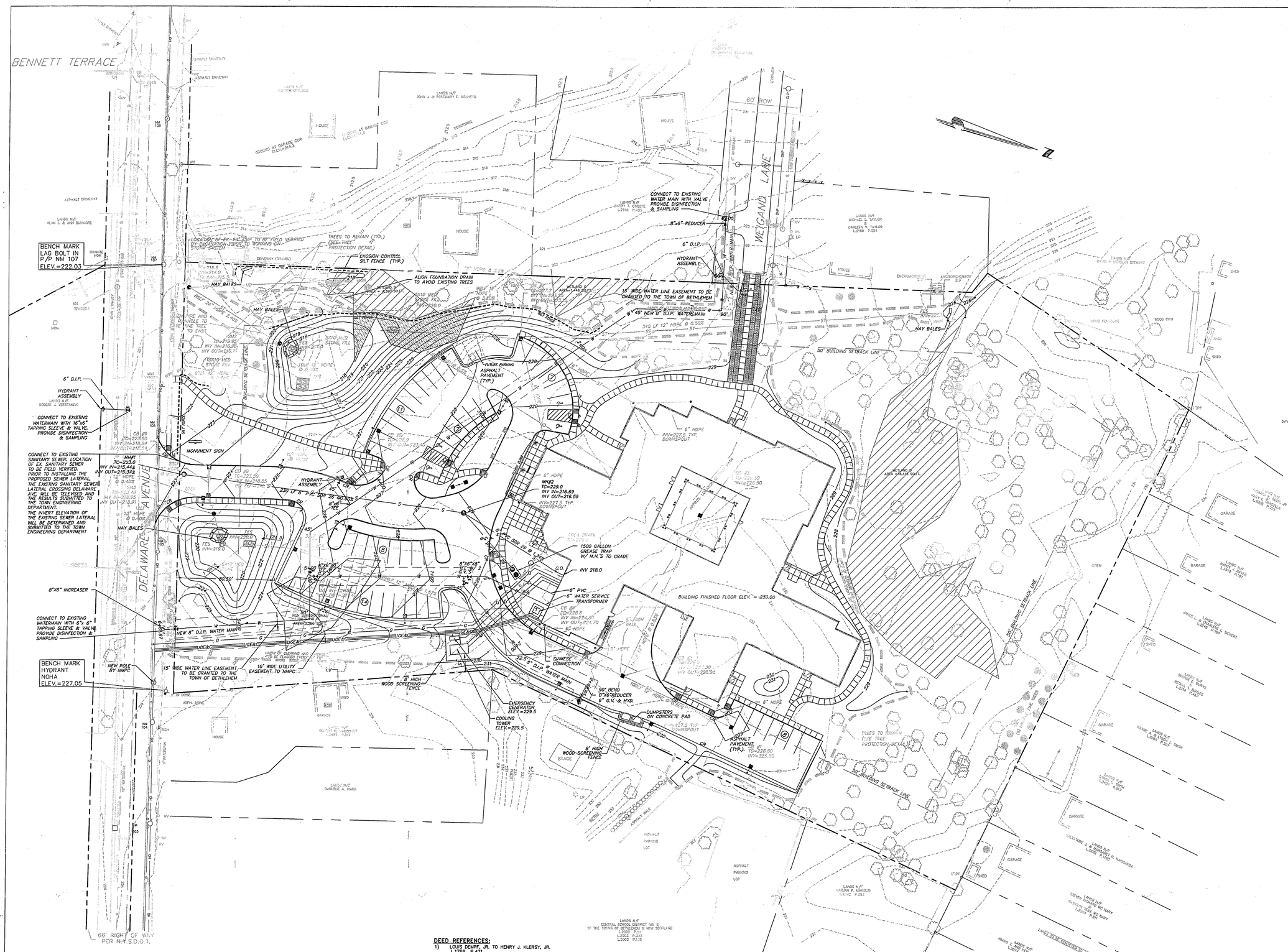

NOTES:

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.

WATER NOTES:

1. WATER MAINS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE REGULATIONS SPECIFICATIONS OF THE TOWN OF BETHLEHEM.
2. MINIMUM VERTICAL SEPARATION BETWEEN WATER MAINS AND SEWER LINES SHALL BE 18 INCHES MEASURED FROM THE OUTSIDE OF THE PIPE AT THE POINT OF CROSSING. ONE FULL STANDARD LAYING LENGTH OF WATER MAIN SHALL BE CENTERED UNDER OR OVER THE SEWER SO THAT BOTH JOINTS WILL BE AS FAR FROM THE SEWER AS POSSIBLE. IN ADDITION, WHEN THE WATER MAIN PASSES UNDER A SEWER, ADEQUATE STRUCTURAL SUPPORT (COMPACTED SELECT FILL) SHALL BE PROVIDED FOR THE SEWER TO PREVENT EXCESSIVE DEFLECTION OF JOINTS AND SETTLING OF THE SEWER ON THE WATER MAIN. MINIMUM HORIZONTAL SEPARATION BETWEEN PARALLEL WATER MAINS AND SEWER PIPES (INCLUDING MANHOLES AND VALVES) SHALL BE 10 FEET MEASURED FROM THE OUTSIDE OF THE PIPES, MANHOLES OR VALVES.
3. THE WATER MAIN SHALL BE PRESSURE/LEAKAGE TESTED IN ACCORDANCE WITH THE MINIMUM REQUIREMENTS OF THE AWWA STANDARD C600 (LATEST REVISION) OR IN ACCORDANCE WITH THE MORE STRINGENT REQUIREMENTS IMPOSED BY THE SUPPLIER OF WATER.
4. WATER MAINS SHALL HAVE A MINIMUM OF FIVE FEET OF COVER FROM FINISHED GRADE.
5. WATER SERVICE SHALL BE SEPARATED AT LEAST TEN FEET, MEASURED FROM THE OUTSIDE OF THE PIPES, FROM SEWER MAINS OR SEPTIC SYSTEMS.
6. DOMESTIC WATER MAIN SHALL BE 6" CLASS 52 DUCTILE IRON CEMENT LINED PIPE.
7. THE PROPOSED 8" WATER MAIN SHALL BE INSTALLED PRIOR TO THE WATER SERVICE LINES.
8. ALL MECHANICAL JOINT FITTINGS (TEES,BENDS,PLUGS ETC.) SHALL BE BACKED WITH 2,500 psi CONCRETE THRUST BLOCKS.
9. ANY REQUIRED BACKFLOW PREVENTION TO BE INSTALLED WITHIN BUILDING.

UTILITY NOTES:

1. ALL UTILITIES TO BE INSTALLED IN ACCORDANCE WITH TOWN STANDARD DETAILS AND SPECIFICATIONS. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL OBTAIN A SET OF THESE MATERIALS FOR USE ON THE JOB.
2. ALL ELEVATIONS SHOWN ARE ON USGS ELEVATION BASE.
3. PRIOR TO ANY WORK IN THE DELAWARE AVENUE RIGHT-OF-WAY, THE CONTRACTOR SHALL OBTAIN A HIGHWAY WORK PERMIT FROM THE NEW YORK STATE DEPARTMENT OF TRANSPORTATION.
4. PRIOR TO ANY WORK IN THE TOWN RIGHT-OF-WAY OF WEIGAND LANE, THE CONTRACTOR SHALL OBTAIN A HIGHWAY WORK PERMIT FROM THE TOWN HIGHWAY DEPARTMENT.
5. PRIOR TO ANY WORK ON THE SANITARY SEWER AND WATER, THE CONTRACTOR SHALL OBTAIN THE NECESSARY PERMITS FROM THE TOWN SEWER AND WATER DEPARTMENTS.
6. PRIOR TO ANY EXCAVATION, CONTRACTOR SHALL CALL THE U.F.P.O. TWO WORKING DAYS PRIOR TO THE WORK TO HAVE UNDERGROUND UTILITIES LOCATED IN THE FIELD. CALL 1-800-962-7962.
7. ALL WIRE SERVICES-ELECTRIC AND COMMUNICATION ARE TO BE BURIED CABLE TYPE.
8. ALL UTILITIES SHALL BE IN ACCORDANCE WITH ALL APPLICABLE CODES AND REQUIREMENTS OF THE UTILITY PURVEYOR.
9. DOWN SPOUTS (NOT SHOWN) WILL DAYLIGHT ONTO CONCRETE SPLASH BLOCKS & THE WATER WILL BE DISPERSED OVERLAND ONTO THE GRASS SURFACE PERPENDICULAR TO THE RESPECTIVE ROOF LINE. REFER TO ARCH. PLANS FOR ROOF LINE.

TAX MAP NO: 85.15-4-50

OWNER/APPLICANT/DEVELOPER:
467 DELEWARE 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

GRADING LEGEND

PARCEL BOUNDARY	100.00'
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	12" CMP
EX. WATERMAIN, VALVE, HYDRANT	
EX. UTILITY/LIGHT POLE	
SWALE CENTERLINE	
EXISTING CONTOUR	497
PROPOSED CONTOUR	497
PROPOSED SPOT ELEV. x	x496.5
PROPOSED SAN. SEWER W/MANHOLE	TC=598.0
PROPOSED STM. SEWER W/MANHOLE,	TC=598.0
PROPOSED STM. SEWER W/CATCH BASIN	TC=598.0
END SECTION	FES INV=598.0
SILT FENCE	
HAY BALES	
PROPOSED BUILDING	
EXISTING BUILDING	100.0'
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

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.O.R. 75-52, 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)

HEALTH DEPARTMENT APPROVAL
ALBANY COUNTY DEPT. OF HEALTH

DATE SEP 19 2002

These plans for Water System Improvements. Examined and Approved

Stephen J. Jakubowski, P.E.
DIRECTOR, DIVISION OF ENVIRONMENTAL HEALTH SERVICES

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/PA) dated
No. 30, dated SEP 11 2002

Douglas C. Hasbrouck
Title CHAIRMAN
Date OCT 03 2002

NO.	DIVISION	BY	DATE
5.	TOWN COMMENTS	RLT	7/23/02
4.	TOWN COMMENTS	RLT	6/21/02
3.	ADJUSTED TREE NAMES	RLT	5/31/02
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

JOSEPH U. BIANCHINE, P.E.
N.Y.S. LICENSE NO. 50228

INCHES 0 1 2
3869 TOWN OF BETHLEHEM X-10

DELMAR PLACE ASSISTED LIVING

UTILITY 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	4 8

\\Server8\reserve\2750\ABD\ENGDESIGN\2750A-S.dwg, 07/24/2002 10:59:03 AM, 1:1, RLT