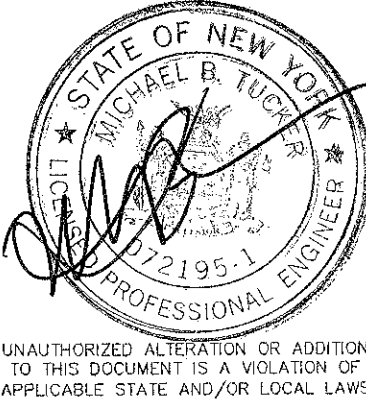
This Site Plan Approved:

George J. Janner
Title: CHAIRMAN

Date: August 4, 2011 SPA175

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Town of Bethlehem
Planning Board

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



3	Project Title Change	MBT	8/01/11
2	Final Submission	MBT	5/25/11
1	REV. NOTE 2	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 Avenue
Health Park**

Delaware & Elsmere Ave's
Bethlehem, NY

Prepared For

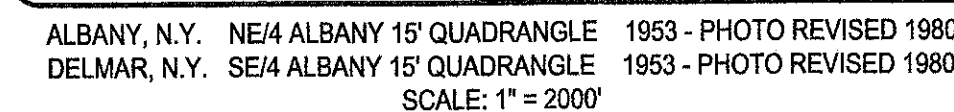
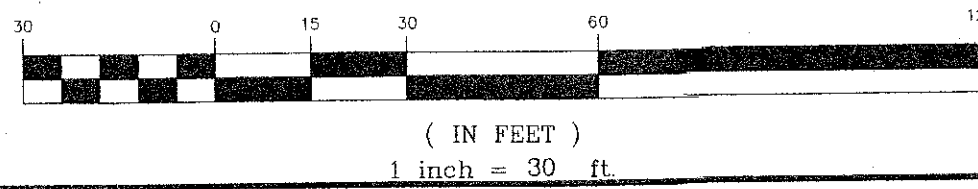
**Patroon
Development LLC**

Drawing Title
General Notes

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

Issued For
**SITE PLAN
REVIEW**

Drawing Number
C-2



1) SURVEYED PARCEL: TOWN OF BETHLEHEM - TAX MAP 86.09, BLOCK 4, PARCELS 11 & 12.

2) SURVEY PREPARED BY INFINITY ENGINEERING & SURVEYING PLLC, FROM AN APRIL 2009 FIELD SURVEY.

3) NORTH IS REFERENCED TO NAD 83 NEW YORK STATE PLANES, EAST ZONE. ELEVATION - TOPOGRAPHIC DATUM IS ASSUMED.

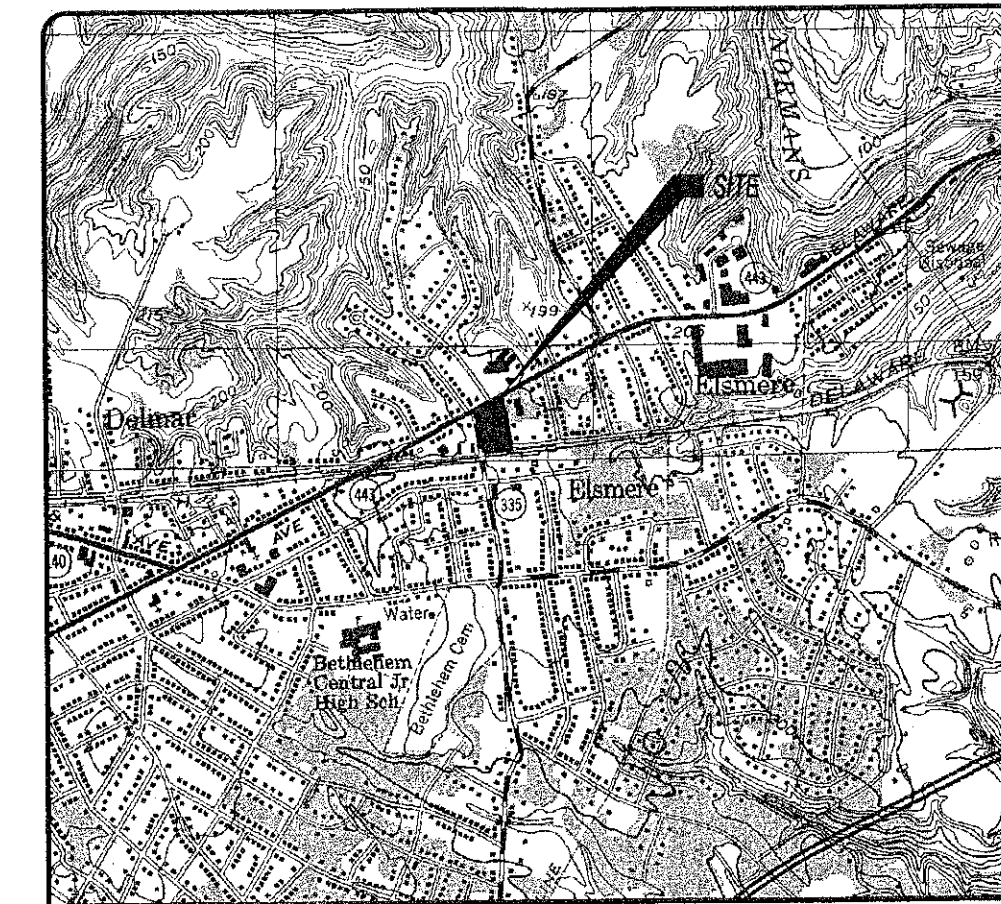
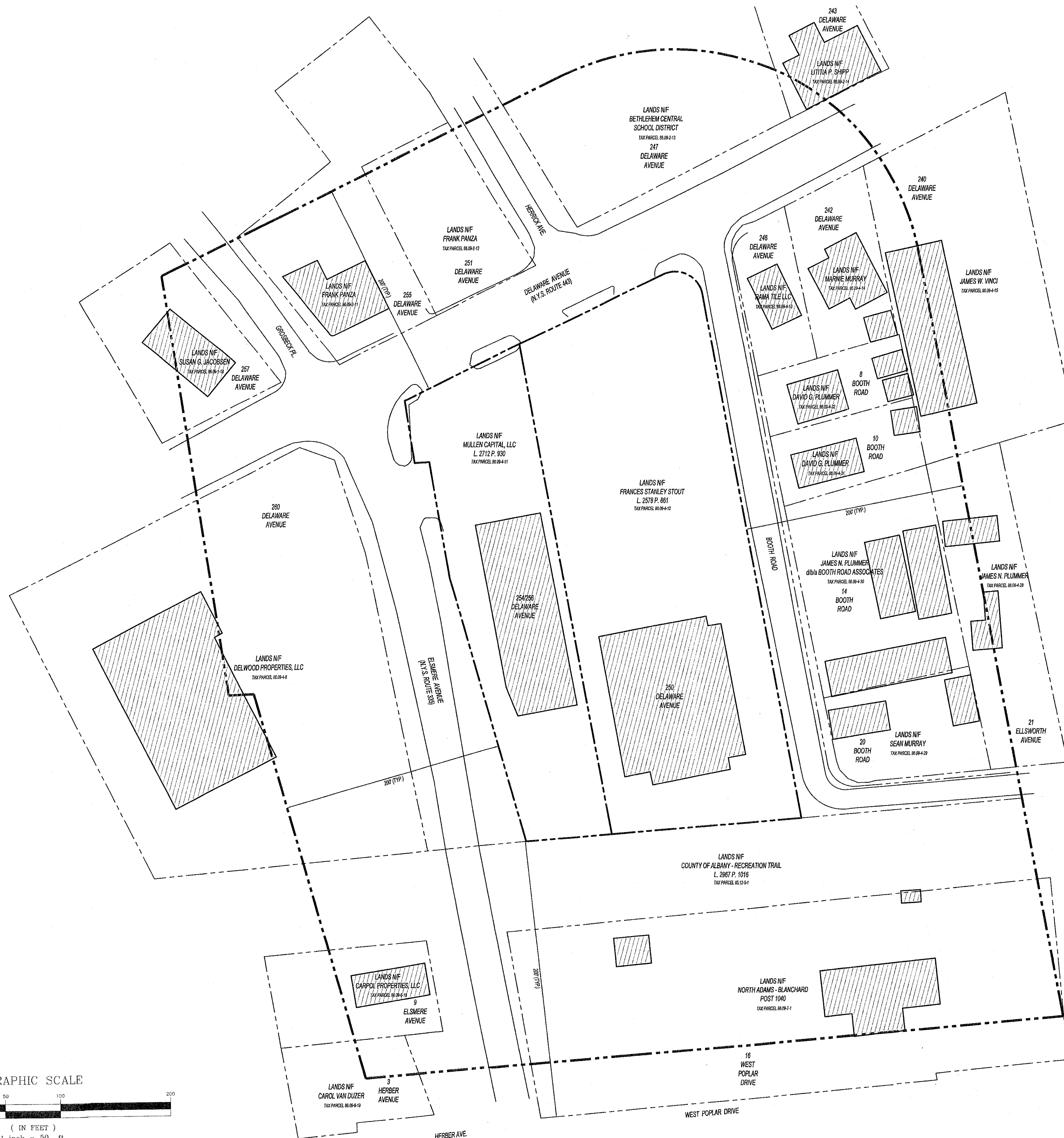
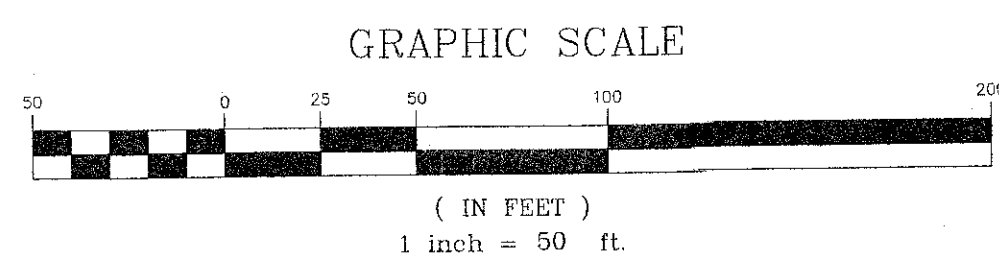
LEGEND

-----		=	PARCEL BOUNDARY LINE
N/F		=	NOW OR FORMERLY
TF		=	TOP OF FRAME
(C)		=	TELEPHONE/COMMUNICATION MANHOLE
(S)		=	SANITARY MANHOLE
(ST)		=	STORM MANHOLE
国		=	CATCH BASIN (SQUARE)
⊗		=	CATCH BASIN (ROUND)
⊗ WV		=	WATER VALVE
○		=	HYDRANT
○ WSD		=	WATER SHUTOFF VALVE
⊗ GV		=	GAS VALVE/GAS TEST/GAS DRIP
⊙		=	ROAD SIGN
FF		=	FINISHED FLOOR ELEVATION
INV.		=	INVERT ELEVATION
(REC.)		=	RECORD INFORMATION

Town of Bethlehem
Planning Board

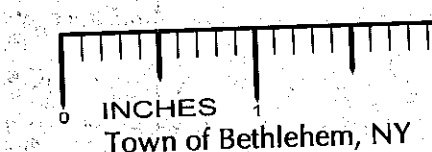
Date August 4, 2011 SPA175

C-3



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'

NOTE: ABUTTER INFORMATION BASED ON INFORMATION OBTAINED FROM THE ASSESSORS OFFICE IN NOVEMBER 2010.



Town of Bethlehem
Planning Board

TOWN OF BETHLEHEM APPROVAL

Date August 4, 2011 SPA175

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



3	Project Title Change	MBT	8/01/11
2	Final Submission	MBT	5/25/11
1	Add Street Address	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
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Project Title
**Delaware Avenue
Health Park**

Delaware & Elsmere Ave's
Bethlehem, NY

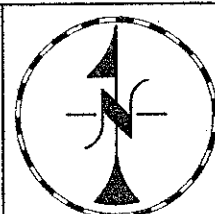
Prepared For

Patroon
Development LLC

Drawing Title

Abutters Plan

Drawing Scale:
1" = 30'



Issued For

SITE PLAN REVIEW

Drawing Number

C-4

File: M:\TOWN BIRKBECK\DELAWARE AVE\10 DRAWINGS\1.2.1 DESIGN LAYOUTS\1.2.1.3 PRELIMINARY\25 LAYOUT MATERIALS.DWG. Sheet: 9/2/2011 10:23:10 AM. Plotfile: 8/2/2011 10:23:10 AM. User: Ted Ranshaw



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 said 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 the 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

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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.

George Finner
Title: CHAIRMAN

Date: August 4, 2011 SPA175

infini8
engineering

11 Herbert Drive
Latham, New York 12110
(518) 680-0790

STATE OF NEW YORK
MICHAEL B. TURK
0-2195-3
PROFESSIONAL ENGINEER

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

6	PROJECT TITLE CHANGE	MBT	8/01/11
5	FINAL SUBMISSION	MBT	5/25/2011
4	BLDG. FOOTPRINT CHANGE	MBT	4/22/2011
3	ADD FENCE ALONG ELSMERE	MBT	4/18/2011
2	ADD SIDEWALK ALONG BOOTH	MBT	4/14/2011
1	BENCHES/BIKE RACK ADDED	MBT	4/9/2011
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

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 **

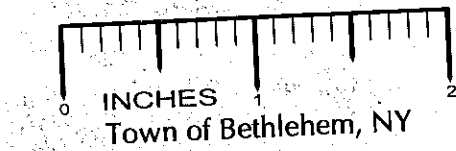
PARKING TABLE		
	REQUIRED	PROVIDED
MEDICAL OFFICE (46,000 SF)	1/200SF = 240 SPACES TOTAL = 240 SPACES	194 SPACES (46 SPACE DEVIATION) *

* 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	% OF SITE
EXISTING GREEN SPACE	-	5,662.8	0.13	4.6%
PROPOSED TOTAL GREEN SPACE	-	19,630	0.45	16.2% *
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 5/8/2010

Variance Comparison Table								
Item	Town Code Section	Original Proposal (Variances Obtained 5/5/10)			New Proposal			Notes
		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



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Town of Bethlehem, NY

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AUG 3 2011

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Planning Board

TOWN OF BETHLEHEM APPROVAL

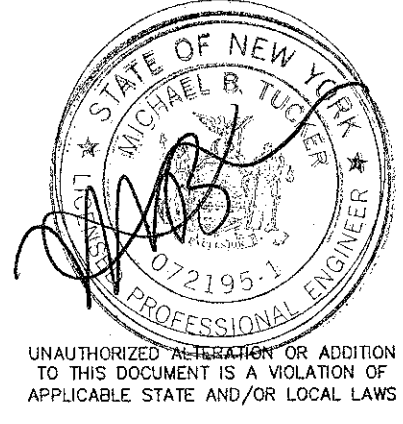
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ALBANY COUNTY, NEW YORK

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Title CHAIRMAN

Date August 4, 2011 SPA 175

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(518) 690-0790



3	Project Title Change	MBT	8/01/11
2	Final Submission	MBT	5/29/2011
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

Drawing Title
Zoning &
Site
Statistics

Drawing Scale:
1" = 30'

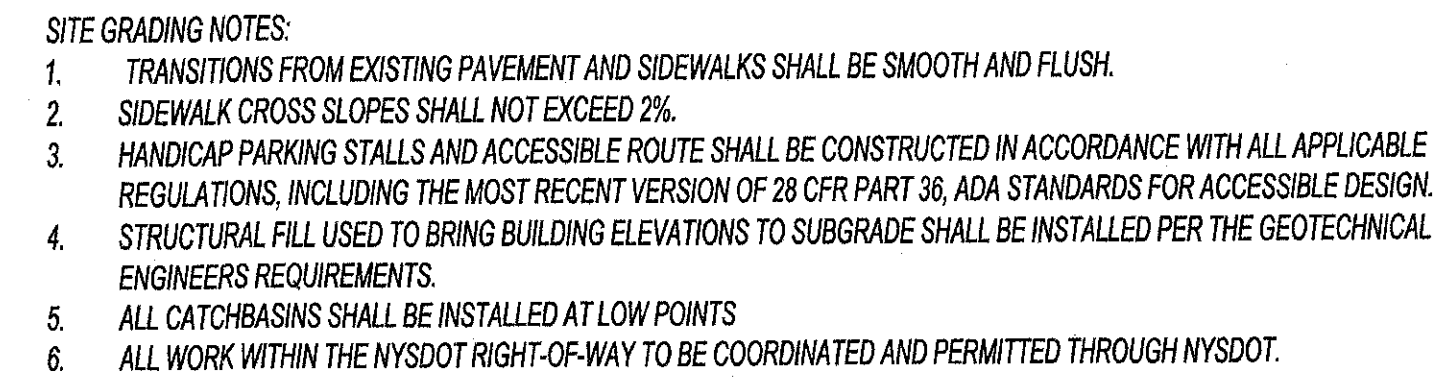
Date:
8/01/2011

Issued For

SITE PLAN
REVIEW

Drawing Number

C-6



NOTE:
CATCHBASIN #'S 1 AND 2 TO HAVE 3' MINIMUM SUMPS

GRADING LEGEND		
DESCRIPTION	EXISTING	PROPOSED
FENCE		
5' OR 10' CONTOUR LINE		
1' OR 2' CONTOUR LINE		
SPOT ELEVATION		
TOP AND BOTTOM CURB ELEVATION		
SLOPE (%)		
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		

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



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 Avenue
Health Park**

Delaware & Elsmere Ave's
Bethlehem, NY


Patroon
Development LLC

Drawing Title

**Grading &
Drainage Plan**

Drawing Scale:
1" = 30'

Date:
8/01/2011



Issued For

**SITE PLAN
REVIEW**

Drawing Number

C-7

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AUG 3 2011

Town of Bethlehem
Planning Board

TOWN OF BETHLEHEM APPROVAL

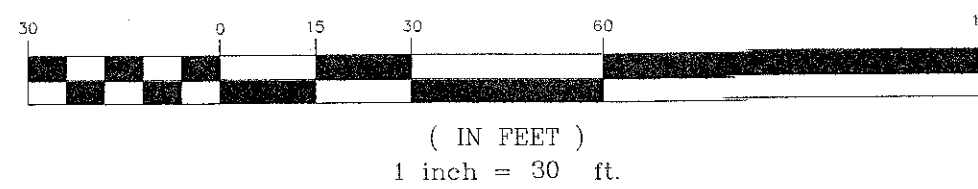
PLANNING BOARD
TOWN OF BETHLEHEM
ALBANY COUNTY, NEW YORK

This Site Plan Approved.

George Finner
Title CHAIRMAN

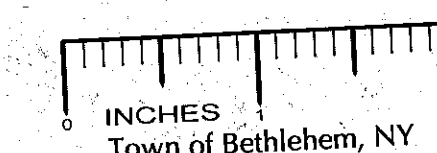
Date August 4, 2011 SPA75

C-7



UTILITY NOTES:

1. ANY UTILITY WORK WITHIN DELAWARE AVENUE OR GLENSIDE 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. TRANSFORMERS 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 MYSOT RIGHT-OF-WAY TO BE COORDINATED AND PERMITTED THROUGH THE TOWNSHIP.



Town of Bethlehem
Planning Board

Date August 4, 2011 SPATLS

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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: 2/1
Designed: TAR Date: 2/1
Checked: MBT Date: 2/1

Project Number 182-094

Project Title
**Delaware Avenue
Health Park**

Delaware & Elsmere Ave's
Bethlehem, NY

Prepared For


**Patroon
Development LLC**

Drawing Title

**Utilities
Plan**

Drawing Scale:
1" = 30'

Date:
8/01/2011

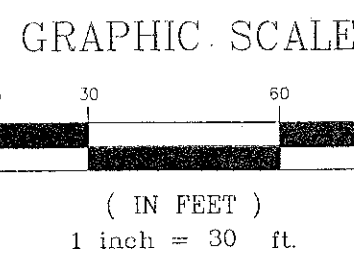








Issued For







**SITE PLAN
REVIEW**








Drawing Number

C-8



TREE LIST					
KEY	BOTANICAL NAME	COMMON NAME	SIZE	SYMBOL	TOTAL
GT	GLEDITSIA TRIACANTHOS	SKYLINE HONEY LOCUST	3"		12
BJ	BETULA JACQUEMONTI	HIMALAYAN BIRCH	3"		6
PP	PICEA PUNGENS 'HOOPS'	COLORADO SPRUCE (HOOPS)	5 - 7' HIGH		9
TA	TILIA C. STERLING	STERLING SILVER LINDEN	3"		2
JV	JUNIPERUS VIRGINIANA	EASTERN RED CEDAR	5 - 7' HIGH		10
SR	SURINGA RETICULATA	JAPANESE TREE LILAC	3"		2

SHRUB LIST					
KEY	BOTANICAL NAME	COMMON NAME	SIZE	SYMBOL	TOTAL
JH	JUNIPERUS HORIZONTALIS	CREEPING JUNIPER	24"		67
PO	PHYSOCARPUS OPULIFOLIUS	COMMON NINEBARK	5 GAL.		4
PF	POTENTILLA FRUTICOSA	BUSH CINQUEFOIL	24"		6
DG	DEUTZIA GRACILIS	SLENDER DEUTZIA	5 GAL.		6
JC	JUNIPERUS C. GOLDSTAR	GOLD STAR JUNIPER	24 - 36"		15
SN	SPIRAEA NIPPONICA	SNOW MOUND SPIREA	24"		60

PERENNIALS, GRASSES & BULBS LIST					
KEY	BOTANICAL NAME	COMMON NAME	SIZE	SYMBOL	TOTAL
D	NARCISSUS	MIXED DAFFODIL	BULBS		16
CG	COREOPSIS GRANOIFLORA	SUNRAY COREOPSIS	2 GAL.		14
NF	NEPETA FAASSENII	CATMINT	1 GAL.		20
SS	SEDUM SPURIMUM 'DRAGONS BLOOD'	DRAGON BLOOD SEDUM	1 GAL.		8
PE	PENNISETUM ALOPECUROIDES	FOUNTAIN GRASS	3 GAL.		13
ER	ERIANTHUS RAVENNAE	FLUME GRASS	3 GAL.		8
HE	HEMEROCALLIS 'HAPPY RETURN'	HAPPY RETURN DAYLILIES	1 GAL.		5

NOTE: EXISTING TREES WHICH ARE TO REMAIN SHALL BE PRUNED TO REMOVE DEAD AND/OR BROKEN BRANCHES.

IRRIGATION NOTES:
1) CONTRACTOR SHALL PROVIDE COMPLETE IRRIGATION SYSTEM DESIGN & INSTALLATION FOR ALL PLANTING AND LAWN AREAS. DESIGN SHALL BE CERTIFIED BY A PROFESSIONAL LANDSCAPE ARCHITECT OR ENGINEER AND SUBMITTED TO OWNER FOR APPROVAL.
2) BACKFLOW PREVENTOR IS REQUIRED AND SHALL BE IN CONFORMANCE WITH ALL STATE AND MUNICIPAL REQUIREMENTS.

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Town of Bernice
Planning Board

TOWN OF BETHLEHEM APPROVAL

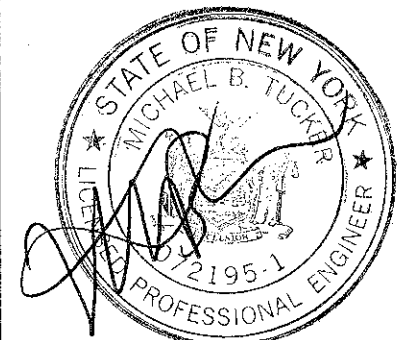
PLANNING BOARD
TOWN OF BETHLEHEM
ALBANY COUNTY, NEW YORK

This Site Plan Approved. _____
George Finner
 Title CHAIRMAN

Date August 4, 2011 SPA(7)

infinity
engineering

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



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3	Project Title Change	MBT	8/1/2018
2	Final Submission	MBT	5/1/2018
1	NEW LANDSCAPING	MBT	4/1/2018
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

Landscaping Plan

Drawing Scale

Date:
8/01/2011

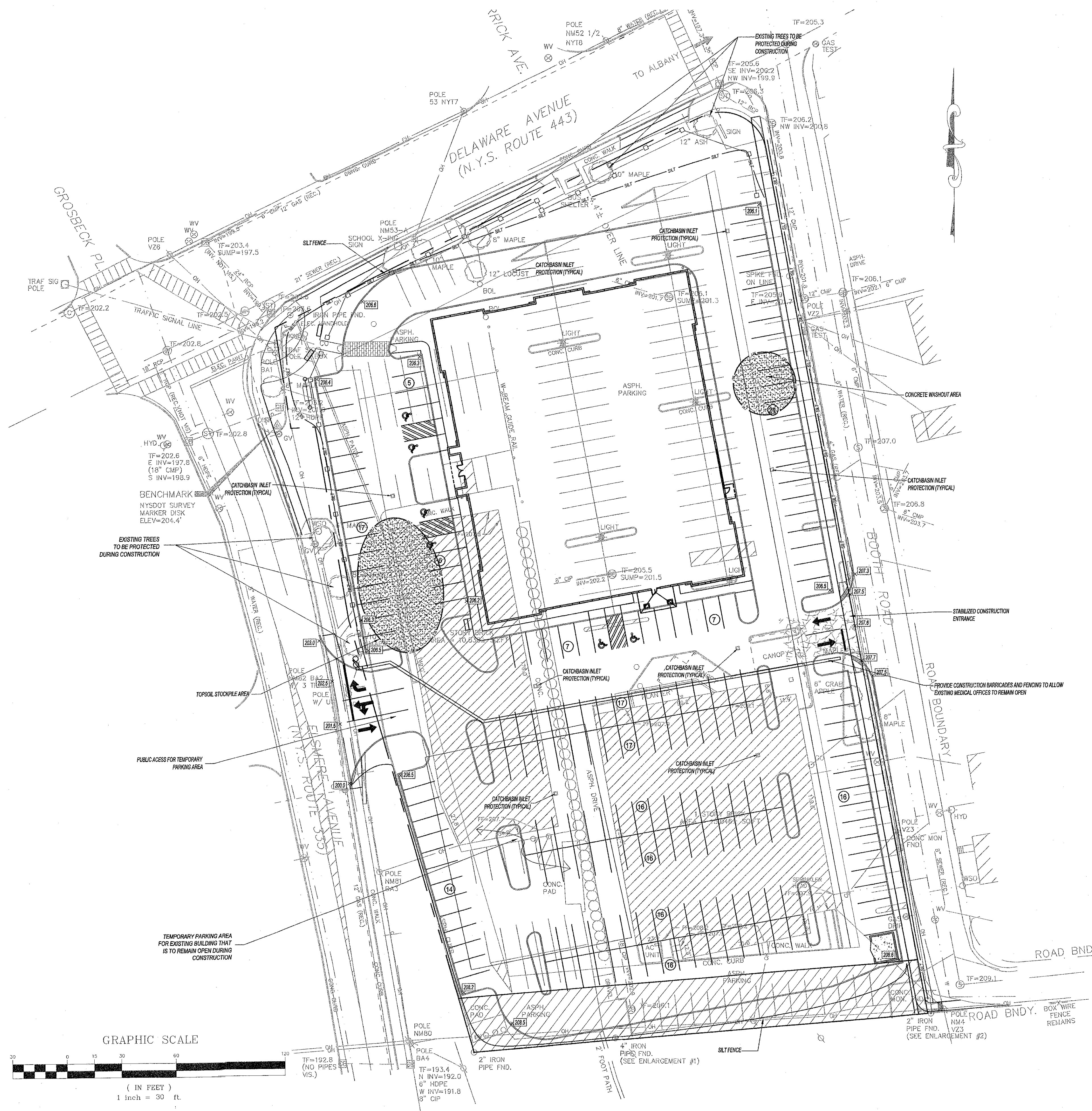
Issued For

SITE PLAN REVIEW

Drawing Number

C-9

FILE: W:\YTD SURVEY\DELAWARE\WETA\05 DRAWINGS\1.01.1 PRELIMINARY\03.01.1 EROSION CONTROL.DWG. Scale: 5/24/2011 2:05:15 PM. Plotted: 8/2/2011 9:20:16 AM. User: Ted Radek



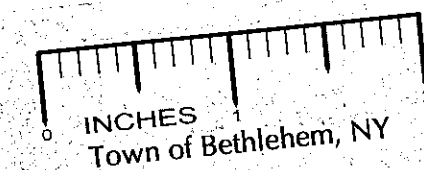
EROSION & SEDIMENT CONTROL LEGEND		
DESCRIPTION	EXISTING	PROPOSED
FENCE		
SILT FENCE		
EDGE OF STREAM OR RIVER		
LAKE OR POND		
PROPERTY LINE		
GRADING LIMITS		
EDGE OF PAVEMENT		
EDGE OF WOODS		
BUILDING		
CATCH BASIN		
MANHOLE		
HYDRANT		
WETLAND/MARSH		

GENERAL EROSION & SEDIMENT CONTROL NOTES:

1. THE SOIL EROSION AND SEDIMENT CONTROL MEASURES AND DETAILS AS SHOWN HEREIN AND STIPULATED WITHIN STATE STANDARDS SHALL BE FOLLOWED AND INSTALLED IN A MANNER SO AS TO MINIMIZE SEDIMENT LEAVING THE SITE.
2. PRIOR TO COMMENCING LAND DISTURBANCE ACTIVITY, THE LIMITS OF LAND DISTURBANCE SHALL BE CLEARLY AND ACCURATELY DEMARCATED WITH STAKES, RIBBONS, OR OTHER APPROPRIATE MEANS.
3. EROSION CONTROL DEVICES SHALL BE INSTALLED BEFORE GROUND DISTURBANCE OCCURS. THE LOCATION OF SOME OF THE EROSION CONTROL DEVICES MAY HAVE TO BE ALTERED FROM SHOWN ON THE APPROVED PLANS IF DRAINAGE PATTERNS DURING CONSTRUCTION ARE DIFFERENT FROM THE FINAL PROPOSED DRAINAGE PATTERNS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO ACCOMPLISH EROSION CONTROL FOR ALL DRAINAGE PATTERNS CREATED AT VARIOUS STAGES DURING CONSTRUCTION. ANY DIFFICULTY IN CONTROLLING EROSION DURING ANY PHASE OF CONSTRUCTION SHALL BE REPORTED TO THE ENGINEER IMMEDIATELY.
4. THE LOCATION OF SOME OF THE EROSION CONTROL DEVICES MAY HAVE TO BE ALTERED FROM THAT SHOWN ON THE PLANS IF DRAINAGE PATTERNS DURING CONSTRUCTION ARE DIFFERENT FROM THE FINAL PROPOSED DRAINAGE PATTERNS. ANY DIFFICULTY IN CONTROLLING EROSION DURING ANY PHASE OF CONSTRUCTION SHALL BE REPORTED TO THE ENGINEER IMMEDIATELY.
5. CONTRACTOR SHALL MAINTAIN ALL EROSION CONTROL MEASURES UNTIL PERMANENT VEGETATION HAS BEEN ESTABLISHED. CONTRACTOR SHALL CLEAN OUT ALL SEDIMENT PONDS WHEN REQUIRED BY THE ENGINEER OR THE LOCAL JURISDICTION INSPECTOR. CONTRACTOR SHALL INSPECT EROSION CONTROL MEASURES AT THE END OF EACH WORKING DAY TO ENSURE MEASURES ARE FUNCTIONING PROPERLY.
6. THE CONTRACTOR SHALL REMOVE ACCUMULATED SILT WHEN THE SILT IS WITHIN 12" OF THE TOP OF THE SILT FENCE.
7. FAILURE TO INSTALL, OPERATE OR MAINTAIN ALL EROSION CONTROL MEASURES WILL RESULT IN ALL CONSTRUCTION BEING STOPPED ON THE JOB SITE UNTIL SUCH MEASURES ARE CORRECTED.
8. SILT BARRIERS TO BE PLACED AT DOWNSTREAM TOE OF ALL CUT AND FILL SLOPES.
9. ALL CUT AND FILL SLOPES MUST BE SURFACED ROUGHENED AND VEGETATED WITHIN SEVEN (7) DAYS OF THEIR CONSTRUCTION.
10. CONTRACTOR SHALL REMOVE ALL EROSION & SEDIMENT CONTROL MEASURES AFTER COMPLETION OF CONSTRUCTION AND ESTABLISHMENT OF PERMANENT GROUND COVER.
11. THE ESCAPE OF SEDIMENT FROM THE SITE SHALL BE PREVENTED BY THE INSTALLATION OF EROSION CONTROL MEASURES AND PRACTICES PRIOR TO, OR CONCURRENT WITH, LAND-DISTURBING ACTIVITIES.
12. SEE DETAIL SHEETS FOR EROSION CONTROL DETAILS.
13. THE STORMWATER MANAGEMENT SYSTEM SHALL BE INSTALLED AS EARLY AS POSSIBLE IN THE CONSTRUCTION PHASING.
14. ALL OPEN DRAINAGE SHALES TO BE STABILIZED WITH GRASS AND/OR RIP-RAP AS QUICKLY AS POSSIBLE.

SEQUENCE OF MAJOR CONSTRUCTION ACTIVITIES

- TEMPORARY AND PERMANENT EROSION AND SEDIMENT CONTROLS ARE PRESENTED HEREIN TO ASSIST THE OPERATOR WITH THE PROJECT'S SPDES GENERAL PERMIT FOR CONSTRUCTION ACTIVITY. TO THE EXTENT PRACTICABLE, ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED IMMEDIATELY BEFORE THE ASSOCIATED PROJECT AREAS ARE DISTRIBUTED IN ANTICIPATION OF SOIL DISTURBING ACTIVITIES. BASED UPON NYSDEC REGULATIONS, TOTAL DISTURBANCE DURING CONSTRUCTION SHALL BE KEPT AT LESS THAN 5 ACRES AT ANY GIVEN TIME.
- THE FOLLOWING IS A GENERAL SEQUENCE OF THE MAJOR CONSTRUCTION ACTIVITIES ANTICIPATED TO OCCUR ON THE PROJECT SITE:
1. SITE PREPARATION - SILT FENCE WILL BE INSTALLED ON THE DOWN SLOPE OF THE LIMITS OF GRADING AND OTHER AREAS WHERE EROSION IS ANTICIPATED, AS SHOWN ON THE SITE PLANS. THE SILT FENCE SHALL REMAIN IN PLACE UNTIL ALL AREAS UPGRADIENT ARE STABILIZED. A TEMPORARY CONSTRUCTION ENTRANCE SHALL BE ESTABLISHED AS SHOWN ON THE DRAWINGS TO CAPTURE MUD AND DEBRIS FROM THE CONSTRUCTION VEHICLES BEFORE ENTERING THE PUBLIC WAY. CLEARING AND DISTURBANCE AT THIS PHASE SHALL BE LIMITED TO THE WORK NECESSARY TO INSTALL THE TEMPORARY SEDIMENT CONTROL MEASURES AND DEVICES.
 2. A TEMPORARY PARKING AREA WILL BE ESTABLISHED FOR THE EXISTING MEDICAL OFFICE BUILDING TO REMAIN OPEN. ALL WORK SAFETY MEASURES TO BE INSTALLED.
 3. BUILDING DEMOLITION - EXISTING BUILDING WILL BE DEMOLISHED AND ALL DEBRIS WILL BE DISPOSED OF OFF SITE IN ACCORDANCE WITH ALL APPLICABLE RULES AND REGULATIONS.
 4. ROUGH GRADING - TREES AND VEGETATION WITHIN THE DISTURBANCE LIMITS WILL BE REMOVED, AND TOPSOIL STRIPPING AND STOCKPILING WILL TAKE PLACE FOR LATER USE IN LANDSCAPE AREAS. EARTHWORK TO ROUGH GRADE THE SITE TO APPROXIMATE FINISHED GRADES WILL OCCUR AND ADDITIONAL REQUIRED SITE FENCE WILL BE INSTALLED. THE CLOSED PPWS SYSTEM WILL BE INSTALLED IN ACCORDANCE WITH NYSDEC REGULATIONS, THE TOTAL DISTURBED AREA AT ANY GIVEN TIME SHALL BE KEPT AT LESS THAN FIVE (5) ACRES.
 5. UTILITY INSTALLATION - WATER, SEWER, DRAINAGE, AND OTHER UNDERGROUND UTILITIES (ELECTRIC, TELEPHONE, GAS, CABLE, ETC) WILL BE INSTALLED UPON ESTABLISHMENT OF ROUGH SUBGRADES, AND AFTER THE REQUIRED FILL IS COMPACTED PER SPECIFICATIONS.
 6. CATCHBASIN INLET PROTECTION TO BE INSTALLED AT EACH CATCHBASIN AS THEY ARE INSTALLED.
 7. DUST CONTROL MEASURES SHALL BE UTILIZED THROUGHOUT THE CONSTRUCTION PERIOD.
 8. PAVING - THE PARKING WILL BE PAVED.
 9. FINAL GRADING AND LANDSCAPING - TOPSOIL WILL BE SPREAD ON AREAS TO BE LANDSCAPED AND AREAS WILL BE PLANTED AND SEEDING IN ACCORDANCE WITH THE APPROVED DESIGN PLANS. ALL DISTURBED AREAS SHALL BE STABILIZED. STABILIZATION SHALL TAKE PLACE AS SOON AS POSSIBLE IN PORTIONS OF THE SITE WHERE THE CONSTRUCTION ACTIVITIES HAVE CEASED FOR A PERIOD OF 14 DAYS.

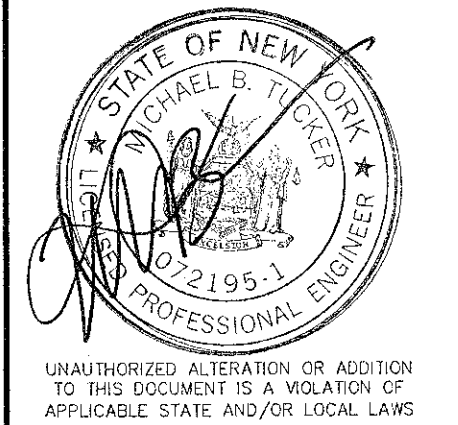


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AUG 3 2011
Town of Bethlehem
Planning Board

TOWN OF BETHLEHEM APPROVAL

PLANNING BOARD
TOWN OF BETHLEHEM
ALBANY COUNTY, NEW YORK
This Site Plan Approved.
George J. Finner
Title: CHAIRMAN
August 4, 2011 SPA 175

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



No.	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

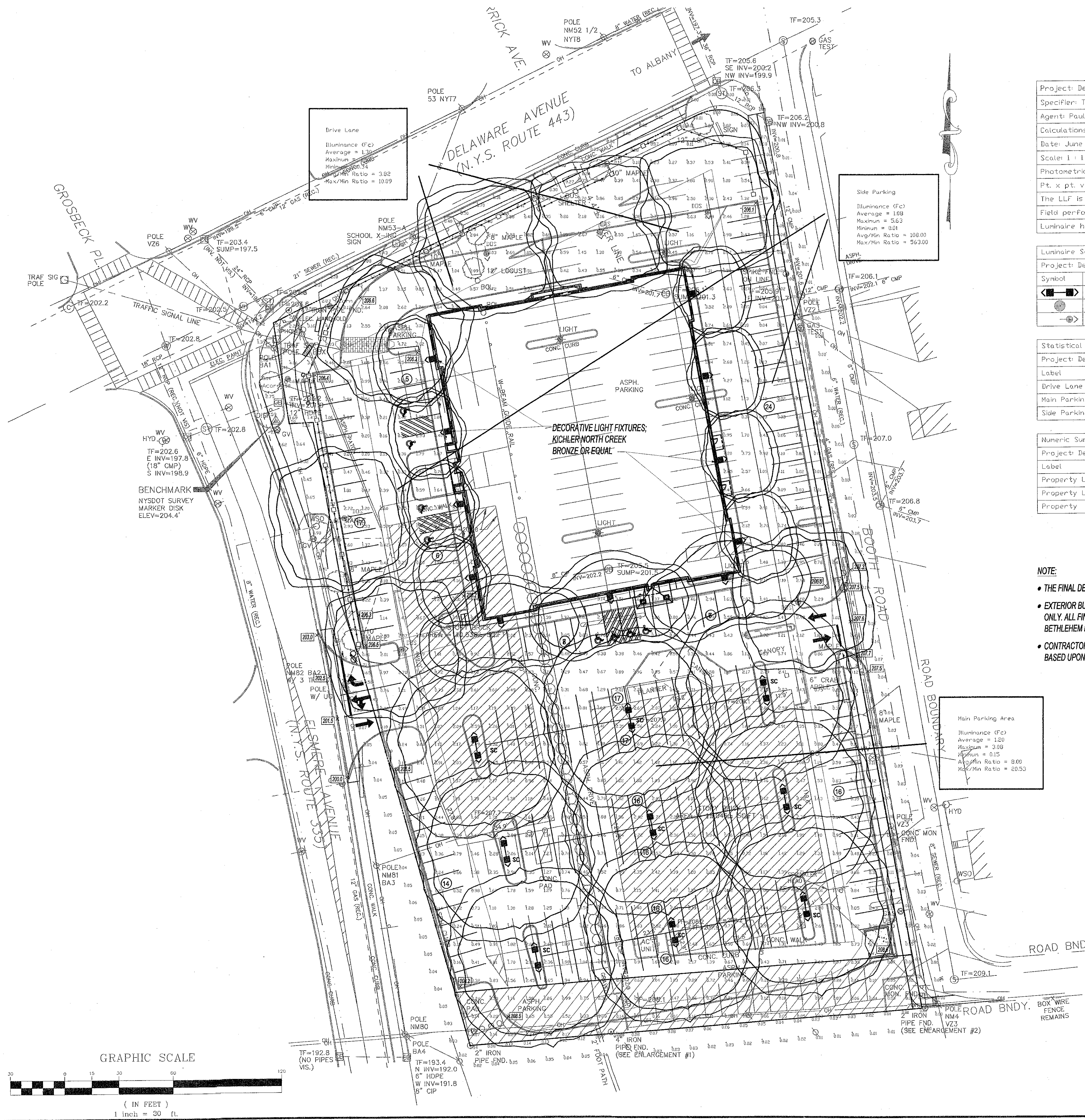
Drawing Title
Erosion &
Sediment
Control Plan

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

Issued For
SITE PLAN
REVIEW

Drawing Number
C-10

File: W:\NEW BUREAU\DELAWARE AVE\10 DRAWINGS\12.13 PRELIMINARY\01 LIGHTING PLAN.DWG, Saved: 7/26/2011 1:28:36 PM, Plotted: 8/2/2011 2:35:15 AM, User: Ted Ranslow



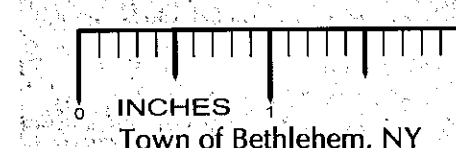
Project: Delmar Medical Arts		Project #137-9303-R4
Specifier: Ted Ranslow - Infinigy Engineering		
Agent: Paul Gregory - Lightspec Albany		
Calculations By: Benjamin Peirick - Philips Gardco		
Date: June 27, 2011		
Scale: 1" = 1'		
Photometric data used is based on established IES procedures and published 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. (UNID.)		

Luminaire Schedule							
Project: Delmar Medical Arts							
Symbol	Qty	Label	Description	Arrangement	Lumens	LLF	Filename
SC	9	SC	Emco AVV-2-SV-100PSMH @ 15'	BACK-BACK	8400	0.750	AVV-SV-400Pdes
SFX	2	Acorn	Lumec S56-SFX-175MH-ACDR-DSH5 @ 10'	SINGLE	14000	0.750	S56-175MH-ACDR-D
SQG	7	DOS	Lumec DOS-SQG-100MH @ 15'	SINGLE	8100	0.750	DOS-100MH-SQG <s

Statistical Area Summary							
Project: Delmar Medical Arts							
Label	Avg	Max	Min	Avg/Min	Max/Min	# Pts	Units
Drive Lane	1.30	3.43	0.34	3.82	10.09	54	Fc
Main Parking Area	1.20	3.08	0.15	8.00	20.53	518	Fc
Side Parking	1.08	5.63	0.01	108.00	563.00	199	Fc

Numeric Summary							
Project: Delmar Medical Arts							
Label	Avg	Max	Min	Avg/Min	Max/Min	# Pts	Units
Property Line 10'	0.25	3.14	0.00	N.A.	N.A.	152	Fc
Property Line	0.43	3.62	0.00	N.A.	N.A.	147	Fc
Property	1.10	5.63	0.01	110.00	563.00	996	Fc

- NOTE:**
- THE FINAL DECORATIVE FIXTURES WILL BE APPROVED BY THE BETHLEHEM PLANNING STAFF
 - EXTERIOR BUILDING LIGHT FIXTURES SHOWN FOR CODE REQUIRED LIGHTING LEVEL (fc) PURPOSES ONLY. ALL FINAL DECORATIVE FIXTURE LOCATIONS & STYLES WILL BE APPROVED BY THE BETHLEHEM PLANNING STAFF
 - CONTRACTOR TO PROVIDE PHOTOMETRICS PLAN TO ENGINEER FOR REVIEW AND APPROVALS, BASED UPON THE FINAL SELECTED AND APPROVED LIGHT FIXTURES.

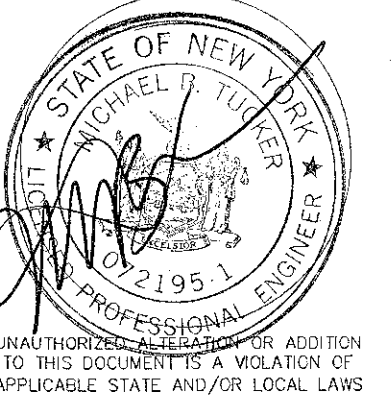


RECEIVED
AUG 3 2011
Town of Bethlehem
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TOWN OF BETHLEHEM APPROVAL

PLANNING BOARD
TOWN OF BETHLEHEM
ALBANY COUNTY, NEW YORK
This Site Plan Approved:
George J. Jurek
Title: CHAIRMAN
Date: August 4, 2011 SPA 175

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



No.	Project Title Change	MBT	Date
3	Project Title Change	MBT	8/01/11
2	Updated Light Fixtures	MBT	7/26/11
1	Final Submission	MBT	5/25/11
No.	Submitted / Revision	App'd	Date

Drawn: TMR Date: 2/11
Designed: TMR 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
**SITE PLAN
REVIEW**

Drawing Number

C-11

CONSTRUCTION EXIT DETAIL

NOT TO SCALE

CATCH BASIN INLET PROTECTION
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 NEEDED 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.
8" MAX. MESH OPENING.

FILTER CLOTH: FILTER X, MIRAFI 1000, STABILINKA T40N OR APPROVED EQUAL.

PREFABRICATED UNIT: GEOFAB, ENVIRONMENTAL OR APPROVED EQUAL.

SILT FENCE DETAIL

NOT TO SCALE

INFILTRATION BED W/ ISOLATOR ROW DETAIL (PLAN)

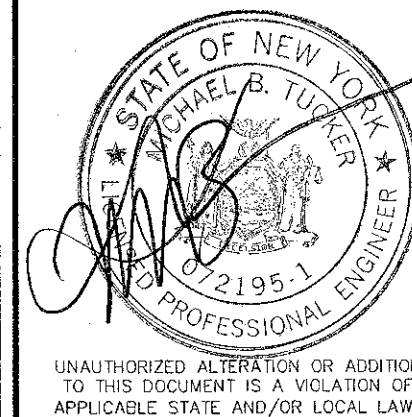
STORMTECH SC-310 CHAMBER (TYP. SECTION DETAIL)
NOT TO SCALE

DIVERSION MANHOLE
NOT TO SCALE

PLANNING BOARD
TOWN OF BETHLEHEM
ALBANY COUNTY, NEW YORK

This Site Plan Approved. *George J. J...*
Title CHAIRMAN

August 4, 2011 SPA-175



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
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

Drawing Scale

1" = 30'

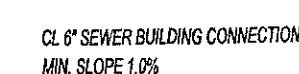
Date:
8/01/201

Issued For

SITE PLAN REVIEW

Drawing Number

C-13



C-14

