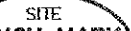


EXISTING SITE COVERAGE STATISTICS			
description	s.f.	acres	%
building area	0	0	0.00
green area	324,437	7.45	56.76
wetland area	188,227	4.32	32.94
gravel/dirt	58,755	1.35	10.28
paved area	0	0	0.00
total project area	571,420	13.12	100.00

description	s.f.	acres	%
building area	61,701	1.33	10.80
green area	209,129	4.80	38.60
parked area	202,650	4.65	35.46
paved area	97,940	2.25	17.14
total project area	571,420	13.12	100.00

NOTE: AS DESCRIBED IN LIBER 2745
AT PAGE 1135. ACCESS FOR INGRESS
& EGRESS IS OVER "UNNAMED STREET"
AS SHOWN ON MAP REFERENCE No.



**SITE
BENCH MARK**
ELEV.=197.22'
(HAPPED BOLT ON WELD)

CONNECT TO EXISTING 12" DIP WITH M.J. ADAPTER WITH KIT MODEL C-153 AS MANUFACTURED BY INDEPENDENT PIPE PRODUCTS, INC. OR APPROVED EQUAL. REMOVE EXISTING FITTINGS AS REQUIRED. (SEE SHEET C-7 FOR TAPPING VALVE & SLEEVE INSTALLATION DETAIL.)

• THE DEED RESTRICTIONS/COVENANTS FOR THE OCCUPANCY RESTRICTIONS ON THE SITE ARE FILED IN THE ALBANY COUNTY CLERK'S OFFICE UNDER LIBER _____, PAGE _____.

1. OCCUPANCY RESTRICTIONS, OCCUPANCY OF DWELLING UNITS WITHIN A SENIOR CITIZEN HOUSING PROJECT SHALL BE FOR RESIDENTIAL PURPOSES. ANY VIOLATIONS SHALL BE THE SUBJECT OF RESTRICTIVE COVENANTS OF RECORD THAT ARE ENFORCEABLE BY THE TOWN. OCCUPANCY SHALL BE LIMITED TO ELDERLY FAMILIES AS DEFINED AND DESCRIBED AS BELOW.
- ANY VIOLATION SHALL BE SUBJECT TO COSTS:
1. A SINGLE PERSON FIFTY-FIVE (55) YEARS OF AGE OR OLDER;
 2. TWO (2) OR THREE (3) PERSONS, ALL OF WHOM ARE FIFTY-FIVE (55) OF AGE OR OLDER;
 3. A MARRIED COUPLE, THE HUSBAND OR WIFE OF WHICH IS FIFTY-FIVE (55) YEARS OF AGE OR OLDER;
 4. ONE (1) CHILD RESIDING WITH A PARENT WHO IS FIFTY-FIVE (55) YEARS OF AGE OR OLDER, PROVIDED THAT SAID CHILD IS OVER THE AGE OF EIGHTEEN (18);
 5. THE SURVIVING SPOUSE OF A PERSON FIFTY-FIVE (55) YEARS OF AGE OR OLDER, PROVIDED THAT THE SURVIVING SPOUSE WAS DULY REGISTERED AS A DEPENDENT OF THE ELDERLY PERSON AT THE TIME OF THE ELDERLY PERSON'S DEATH; OR
 6. ONE (1) ADULT, EIGHTEEN (18) YEARS OF AGE OR OLDER, RESIDING WITH A PERSON WHO IS FIFTY-FIVE (55) YEARS OF AGE OR OLDER, PROVIDED THAT SAID ADULT IS ESSENTIAL TO THE LONG TERM CARE OF THE ELDERLY PERSON AS DETERMINED BY PHYSICIAN DULY LICENSED IN NEW YORK STATE.

- **TEMPORARY OCCUPANCY.** THE SURVIVING CHILD OF A PERSON FIFTY-FIVE (55) YEARS OF AGE OR OLDER, MAY CONTINUE TO RESIDE IN THE DEVELOPMENT FOR A PERIOD OF SIX (6) MONTHS FOLLOWING THE DEATH OF THE ELDERLY OR PHYSICALLY HANDICAPPED PERSON, PROVIDED THAT SAID CHILD WAS DULY REGISTERED AS A RESIDENT OF THE DEVELOPMENT AT THE TIME OF THE ELDERLY OR PHYSICALLY HANDICAPPED PERSON'S DEATH.

• GUESTS. TEMPORARY OCCUPANCY BY GUESTS OF FAMILIES WHO RESIDE IN A SENIOR CITIZEN MULTIFAMILY DWELLING PROJECT SHALL BE PERMITTED, PROVIDED THAT SUCH OCCUPANCY DOES NOT EXCEED THIRTY (30) DAYS IN ANY CALENDAR YEAR. THE TIME LIMITS AS SPECIFIED SHALL NOT APPLY IN INSTANCES WHERE TEMPORARY OCCUPANCY EXCEEDING THIRTY (30) DAYS IS REQUIRED IN THE PUBLIC INTEREST. GUESTS STAYING OVERNIGHT SHALL BE REQUIRED TO REGISTER THEIR TEMPORARY OCCUPANCY WITH THE PROJECT MANAGER OR BUILDING SUPERINTENDENT.

LEGEND

-- -190--	EXISTING CONTOUR		OVERHEAD WIRE, UTILITY POLE & GUY WIRE
R.O.W.	RIGHT OF WAY		STORM CULVERT PIPE
N/H/F	NOW OR FORMERLY		WATER VALVE
N	NORTH		HYDRANT
S	SOUTH	— W —	WATER LINE
E	EAST	— S —	SEWER LINE
W	WEST	— U —	PROPOSED UNDER DRAIN
tel.	TELEPHONE	— ST —	PROPOSED WATER LINE
elec.	ELECTRIC	— ST —	PROPOSED STORM SEWER
L.	LIBER		PROPOSED SANITARY SEWER
P.	PAGE		MITIGATION WETLAND CREATION
	TREE		STREAM RESTORATION
MAN	MANHOLE		WETLAND AREA WITH PROPERTY LIMITS
	SIGN		STREAM IMPACT
— X —	FENCE LINE		WETLANDS IMPACTED
— GR —	GUARD RAIL		HISTORIC WETLANDS IMPACTED
	GRAVEL/STONE		
	PORKUS PAVEMENT	—	PROPOSED CONCRETE CURB
	STANDARD PAVEMENT	—	PROPOSED SEGMENTED/CONCRETE
			PROPOSED GABION WALL
			PROPOSED CHAIN LINK

PARKING TABLE	
PARKING SPACES REQUIRED 1.1 PER DWELLING UNIT	163
TOTAL SURFACE PARKING SPACES PROVIDED	128
TOTAL GARAGE SPACES PROVIDED	48

ALBANY COUNTY HEALTH DEPARTMENT APPROVAL

ALBANY COUNTY DEPT. OF HEALTH
DATE.....JUL 01 2014.....
These plans for sewage disposal
EXAMINED AND APPROVED

[Signature]
DIRECTOR, DIVISION OF ENVIRONMENTAL
HEALTH SERVICES

WETLAND INFORMATION	
EXISTING WETLANDS WITHIN 13.12 ACRE PROJECT SITE	4.36 ACRES
WETLANDS IMPACTED	0.37 ACRES WITH 99 L.F. STREAM IMPACT
HISTORIC WETLANDS IMPACTED	0.03 ACRES

TOTAL AREA OF PROJECT SITE
= 571,420 SF (13.12 ACRES)

TOTAL AREA OF GRADING LIMITS AREA
= 295,043 SF (6.77 ACRES)

TOTAL AREA OF LAND PRESERVATION AREA
DEED RESTRICTION = 275,191 SF (6.32 ACRES)
INCLUDES 4.46 ACRES OF WETLAND,
INCLUDING WETLAND CREATION AREAS AND
RESTORATION OF 41 L.F. OF STREAM

TOWN OF BETHLEHEM PLANNING BOARD APPROVAL

PLANNING BOARD
TOWN OF BETHLEHEM
ALBANY COUNTY, NEW YORK

This Site Plan Approved.

[Signature]
Title Chairman

Date 10/15/2014

SPA 2016 4/1/2014

OWNER: VAN WIES VILLAGE, LLC
United Development Corp
300 Jordan Road
Troy, New York 12180

APPLICANT: VAN WIES VILLAGE, LLC
United Development Corp
300 Jordan Road
Troy, New York 12180

RELEASED FOR CONSTRUCTION



**HERSHBERG
&
HERSHBERG**

*Consulting Engineers
and Land Surveyors*

18 Locust Street
Albany, New York 12203

ALTERATION OF THIS
DOCUMENT EXCEPT BY A
LICENSED PROFESSIONAL
ENGINEER OR LAND
SURVEYOR, IS ILLEGAL.

STATE OF NEW YORK
DANIEL R. HERSBERG
044226
LICENSED PROFESSIONAL ENGINEER & LAND SURVEYOR

REMARKS	DATE
REVISIONS AS PER 12/24/13 REVIEW LETTER	12/30/13
REVISIONS AS PER 1/2/14 REVIEW LETTER	1/9/14
FIRE ACCESS AND CEMETERY SORROUNDING REV	2/18/14
REV AS PER REVIEW LTGS DATED 2/7/14.	3/20/14
2/10/14 & 2/18/14	
SUBMISSION FOR STAMPING	6/5/14

SITE AND GRADING PLAN
GLENMONT ABBEY VILLAGE
(FKA-GLENWOOD VILLAGE SENIOR HOUSING)
GLENMONT ROAD
TOWN OF BETHLEHEM, NEW YORK

FILE: 130266 SCALE: 1"=50' BY: AS CHK: DRH DATE: 12/12/13 120266-Construction Set.DWG

C-2