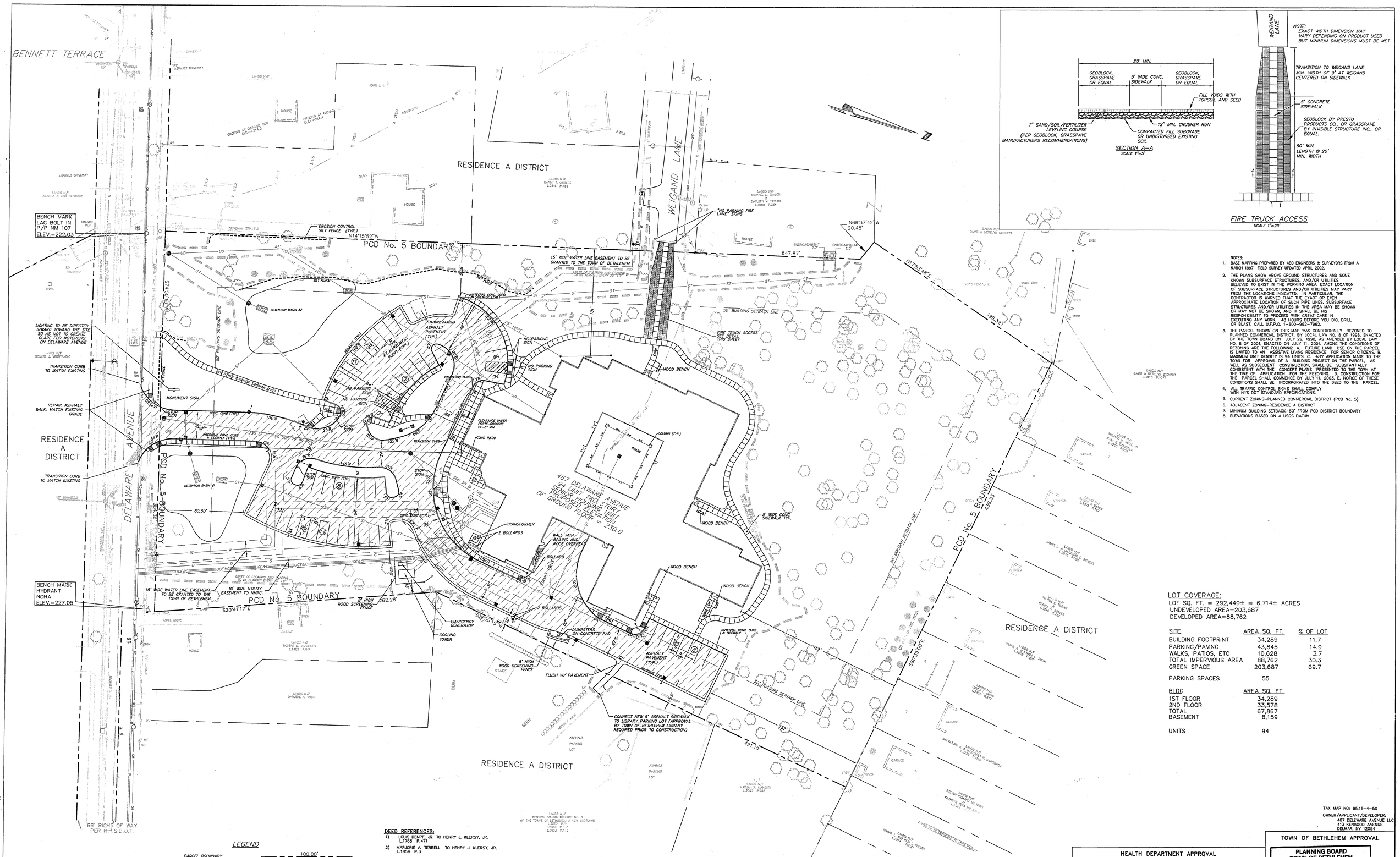

NOTES:

1. BASE MAPPING PREPARED BY ABD ENGINEERS & SURVEYORS FROM A MARCH 1997 FIELD SURVEY UPDATED APRIL 2002.
2. THE PLANS SHOW ABOVE GROUND STRUCTURES AND SOME KNOWN SUBSURFACE STRUCTURES, AND/OR UTILITIES BELIEVED TO EXIST IN THE WORKING AREA. EXACT LOCATION OF SUBSURFACE STRUCTURES AND/OR UTILITIES MAY VARY FROM THE LOCATIONS INDICATED. IN PARTICULAR, THE CONTRACTOR IS WARNED THAT THE EXACT OR EVEN APPROXIMATE LOCATION OF SUCH PIPE LINES, SUBSURFACE STRUCTURES AND/OR UTILITIES IN THE AREA MAY BE SHOWN OR MAY NOT BE SHOWN, AND IT SHALL BE HIS RESPONSIBILITY TO PROCEED WITH GREAT CARE IN EXECUTING ANY WORK. 48 HOURS BEFORE YOU DIG, DRILL OR BLAST, CALL U.F.P.O. 1–800–962–7962.
3. THE PARCEL SHOWN ON THIS MAP WAS CONDITIONALLY REZONED TO PLANNED COMMERCIAL DISTRICT, BY LOCAL LAW NO. 8 OF 1998, ENACTED BY THE TOWN BOARD ON JULY 22, 1998, AS AMENDED BY LOCAL LAW NO. 8 OF 2001, ENACTED ON JULY 11, 2001. AMONG THE CONDITIONS OF REZONING ARE THE FOLLOWING: A. FUTURE LAND USE ON THE PARCEL IS LIMITED TO AN ASSISTIVE LIVING RESIDENCE FOR SENIOR CITIZENS. B. MAXIMUM UNIT DENSITY IS 94 UNITS. C. ANY APPLICATION MADE TO THE TOWN FOR APPROVAL OF A BUILDING PROJECT ON THE PARCEL, AS WELL AS SUBSEQUENT CONSTRUCTION, SHALL BE SUBSTANTIALLY CONSISTENT WITH THE CONCEPT PLANS PRESENTED TO THE TOWN AT THE TIME OF APPLICATION FOR THE REZONING. D. CONSTRUCTION FOR THE PARCEL SHALL COMMENCE BY JULY 11, 2003. E. NOTICE OF THESE CONDITIONS SHALL BE INCORPORATED INTO THE DEED TO THE PARCEL.
4. ALL TRAFFIC CONTROL SIGNS SHALL COMPLY WITH NYS DOT STANDARD SPECIFICATIONS.
5. CURRENT ZONING–PLANNED COMMERCIAL DISTRICT (PCD No. 5)
6. ADJACENT ZONING–RESIDENCE A DISTRICT
7. MINIMUM BUILDING SETBACK–50' FROM PCD DISTRICT BOUNDARY
8. ELEVATIONS BASED ON A USGS DATUM

LOT COVERAGE:
LOT SQ. FT. = 292,449± = 6.714± ACRES
UNDEVELOPED AREA=203,687
DEVELOPED AREA=88,762

SITE	AREA SQ. FT.	% OF LOT
BUILDING FOOTPRINT	34,289	11.7
PARKING/PAVING	43,845	14.9
WALKS, PATIOS, ETC	10,628	3.7
TOTAL IMPERVIOUS AREA	88,762	30.3
GREEN SPACE	203,687	69.7
PARKING SPACES	55	

BLDG	AREA SQ. FT.
1ST FLOOR	34,289
2ND FLOOR	33,578
TOTAL	67,867
BASEMENT	8,159
UNITS	94

TAX MAP NO: 85.15–4–50

OWNER/APPLICANT/DEVELOPER:
467 DELAWARE AVENUE LLC
413 KENWOOD AVENUE
DELMAR, NY 12054

ABBREVIATIONS

N/F	NOW OR FORMERLY
NM	NIAGARA MOHAWK
TEL.	TELEPHONE
OHE	OVERHEAD ELECTRIC
UE	UNDERGROUND ELECTRIC
G	GAS
W	WATER
PVC	POLYVINYL CHLORIDE
HDPE	HIGH DENSITY POLYETHYLENE PIPE
RCP	CONC. PIPE
CMP	CORRUGATED METAL PIPE
INV	INVERT
MH	MANHOLE
CONC	CONCRETE
EOP	EDGE OF PAVEMENT
FF	FINISHED FLOOR
FNC	FENCE
IP	IRON PIPE
BLDG	BUILDING
TF OR TG	TOP OF CATCH BASIN GRATE
CR	CURB RAMP
TC	TOP OF CURB
BC	TOP OF CURB
OH	OVERHEAD
WV	WATER VALVE
CB	CATCH BASIN
ST	STORM SEWER

LEGEND

PARCEL BOUNDARY
ADJACENT PARCEL BOUNDARY
RIGHT-OF-WAY-LINE
SETBACK LINE
ROADWAY CENTERLINE
EXISTING PAVEMENT, CURB
PROPOSED PAVEMENT, CURB
PROPOSED PAVEMENT, WINGEDGE
EASEMENT LINE
EX. SANITARY SEWER WITH MANHOLE
EX. STORM SEWER WITH CATCH BASIN, END SECTION
EX. WATERMAIN, VALVE, HYDRANT
EX. UTILITY/LIGHT POLE
SWALE CENTERLINE
EXISTING CONTOUR
PROPOSED CONTOUR
PROPOSED SPOT ELEV.
PROPOSED SAN. SEWER W/MANHOLE
PROPOSED STM. SEWER W/MANHOLE
CATCH BASIN
END SECTION
SILT FENCE
HAY BALES
PROPOSED BUILDING
EXISTING BUILDING
EXISTING POWER POLE/OH LINES
EX. GAS LINE W/ VALVE
MEDIUM STONE FILL
NEW LIGHT POLE
NEW GAS LINE
NEW WATER LINE
UNDERGROUD ELECTRIC & COMMUNICATION
TREES TO REMAIN
CONCRETE SIDEWALK (5' WIDE TYP.)

DEED REFERENCES:
1) LOUIS DEMPF, JR. TO HENRY J. KLERSY, JR. L.1768 P.471
2) MARJORIE A. TERRELL TO HENRY J. KLERSY, JR. L.1859 P.3

MAP REFERENCES:
1) "PROPERTY & TOPOGRAPHIC SURVEY SHOWING LANDS OF HENRY J. KLERSY, JR." DATED MARCH 1997 AS PREPARED BY ABD ENGINEERS & SURVEYORS 411 UNION STREET, SCHENECTADY, NY 12305.
2) "MAP OF LAND OF LYDIA L. STRATTON" DATED MAY 16, 1908 AS PREPARED BY FRANK A. SNYDER C.E. AND FILED IN THE ALBANY COUNTY CLERK'S OFFICE ON JUNE 28, 1911 IN BOOK 25, MAP NO. 762.
3) "MAP OF REMAINING LANDS OF LOUIS L. WEIGAND" DATED OCT. 22, 1958 AS PREPARED BY EDWARD BOUTELLE AND SON AND FILED IN THE ALBANY COUNTY CLERK'S OFFICE ON DECEMBER 22, 1958 IN DRAWER 160, MAP NO.3682.
4) STATE OF NEW YORK – DEPARTMENT OF TRANSPORTATION DELAWARE PT.2 – S.H. 41 R.C.R. 75–82, SHEET 98 OF 15
5) FEDERAL WETLANDS AS FLAGGED BY ENVIRONMENTAL DESIGN & RESEARCH, P.C. AND LOCATED ON APRIL 15, 1997 BY ABD ENGINEERS & SURVEYORS
6) "DELMAR SENIOR HOUSING DEVELOPMENT" DATED JANUARY 19, 1999 BY ENVIRONMENTAL DESIGN & RESEARCH, P.C. SHEETS 1–9

GRAPHIC SCALE
30 0 15 30 60 120
(IN FEET)

INCHES 1 2
3867 TOWN OF BETHLEHEM X-10

HEALTH DEPARTMENT APPROVAL

ALBANY COUNTY DEPARTMENT OF HEALTH
DIVISION OF ENVIRONMENTAL HEALTH SERVICES
By direction of the Commissioner of Health, these plans are hereby approved. See first sheet for date and signature.

TOWN OF BETHLEHEM APPROVAL

PLANNING BOARD
TOWN OF BETHLEHEM
ALBANY COUNTY, NEW YORK
This plat APPROVED subject to such conditions as are stated in Building Project Approval (B/P/A) Amend #1
No. 30, dated SEP 11 2002
Douglas C. Hasbrouck
Title CHAIRMAN
Date OCT 03 2002

NO.	REVISION	BY	DATE
5.	TOWN COMMENTS	RLT	7/23/02
4.	TOWN COMMENTS	RLT	6/21/02
3.	ADDED TREE NAMES	RLT	6/21/02
2.	COOLING TOWER LOCATION	RLT	5/9/02
1.	TOWN COMMENTS	RLT	4/25/02

ALTERATION OF THIS DOCUMENT EXCEPT BY A LICENSED PROFESSIONAL ENGINEER IS ILLEGAL

LICENSED PROFESSIONAL ENGINEER JOSEPH J. BIANCHINE 50226 STATE OF NEW YORK

JOSEPH J. BIANCHINE, P.E.
N.Y.S. LICENSE No. 50226

DELMAR PLACE ASSISTED LIVING

LAYOUT & SIGNAGE PLAN
467 DELAWARE AVENUE
PCD No. 5

TOWN OF BETHLEHEM | COUNTY OF ALBANY
STATE OF NEW YORK

ABD ENGINEERS & SURVEYORS
411 Union Street Schenectady, N.Y. 12305
518–377–0315 Fax:518–377–0379

DATE:	SCALE:	DWG.	SHEET OF
MARCH 28, 2002	1"=30'	2750A–S	2 OF 8