

HAYBALE DETAIL  
(NOT TO SCALE)

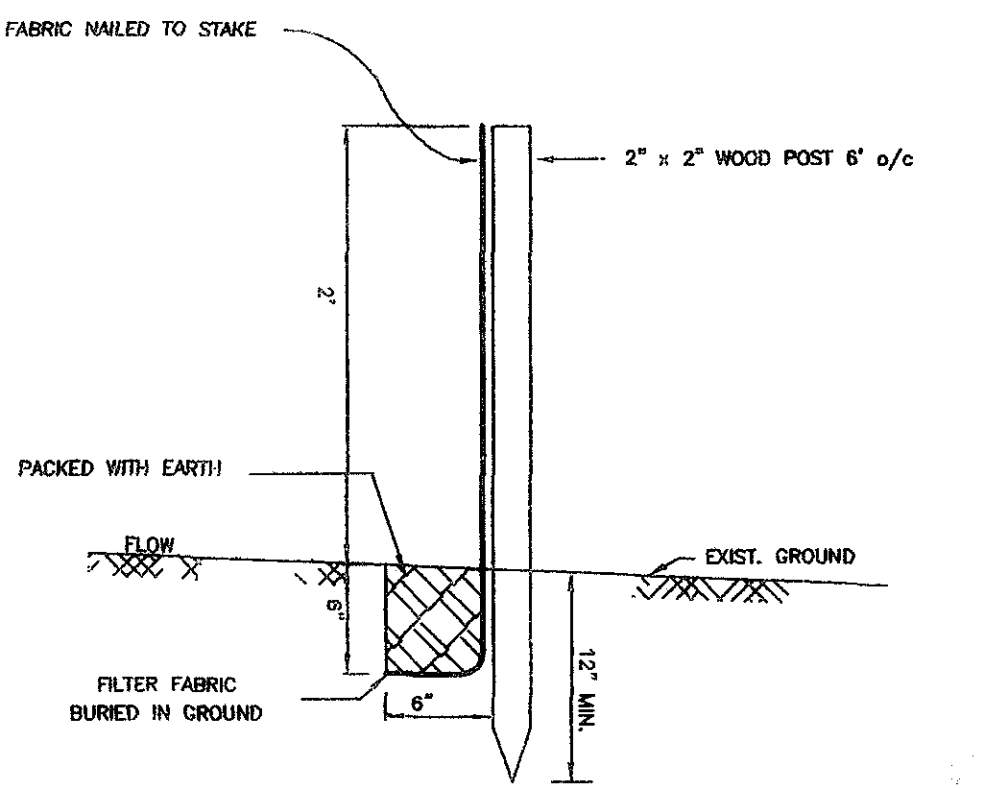
**BUILDING USE & PARKING TABLE**

EXISTING BUILDING USE - VACANT BUILDING USE (PROPOSED)
1st FLOOR - PROFESSIONAL BUSINESS
1,389 Sq. Ft. = (6) SPACES REQUIRED
2nd FLOOR - (1) BEDROOM APARTMENT
(2) PARKING SPACES REQUIRED

**PROPOSED PARKING SPACES:**

BUSINESS - (6) REGULAR SPACES & (1) HANDICAP SPACE
(2) SPACES IN EXISTING GARAGE FOR APARTMENT

OWNER  
WAYNE P. KOCH  
P.O. BOX 583  
GLENMONT, NY 12077



SILT FENCE FOR TEMPORARY EROSION CONTROL  
(NOT TO SCALE)

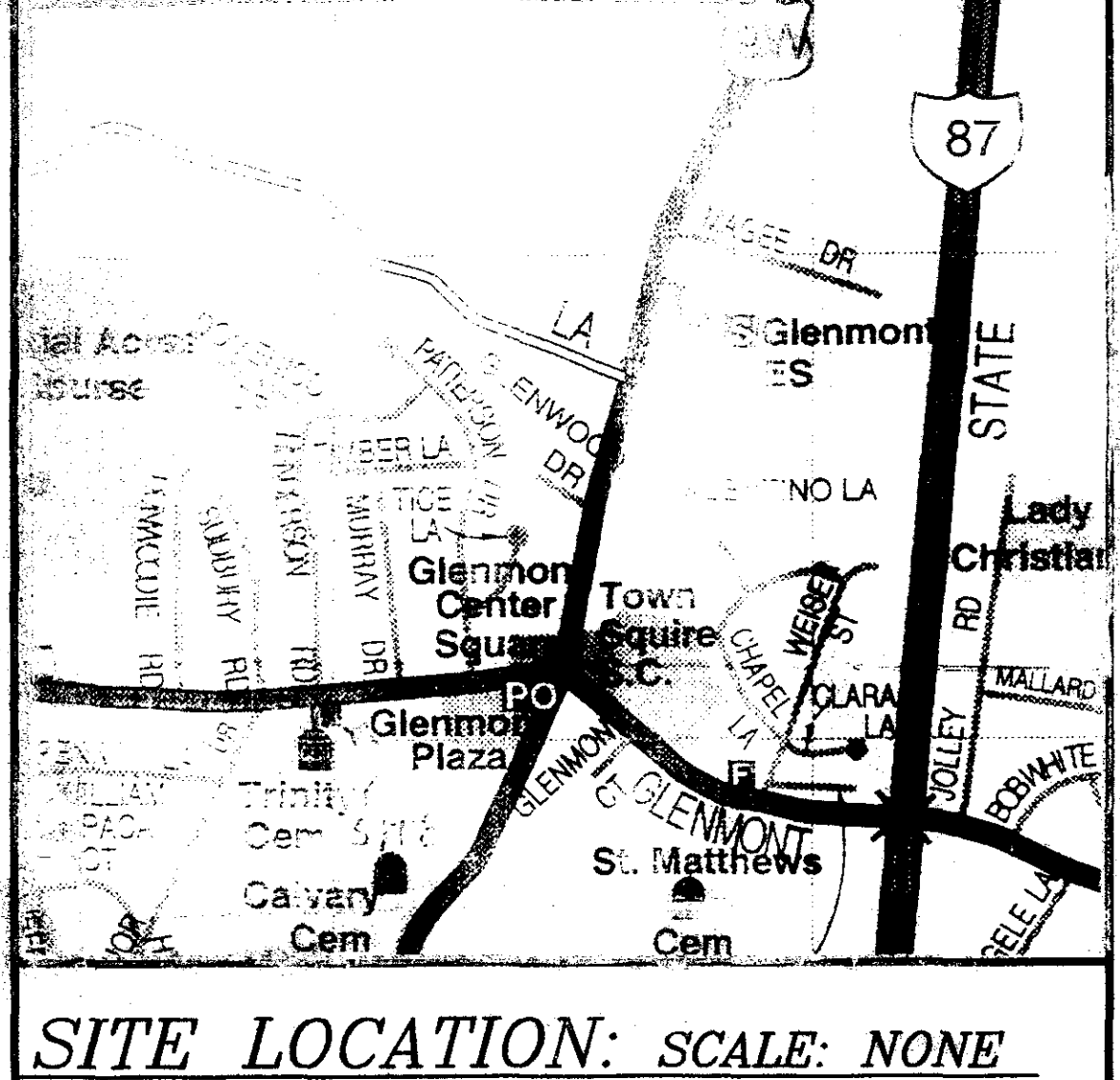


SIGN DETAIL  
(NOT TO SCALE)

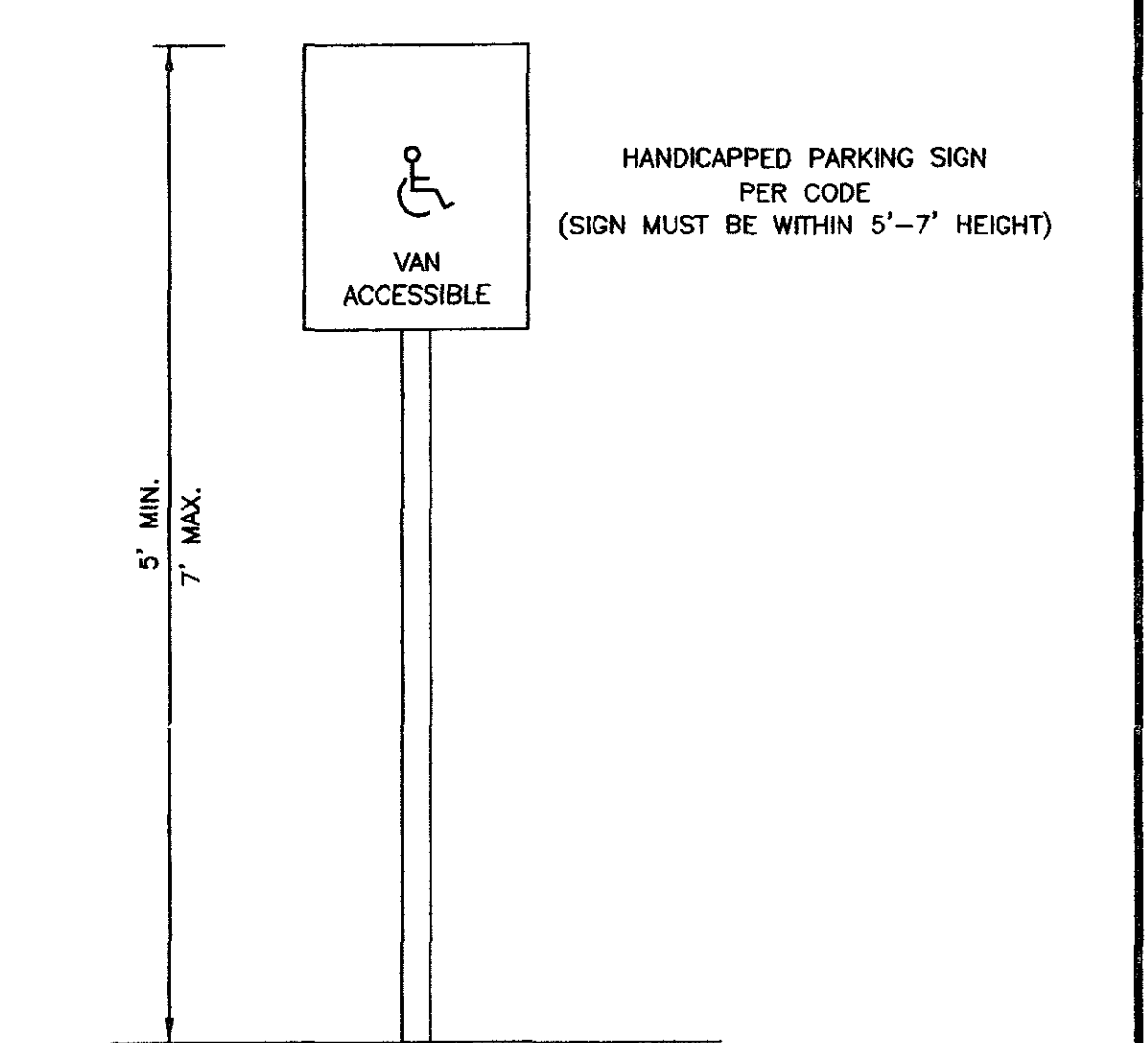
SIGN IS DIEBOND WITH 1" SIGN FOAM LETTERS, 4" x 4" ALUMINUM POSTS, ANCHORED IN 1" DIAMETER (MINIMUM) WIDTH x 40" HOLE (MINIMUM) DEPTH, BACKFILLED WITH 18" (MINIMUM) DEPTH CONCRETE AND FILL MATERIAL TO GRADE. THE BOTTOM OF THE SIGN WILL BE 4" FROM GROUND LEVEL. COLOR OF SIGN WILL BE LIGHT (ALLSTATE) BLUE BACKGROUND, GOLDFIELD BORDER AND LETTERING.

REVISED: NOVEMBER 29, 2006 - REVISIONS PER TOWN OF BETHLEHEM DEPT. OF ECONOMIC DEVELOPMENT AND PLANNING MEMO DATED NOVEMBER 27, 2006; DIRECTION OF EGRESS DRIVEWAY FOR GLENMONT PLAZA LABELED; NO. IN SIGN DETAIL CORRECTED; N.Y.S. PAVEMENT DETAIL REVISED PER N.Y.S. DEPT. OF TRANSPORTATION REQUEST; AREA OF PROPOSED ST. NO. 408 SHOWN, TITLE CHANGED

- DEED REFERENCE:**  
Deed dated September 26, 2006 from William J. Comstock, III & Brenda Clinton to Wayne P. Koch, as recorded in the Albany County Clerk's Office on October 5, 2006, in Book 2860 of deeds, at Page 748.
- MAP REFERENCES:**
1. "Map of Survey Property Located on Feura Bush Road For" Brenda Clinton, Thelma F. Comstock & William J. Comstock, III" dated February 7, 1990, by Paul E. Hite, L.S.
  2. "Map of As-built Survey 'Glenmont Plaza' Property of L & T Associates, LLC" dated October 27, 1997, revised to November 11, 1997, by Paul E. Hite, L.S.
- NOTES:**
1. Map prepared from an accurate field survey, and deeds and maps of record.
  2. Boundary lines shown hereon are as monumented, occupied and deeded.
  3. Site located in "CH" Commercial Hamlet zoning district.
  4. Prior to any excavation, the contractor shall call UFPD two working days prior to any work to have underground utilities located in the field. Call 1-800-962-7962.
  5. Prior to any work in the Feura Bush Road right-of-way, the contractor shall obtain a highway work permit from the New York State Department of Transportation.
  6. Site is located in Elmsere Fire District.
  7. Site is located in Bethlehem Water District (Glenmont Extension).
  8. Site is located in Bethlehem Sewer District, Ext. 8 & 9.
  9. Site is located in Bethlehem Central School District.
  10. All elevations shown are on USGS elevation base, (2) foot contour interval.
  11. denotes existing contour.
  12. denotes proposed contour.
  13. x 189.3 denotes existing elevation.
  14. x 189.3 denotes proposed elevation.
  15. See Tax Map 97.15, Block 2, Parcel 2.1 (Deed Parcel No. 3) & Parcel 2.2 (Deed Parcel Nos. 1 & 2).
  16. a) \* denotes proposed wall mounted double light (see detail).
  17. b) \* denotes existing wall mounted double light (see proposed light detail).
  18. c) \* denotes existing wall mounted doorway light.
  17. denotes handicap parking.
  18. Proposed handicap parking space - 8' x 20', with 8' x 20' clear aisle, total dimensions - 16' x 20'.
  19. Handicap accessible routes, parking spaces, ramps, sidewalks and walkways shall be constructed in conformance with the Federal Americans with Disabilities Act, and with state and local laws and regulations, whichever are more stringent.
  20. Existing building presently connected to Town Water and Sewer Services.
  21. No sump pump, roof drains, cellar drains or footing drains shall be connected to the sanitary sanitary sewer system.
  22. All grading to be 3:1 (horizontal:vertical) maximum slope. Graded lawn/yard areas shall have a minimum slope of 2%.
  23. denotes existing edge of woods and brush.
  24. CB denotes catch basin.
  25. SSMH denotes sanitary sewer manhole.
  26. SMH denotes storm sewer manhole.
  27. The Town of Bethlehem DPW requires an approved backflow prevention system to be installed as part of this project. A Watts Series 007 Double Check Valve Assembly (Model No. 1" 007M10T or equal) will be installed. See Detail.
  28. Proposed all-purpose easement to be granted to proposed St. No. 410 Feura Bush Road for the benefit thereof.
  29. Haybales to be placed around inlet structure during construction.



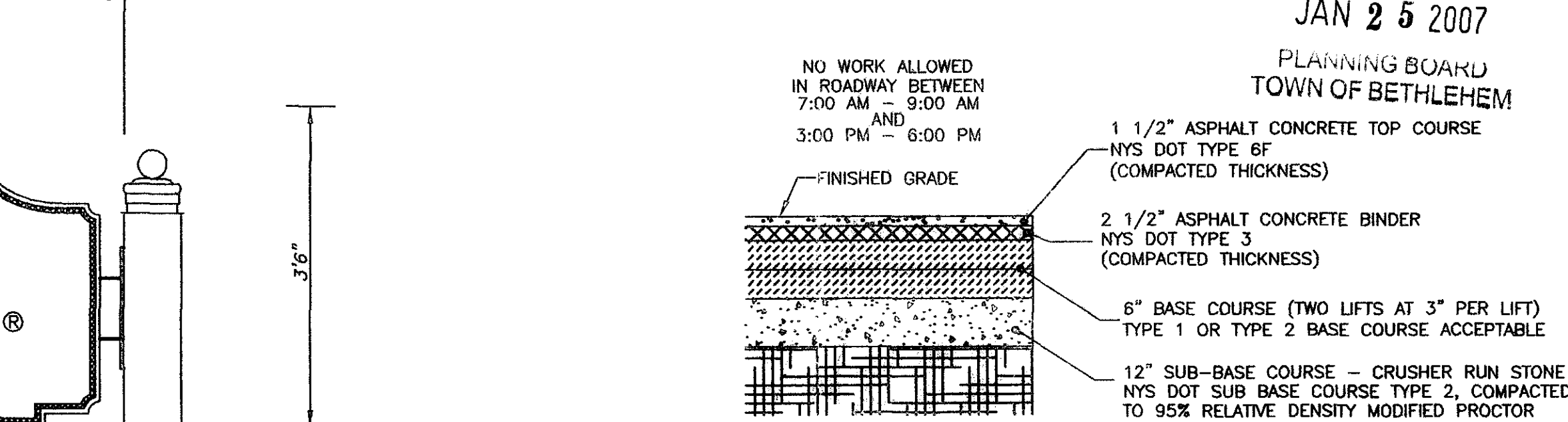
PROPOSED LIGHT FIXTURE DETAIL  
(NOT TO SCALE)



HANDICAPPED PARKING SIGN DETAIL  
(NOT TO SCALE)



DOUBLE CHECK VALVE DETAIL  
(NOT TO SCALE)



PAVEMENT WITHIN N.Y.S. RIGHT-OF-WAY  
DRIVEWAY DETAIL  
(NOT TO SCALE)

THIS SECTION SHALL EXTEND FROM THE WHITE EDGE PAVEMENT MARKING TO THE R.O.W. OR 10 FEET, WHICHEVER IS LESS. TACK COAT SHALL BE APPLIED TO THE SAW-CUT EDGE PRIOR TO ASPHALT APPLICATION.

**RECEIVED**  
JAN 25 2007  
PLANNING BOARD  
TOWN OF BETHLEHEM

**TOWN OF BETHLEHEM PLANNING BOARD**

PLANNING BOARD  
TOWN OF BETHLEHEM  
ALBANY COUNTY, NEW YORK

This Site Plan Approved.

*Paul E. Hite*  
Title: *Surveyor*

Date: *1/25/07*

**PROPOSED SITE PLAN**  
**PROPOSED STREET No. 410**  
**FEURA BUSH ROAD**  
**(N.Y.S. Rt. 910A)**  
**LANDS OF KOCH**  
**TOWN OF BETHLEHEM**

0 INCHES 1 2  
4065 1-23 TOWN OF BETHLEHEM

COUNTY:	ALBANY
STATE:	NEW YORK
SCALE:	1" = 40'
DATE:	NOVEMBER 3, 2006
DRAWN BY:	JMD
MAP NO.:	405S

MAP PREPARED BY:  
**PAUL E. HITE**  
LICENSED LAND SURVEYOR  
230 DELAWARE AVENUE  
DELMAR, NEW YORK 12054  
(518) 439-4989