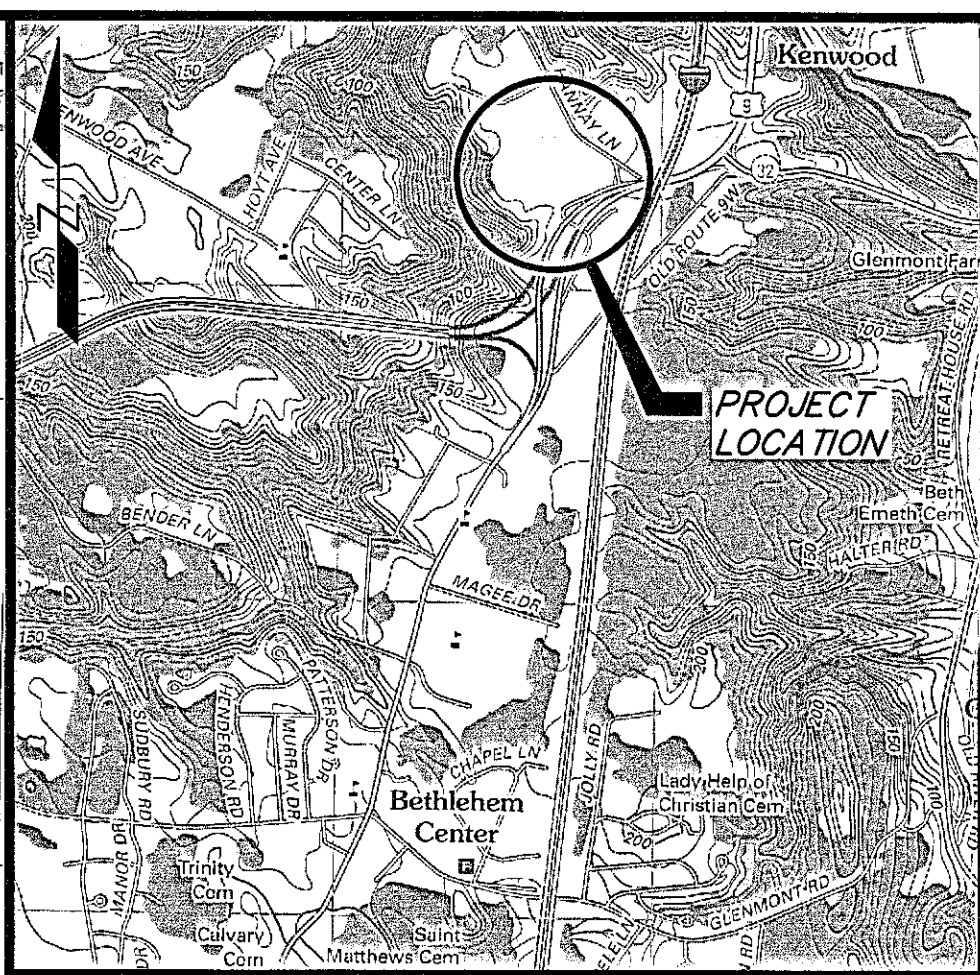
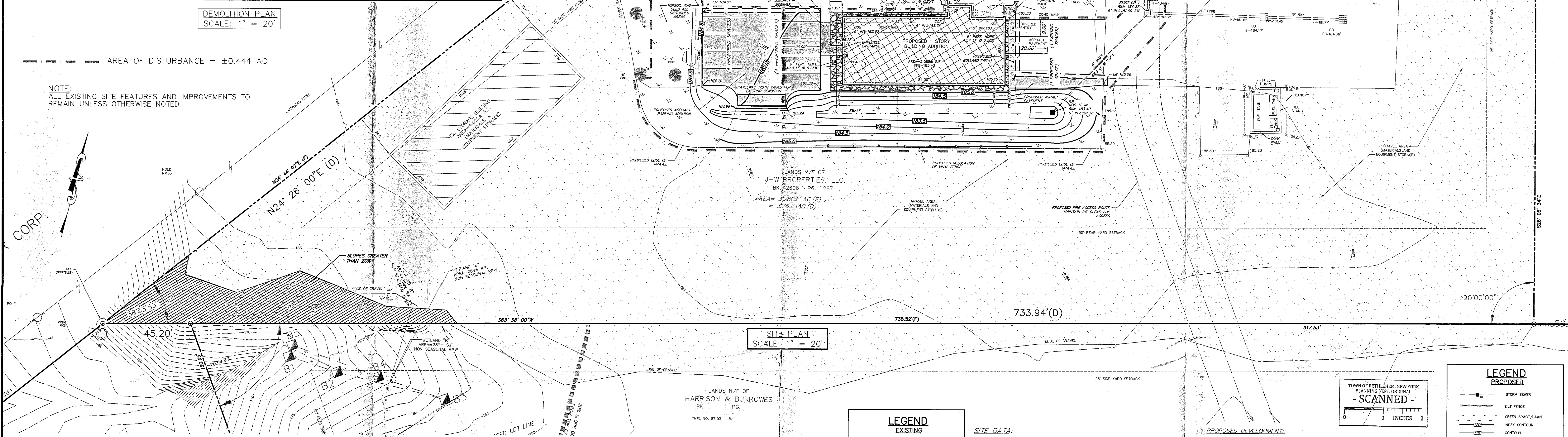


DEMOLITION PLAN
SCALE: 1" = 20'



SITE LOCATION MAP
SCALE: 1" = 2,000'



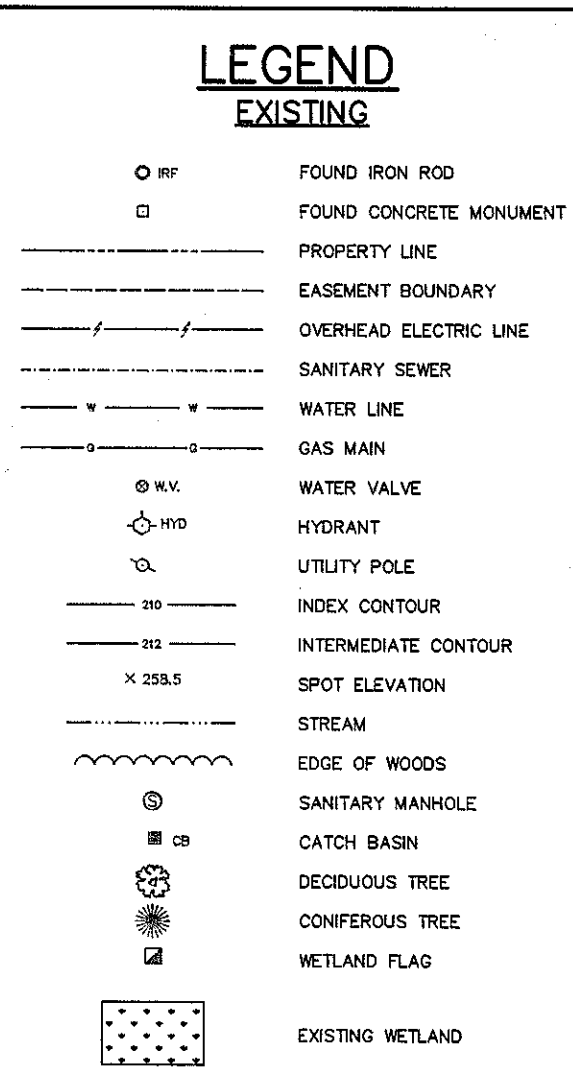
SITE PLAN
SCALE: 1" = 20'

- DEMOLITION NOTES:**
- ALL DEMOLITION MATERIALS SHALL BE REMOVED AND DISPOSED OF IN ACCORDANCE WITH THE REQUIREMENTS OF ALL REGULATORY AGENCIES, INCLUDING THE MUNICIPALITY, NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION, AND ALL OTHER AGENCIES.
 - ALL DEMOLITION MATERIALS SHALL BE DISPOSED OF AT AN APPROVED AND PERMITTED FACILITY FOR THEIR RESPECTIVE MATERIAL.
 - CONTRACTOR IS RESPONSIBLE FOR OBTAINING AND COMPLYING WITH ALL REQUIRED PERMITS.
 - CONTRACTOR IS RESPONSIBLE TO CONTACT AND COORDINATE ALL WORK WITH UTILITY COMPANIES.
 - CONTRACTOR IS RESPONSIBLE TO MINIMIZE THE AMOUNT OF DUST AND NOISE POLLUTION GENERATED DURING DEMOLITION OPERATIONS.
 - IF HAZARDOUS WASTE IS ENCOUNTERED DURING DEMOLITION WORK, THE CONTRACTOR SHALL CEASE WORK IMMEDIATELY, CONTACT THE APPROPRIATE REGULATORY AGENCIES, AND DEMOLITION THE DESIGN ENGINEER. THE CONTRACTOR SHALL COMPLY WITH ALL JURISDICTIONAL REQUIREMENTS. HAZARDOUS WASTE MUST BE REMOVED BY A PERMITTED HAZARDOUS WASTE CONTRACTOR TO A PERMITTED HAZARDOUS WASTE SITE.
 - DEMOLITION SHALL INCLUDE, BUT IS NOT LIMITED TO, REMOVAL OF FOUNDATION WALLS, FLOOR SLABS, SURFACE PAVEMENTS, WALLS, ROOFS AND ALL OTHER STRUCTURES NOT SCHEDULED TO REMAIN. SUB-BASE SHALL NOT BE REMOVED UNLESS SPECIFICALLY CALLED FOR ON THE DEMOLITION/REMOVALS PLAN.
 - ALL DEPRESSIONS IN THE GROUND SURFACE RESULTING FROM DEMOLITION WORK SHALL BE BACKFILLED WITH CLEAN, GRANULAR FILL MATERIALS MEETING NEW YORK STATE DEPARTMENT OF TRANSPORTATION TYPE 4 SPECIFICATIONS. FILL SHALL BE COMPACTED TO MINIMUM 90% MODIFIED PROCTOR DENSITY AND PLACED IN 12" LIFTS MAXIMUM.
 - TREE PRESERVATION AND PROTECTION: A MINIMUM FOUR-FOOT (4') HIGH PROTECTIVE FENCE WILL BE ERECTED AROUND ALL LARGE TREES AT THE DRIP LINE TO PREVENT DAMAGE DURING CONSTRUCTION. SILT FENCE MATERIALS MAY BE USED FOR THIS PURPOSE. THE LARGE TREES TO BE PROTECTED WILL BE FIELD IDENTIFIED.

- GENERAL NOTES:**
- ALL WORK SHALL BE DONE IN STRICT COMPLIANCE WITH ALL APPLICABLE NATIONAL, STATE AND LOCAL CODES, STANDARDS, ORDINANCES, RULES AND REGULATIONS.
 - EXISTING WATER MAIN & SANITARY SEWER SHOWN HEREIN WERE OBTAINED FROM THE AVAILABLE RECORD DRAWINGS. THE LOCATION OF ALL UNDERGROUND UTILITIES ARE APPROXIMATE. THEIR ACTUAL LOCATION SHALL BE VERIFIED BY THE CONTRACTOR BY CONTACTING THE APPROPRIATE FACILITIES PROTECTIVE ORGANIZATION AND MUNICIPAL AGENCIES HAVING JURISDICTION SEVENTY-TWO (72) HOURS PRIOR TO ANY EXCAVATING AND/OR CONSTRUCTION (1-800-962-7962).
 - THE ENGINEER RESERVES THE RIGHT TO EXAMINE ANY WORK DONE ON THIS PROJECT AT ANY TIME TO DETERMINE THE CONFORMANCE WITH THE REQUIREMENTS OF THE CONTRACT DOCUMENTS OF THIS PROJECT, AS INTENDED AND INTERPRETED BY THE ENGINEER.
 - MISCELLANEOUS WORK NOT SPECIFICALLY SHOWN ON THE CONTRACT DRAWINGS SUCH AS PATTERNS, BLOCKING, TRIMMING, ETC., SHALL BE PERFORMED AS REQUIRED TO MAKE THE WORK COMPLETE AND FUNCTIONAL.
 - ALL DISTURBED AREA OUTSIDE OF PAVED AREA TO RECEIVE TOPSOIL AND SEED, EXCEPT AS OTHERWISE NOTED.
 - THE CONTRACTOR SHALL:
 - VERIFY ALL CONDITIONS IN THE FIELD PRIOR TO COMMENCEMENT OF WORK AND NOTIFY THE ARCHITECT/ENGINEER OF ANY DISCREPANCIES.
 - EXAMINE THE SITE AND INCLUDE IN THEIR WORK THE EFFECT OF ALL EXISTING CONDITIONS OF THE WORK.
 - PROVIDE AND INSTALL ALL MATERIALS AND PERFORM ALL WORK IN ACCORDANCE WITH RECOGNIZED GOOD STANDARD PRACTICE.
 - HOLD THE OWNER HARMLESS AGAINST ANY AND ALL CLAIMS ARISING FROM WORK DONE BY THE CONTRACTOR ON THE SITE.
 - ALL BACKFILL USED IN TRENCHES WITHIN ROADWAY AREAS SHALL BE PLACED IN MAXIMUM SIX (6) INCH LIFTS AND COMPACTED BY MEANS OF A MECHANICAL COMPACTOR BETWEEN LIFTS.
 - WHEN BACKFILLING AROUND PROPOSED OR EXISTING STRUCTURES, MATERIAL SHALL BE PLACED IN MAXIMUM SIX (6) INCH LIFTS AND COMPACTED BY MEANS OF A MECHANICAL COMPACTOR BETWEEN LIFTS.

- SURVEY NOTES:**
- BOUNDARY EVIDENCE SHOWN HEREON WAS COMPILED FROM AN ACTUAL FIELD SURVEY CONDUCTED ON APRIL 10, 2015 AND REFLECTS VISIBLE CONDITIONS EXISTING AT THAT OCCASION.
 - (D) DENOTES DEED BEARING AND DISTANCE.
 - (F) DENOTES FIELD BEARING AND DISTANCE.
 - THE OFFSETS OR DIMENSIONS SHOWN HEREON, FROM PROPERTY LINES TO BUILDINGS ARE FOR BUILDING REFERENCE AND LOCATION AND ARE NOT INTENDED TO MONUMENT THE PROPERTY LINES OR TO GUIDE THE LOCATION OF FENCES, ADDITIONAL STRUCTURES, OR ANY OTHER IMPROVEMENT.
 - SUBJECT TO ALL RIGHTS, EASEMENTS, COVENANTS AND RESTRICTIONS OF RECORD.
 - SUBJECT TO ANY STATE OF FACTS AN UP-TO-DATE ABSTRACT OF TITLE.
 - UNDERGROUND UTILITIES SHOWN HEREON ARE BASED ON UTILITY EVIDENCE VISIBLE AT GROUND SURFACE AND RECORD DRAWINGS AVAILABLE TO OUR OFFICE AND ARE SUBJECT TO FIELD VERIFICATION BY EXCAVATION. UTILITIES SHOWN DO NOT PURPORT TO CONSTITUTE OR REPRESENT ALL UTILITIES THAT MAY EXIST UPON OR ADJACENT TO THE SURVEYED PREMISES.
- MAP REFERENCES:**
- A MAP ENTITLED "BOUNDARY LINE AND TOPOGRAPHIC SURVEY OF LANDS OF EX. HOLLAND INC., ST. NO. 37 FRONTAGE ROAD, TOWN OF BETHLEHEM, COUNTY OF ALBANY, STATE OF NEW YORK," PREPARED BY EDWARD W. BOUTELLE & SON CIVIL ENGINEERS AND SURVEYORS, DATED DECEMBER 10, 2009.

- TOWN STANDARD NOTES:**
- CONSTRUCTION FENCE MUST BE INSTALLED ALONG WETLAND BOUNDARIES AND BUFFERS WITHIN 25 FT OF ANY ACTIVITY.
 - ALL DISTURBED SOILS MUST BE STABILIZED WITH A MINIMUM COVER OF MULCH WITHIN 14 DAYS OF LAST ACTIVITY.
 - ALL EASE MEASURES MUST BE INSPECTED AND MAINTAINED IN COMPLIANCE WITH 18-28-49 OF THE TOWN CODE.
 - ALL CUT & FILL SLOPES WITHIN THE AREA OF DISTURBANCE MUST HAVE A MAXIMUM SLOPE OF 3:1 (H:V) OR 33% UNLESS OTHERWISE NOTED.
 - ALL DRIVEWAYS CONSTRUCTED ON THE PROPERTY MUST NOT EXCEED A MAXIMUM SLOPE OF 10%; ALL SIDEWALKS MUST NOT EXCEED A MAXIMUM SLOPE OF 8.33% (1:12).
 - FINAL GRADING MUST ENSURE POSITIVE DRAINAGE AWAY FROM ALL STRUCTURES WITH A MINIMUM SLOPE OF 1%.
 - TYPICALLY, GARAGE FINISHED FLOOR (OFF) IS TO BE 18" ABOVE THE EXISTING ROADWAY CENTERLINE ELEVATION.
 - NOTIFY THE ENGINEERING DIVISION OF ANY DEVIATIONS IN BUILDING LOCATION OR GRADE FROM APPROVED PLANS.
 - THE CONTRACTOR SHALL CALL THE U.F.P.O. (1 800 964-7962) TWO WORKING DAYS PRIOR TO ANY EXCAVATION TO HAVE UNDERGROUND UTILITIES LOCATED IN THE FIELD.



SITE DATA:

EXISTING:
ADDRESS: 22 HAMILTON LANE
CBL: 87.03-1-2.2
ZONING: RURAL LIGHT INDUSTRIAL (RLI)
LAND USE: OFFICE, STORAGE, AND CONTRACTOR'S YARD
AREA OF PROPERTY: 372.49' ALONG HAMILTON LANE TOWN R.O.W. GENERALLY PLAT, WITH SLOPES ON WEST BOUNDARY SERVED BY MUNICIPAL WATER AND SEWER
EXISTING STRUCTURES: OFFICE BUILDING 6,398 S.F. GARAGE 6,023 S.F. STORAGE 4,022 S.F.
LANDSCAPED GREENSPACE, MEADOW, AND WOODS
NO FEDERAL ACRES WETLANDS EXIST ON THE PROPERTY
NO WYSDOW WETLANDS EXIST ON THE PROPERTY
28 SPACES (EXCEEDS 128-56 OF ZONING CODE BY 6 SPACES)
HAMILTON LANE

EXISTING SITE STATISTICS:

	EXISTING	%
BUILDINGS:	18,434	11.2%
PAVEMENT:	32,422	19.7%
GRAVEL:	69,548	54.4%
GREEN SPACE:	24,250	14.7%

GRAPHIC SCALE
(IN FEET)
1 inch = 20 ft

PROPOSED DEVELOPMENT:

LAND USE: OFFICE, STORAGE, AND CONTRACTOR'S YARD
PARKING: 32 SPACES REQUIRED BY 128-56 OF ZONING CODE
26 EXISTING SPACES
2 ADA SPACES (EXISTING)
9 PROPOSED SPACES
37 SPACES PROVIDED

PROPOSED SITE STATISTICS:

	EXISTING	%
BUILDINGS:	21,521	13.1%
PAVEMENT:	34,372	20.9%
GRAVEL:	92,252	50.0%
GREEN SPACE:	26,510	16.1%

BULK REQUIREMENTS:

	REQD	EXISTING	PROPOSED
MIN. FRONT YARD FROM ROW	50'	34.5 FT	34.5 FT
MIN. FRONT YARD FROM CL	75'	64.5 FT	64.5 FT
MIN. SIDE YARD	25'	16.0 FT	16.0 FT
MIN. REAR YARD	50'	58.5 FT	58.5 FT
MIN. HIGHWAY FRONTAGE	50'	372'	372'
MAXIMUM HEIGHT	45'	45'	45'
MIN. LOT DEPTH	150'	296'	296'
MIN. LOT WIDTH	50'	371'	371'
MAX LOT COVERAGE	30%	11%	13%

LEGEND PROPOSED

- STORM SEWER
- SILT FENCE
- GREEN SPACE/LAWN
- INDEX CONTOUR
- CONTOUR
- SPOT ELEVATION
- INLET PROTECTION
- FENCING
- STONE/CONSTRUCTION ENTRANCE
- ASPHALT COVER
- CONCRETE COVER
- GRAVEL

FILE

PLANNING BOARD
TOWN OF BETHLEHEM
ALBANY COUNTY, NEW YORK

This Site Plan Approved
Jim Kelly
Title: *Chairman*
Date: *11/16/2016*

TOWN OF BETHLEHEM

SITE PLAN FOR
J-W PROPERTIES, LLC.
OFFICE BUILDING EXPANSION AT 22 HAMILTON LANE, GLENMONT, NY
SITE, GRADING, AND UTILITY PLANS

22 HAMILTON LANE
COUNTY OF ALBANY

DESIGNED BY: DAH
DRAWN BY: DAH
CHECKED BY: DAH
APPROVED BY: AJV
SCALE: 1" = 20'
DATE: 03-14-2016

UNLICENSED ALIATION OF THE STATE OF NEW YORK
I, JAMES J. SCHENECTADY, A
LICENSED PROFESSIONAL ENGINEER
IN THE STATE OF NEW YORK,
DO HEREBY CERTIFY THAT I
AM THE DESIGNER OF THE
SITE EDUCATION LAW.

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APPLICANT:
J-W PROPERTIES, LLC
22 HAMILTON LANE
GLENMONT, NY 12077
CONTACT: CHRIS DISTEFANO

ENGINEERS * SURVEYORS * LAND PLANNERS
L. SIPPERLY & ASSOCIATES, PLLC
696 TROY-SCHENECTADY ROAD
LATHAM, NEW YORK 12110
PHONE (518) 782-1800 FAX: (518) 782-2522

STATE OF NEW YORK
JAMES J. SCHENECTADY
LICENSED PROFESSIONAL ENGINEER
09-301

DESIGNED BY: DAH
DRAWN BY: DAH
CHECKED BY: DAH
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