



# PUBLIC NOTICE

US Army Corps  
of Engineers  
New York District  
Jacob K. Javits Federal Building  
New York, N.Y. 10278-0090  
ATTN: Regulatory Branch

**In replying refer to:**  
Public Notice Number:2004-00548-YN  
Issue Date:October 28, 2005  
Expiration Date:November 28, 2005

## To Whom It May Concern:

The New York District, Corps of Engineers has received an application for a Department of the Army permit pursuant to Section 404 of the Clean Water Act (33 U.S.C. 1344).

**APPLICANT:** Bethlehem Associates II, LLC  
c/o Nigro Companies  
20 Corporate Woods Boulevard  
Albany, New York 12211

**ACTIVITY:** Discharge fill material into 0.12 acres of waters of the United States.

**WATERWAY:** Unnamed Tributary to the Normans Kill in the Hudson River Basin.

**LOCATION:** Town of Bethlehem, Albany County, New York.

A detailed description and plans of the applicant's activity are enclosed to assist in your review.

The decision whether to issue a permit will be based on an evaluation of the probable impact including cumulative impacts of the proposed activity on the public interest. That decision will reflect the national concern for both protection and utilization of important resources. The benefit which reasonably may be expected to accrue from the proposal must be balanced against its reasonably foreseeable detriments. All factors which may be relevant to the proposal will be considered including the cumulative effects thereof; among those are conservation, economics, aesthetics, general environmental concerns, wetlands, historic properties, fish and wildlife values, flood hazards, floodplain values, land use, navigation, shoreline erosion and accretion, recreation, water supply and conservation, water quality, energy needs, safety, food and fiber production, mineral needs, considerations of property ownership and, in general, the needs and welfare of the people.

The Corps of Engineers is soliciting comments from the public; Federal, state, and local agencies and officials; Indian Tribes; and other interested parties in order to consider and evaluate the impacts of this proposed activity. Any comments received will be considered by the Corps of Engineers to determine whether to issue, modify, condition or deny a permit for this proposal. To make this decision, comments are used to assess impacts on endangered species, historic properties, water quality, general environmental effects, and the other public interest factors listed above. Comments are used in preparation of an Environmental Assessment and/or an Environmental Impact Statement pursuant to the National Environmental Policy Act. Comments are also used to determine the need for a public hearing and to determine the overall public interest of the proposed activity.

**ALL COMMENTS REGARDING THE PERMIT APPLICATION MUST BE PREPARED IN WRITING AND MAILED TO REACH THIS OFFICE BEFORE THE EXPIRATION DATE OF THIS NOTICE,** otherwise, it will be presumed that there are no objections to the activity.

Any person may request, in writing, before this public notice expires, that a public hearing be held to collect information necessary to consider this application. Requests for public hearings shall state, with

**CENAN-OP-RW**  
**PUBLIC NOTICE NO. 2004-00548-YN**

particularity, the reasons why a public hearing should be held. It should be noted that information submitted by mail is considered just as carefully in the permit decision process and bears the same weight as that furnished at a public hearing.

Our preliminary determination is that the activity for which authorization is sought herein is not likely to affect any Federally endangered or threatened species or their critical habitat. However, pursuant to Section 7 of the Endangered Species Act (16 U.S.C. 1531), the District Engineer is consulting with the appropriate Federal agency to determine the presence of and potential impacts to listed species in the project area or their critical habitat.

Based upon a review of the latest published version of the National Register of Historic Places, there are no known sites eligible for, or included in, the Register within the permit area. Presently unknown archeological, scientific, prehistorical, or historical data may be lost by work accomplished under the required permit.

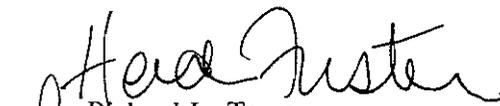
Reviews of activities pursuant to Section 404 of the Clean Water Act will include application of the guidelines promulgated by the Administrator, U.S. Environmental Protection Agency, under authority of Section 404 (b) of the Clean Water Act and the applicant will obtain a water quality certificate or waiver from the appropriate state agency in accordance with Section 401 of the Clean Water Act prior to a permit decision.

In addition to any required water quality certificate, the applicant has obtained or requested the following governmental authorization for the activity under consideration:

Town of Bethlehem

It is requested that you communicate the foregoing information concerning the activity to any persons known by you to be interested and who did not receive a copy of this notice. If you have any questions concerning this application, you may contact the Albany Field Office at (518) 273-8593 and ask for Heidi Firstencel.

For more information on New York District Corps of Engineers programs, visit our website at <http://www.nan.usace.army.mil>

  
Richard L. Tomer  
Chief, Regulatory Branch

Enclosures

WORK DESCRIPTION

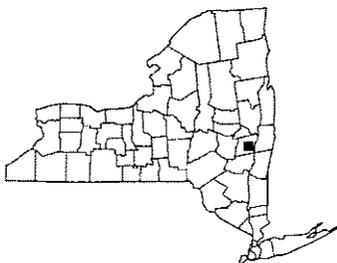
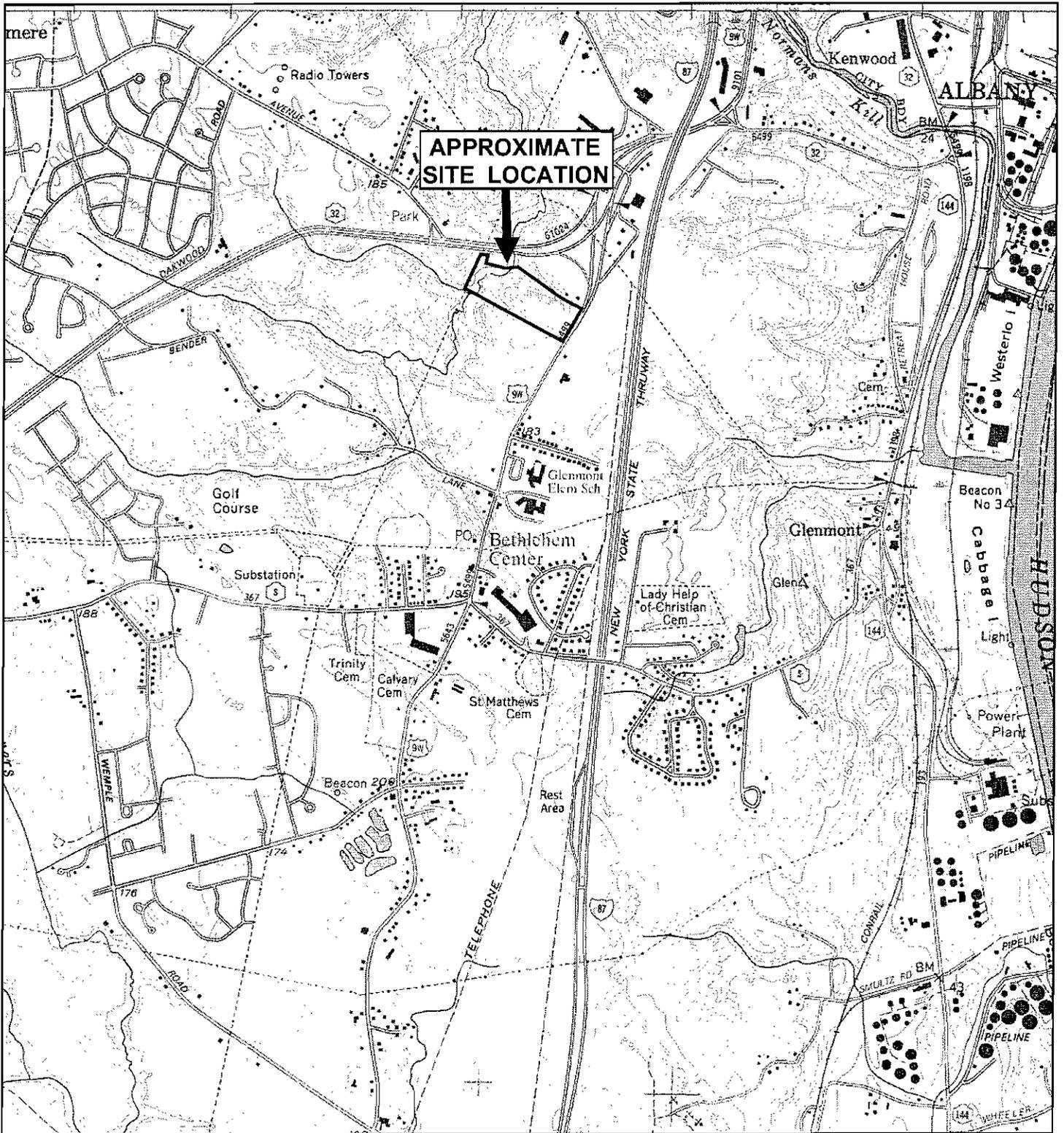
The applicant, Bethlehem Associates II, LLC, has requested Department of the Army authorization for the discharge of fill material into 0.12 acres of waters of the United States to facilitate the expansion of a commercial retail development known as "Bethlehem Center". The 17-acre site is located on the west side of Route 9W, in the Town of Bethlehem, Albany County, New York.

The work would involve the construction of approximately 70,531 square feet of commercial building area, connector roads, parking for 289 vehicles, and stormwater management facilities. The project would be located adjacent to an existing commercial retail development which received authorization from this office on March 11, 2003, to discharge fill material into 2.06 acres of wetlands and 2,785 linear feet of intermittent streams, with mitigation. The permit for "Bethlehem Center" was issued to Bethlehem Associates, LLC. Access from Route 9W to the "Bethlehem Center II" would be through the existing "Bethlehem Center".

To facilitate the construction of the project, 437 linear feet of intermittent stream, and 0.05 acre of adjacent wetland would be filled.

As mitigation for the impacts to the aquatic resource, the applicant is proposing to preserve 46.54 acres of land on two parcels located adjacent to the project site. The first parcel consists of 38.26 acres and supports approximately 2.8 acres of wetlands, 35 acres of uplands, and perennial and intermittent streams. The second parcel consists of 8.28 acres and supports approximately 1.75 acre of waters of the United States, including wetlands, intermittent and perennial streams.

The stated purpose of this project is to develop a retail shopping plaza in the Town of Bethlehem.



QUADRANGLE LOCATION



SCALE 1" = 2000'

NORTH



**Figure 1. Site Location**  
NYS DOT Topographic Map

Delmar Quadrangle  
1993

Name: Bethlehem Assoc. II  
App. No.: 2004-00548  
Figure 1 of 14

**BETHLEHEM  
CENTER II**  
ACADEMIA NY

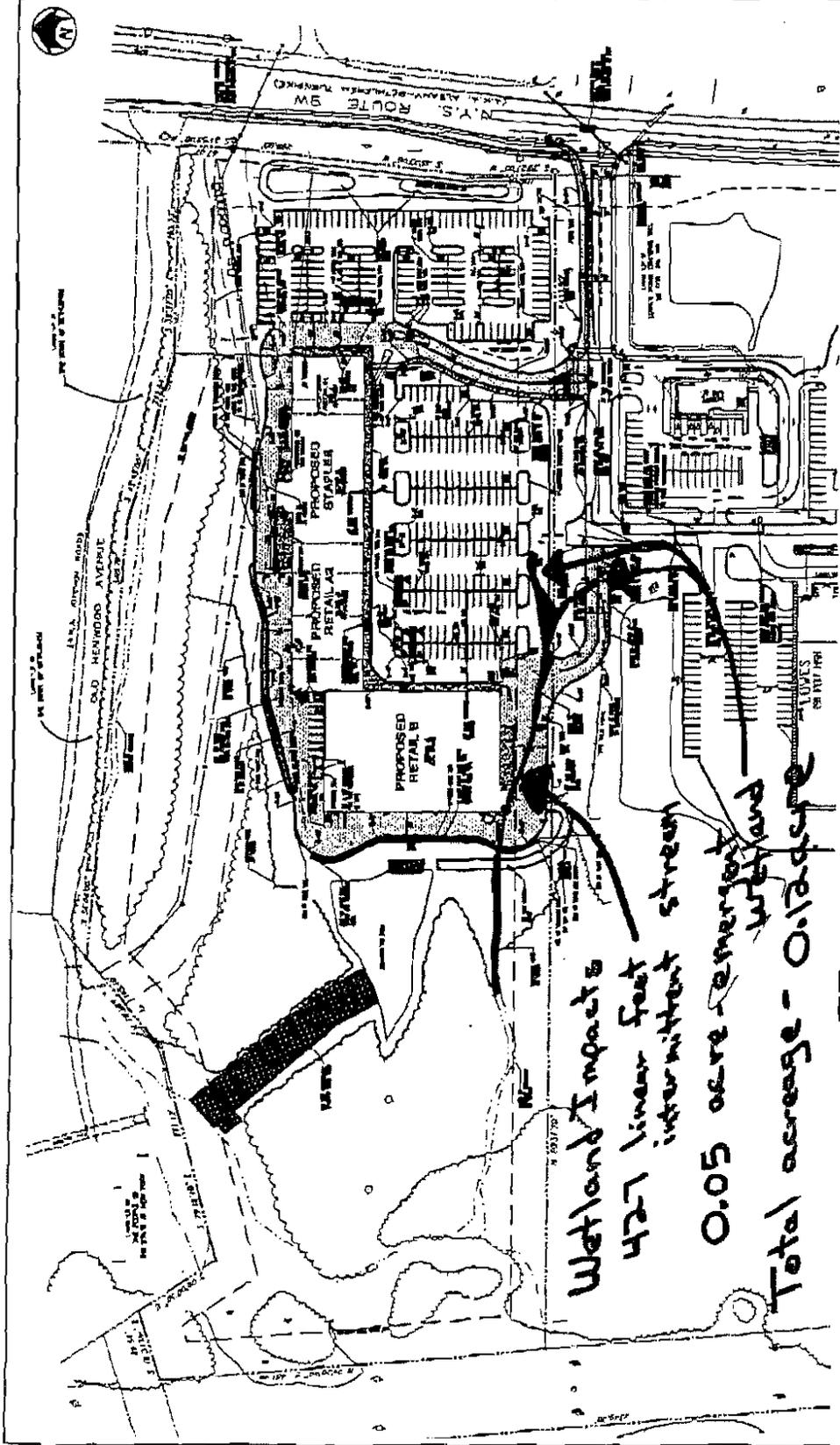
**NIORO  
COMPANIES**  
20 CORPORATE WOODS RD.  
ALBANY, NEW YORK 12211

**W  
R K  
S  
S  
S**  
Professional Engineers  
1000 State Street, Albany, NY 12243  
Tel: 518/863-1111

DATE: 10/10/04  
BY: [Signature]  
CHECKED BY: [Signature]  
APPROVED BY: [Signature]

**WTS PLAN**

**G101**



**WETLAND IMPACTS**

Category	Area (Acres)	Notes
Emergent Wetland	0.05	Impacted by proposed development
Intermittent Stream	427 linear feet	Impacted by proposed development
<b>Total</b>	<b>0.12</b>	<b>Total acreage impacted</b>

**WETLAND RESTORATION PLAN**

Restoration Area	Area (Acres)	Restoration Method
Emergent Wetland	0.05	Re-establishment of native vegetation
Intermittent Stream	427 linear feet	Stream bank stabilization and riparian zone enhancement

The wetland impacts shown on this plan are based on the field data collected during the site visit on 10/10/04. The wetland impacts are shown in black on the plan. The wetland impacts are shown in black on the plan. The wetland impacts are shown in black on the plan.

Name: **Bethlehem Assoc. II**  
App. No.: **2004-00548**  
Figure **2** of **14**



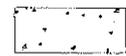
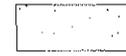
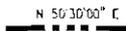
**GENERAL PROJECT INFORMATION:**

1. APPLICANT: NIDRO COMPANIES  
20 CORPORATE WOODS BLVD.  
ALBANY, NEW YORK 12211
2. TAX ACCOUNT NO: 86.00-2-20
3. EXISTING ZONING: GC- RETAIL COMMERCIAL DISTRICT
4. PROPOSED USE: COMMERCIAL
5. LOT AREA: 55.44± ACRES
6. PARKING LAYOUT: 9' X 20' SPACES,  
90° ORIENTATION WITH 24' DRIVE AISLES

TOWN ZONING REQUIREMENT*	REQUIRED	PROPOSED
MAX. BLDG. HEIGHT	45' (3 STORY)	25±'
FRONT BLDG. SETBACK (EAST)	15'	247.4'
SIDE BLDG. SETBACK (SOUTH)	30'	66.0'
SIDE BLDG. SETBACK (NORTH)	30'	146.3'
REAR BLDG. SETBACK (WEST)	30'	668.09'
MAX. LOT COVERAGE (BLDG.)	90% MAX.	3%
BUILDING AREA	N/A	70531 SF
GREEN SPACE	10% MIN.	85% ±
GREEN SPACE WITHIN PARKING LOT	10%	12% ±

PARKING CHART				
AREA (SQ. FT.)	REQUIRED PARKING RATIO	REQUIRED PARKING SPACES	PARKING SPACES PROVIDED	PARKING RATIO PROVIDED
PROPOSED RETAIL ~ 70,531	4.0/1,000 s.f.	282	298	4.23/1,000 s.f.

**SITE PLAN LEGEND**

-  PROPOSED BUILDING
-  PROPOSED CURB
-  PROPOSED PARKING SPACES
-  PROPOSED HEAVY DUTY CONCRETE PAVEMENT
-  PROPOSED HEAVY DUTY ASPHALT PAVEMENT
-  N 50°30'00" E  
PROPERTY LINE
-  PROPOSED LIGHT POLE
-  SAWCUT LIMITS
-  BUILDING SETBACK LINE



**NOT APPROVED:**  
THIS PLAN HAS NOT RECEIVED FINAL APPROVAL OF ALL REVIEWING AGENCIES. THIS PLAN IS SUBJECT TO REVISIONS UNTIL ALL APPROVALS ARE OBTAINED AND SHOULD NOT BE USED FOR CONSTRUCTION PURPOSES.

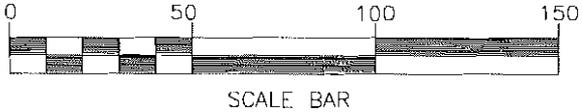
Name: **Bethlehem Assoc. II**  
 App. No.: **2004-00540**  
 Figure **4** of **14**





# UTILITY PLAN LEGEND

————— T —————	UNDERGROUND TELEPHONE
————— E —————	UNDERGROUND ELECTRIC
————— SAN —————	SANITARY SEWER PIPE
————— W —————	WATER MAIN
————— G —————	GAS MAIN
————— ST —————	STORM SEWER
+	WATER VALVE
⊙	FIRE HYDRANT
○	SANITARY SEWER MANHOLE
C.O.	CLEAN-OUT
⊕	STORM SEWER MANHOLE
□	CATCH BASIN
□-○-□	LIGHT POLE



**HYDRANT FLOW TEST:**

A HYDRANT FLOW TEST WAS PERFORMED ON SITE NOVEMBER 18, 2004.

LOCATION OF PRESSURE HYDRANT: DIRECTLY ACROSS FROM LOWE'S CANOPY.

LOCATION OF FLOW HYDRANT: EXIST. HYDRANT LOCATED ON THE NORTH SIDE OF ENTRANCE DRIVE, ACROSS FROM WENDY'S.

STATIC: 72 psi  
 RESIDUAL: 62 psi  
 FLOW: 880 gpm

**NOT APPROVED:**  
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Name: *Bethlehem Assoc. II*  
 App. No.: *2004-00548*  
 Figure *2* of *14*

**BETHLEHEM CENTER II**  
BETHLEHEM, NY

**NIGRO COMPANIES**  
30 CORPORATE WOODS BLVD.  
ALBANY, NEW YORK 12211

**B E G M A N N**  
REGISTERED PROFESSIONAL ENGINEER  
Professional/Architectural Engineer  
31 One Main Street, 10th Floor  
SUNNYVALE, NEW YORK 10158

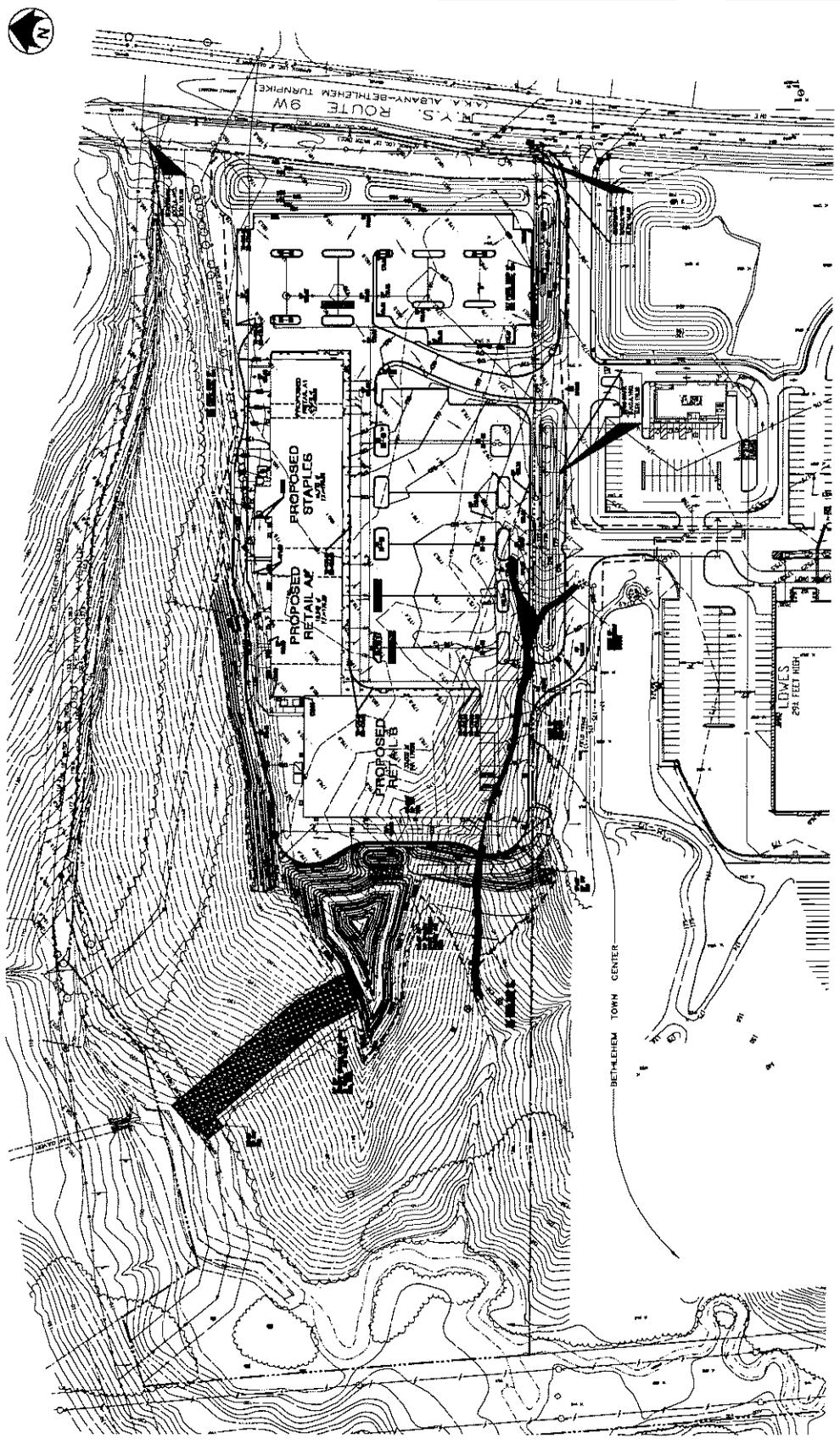
- ▲ 1" = 10' (VERTICAL SCALE)
- ▲ 1" = 100' (HORIZONTAL SCALE)
- ▲ 1" = 100' (HORIZONTAL SCALE)
- ▲ 1" = 100' (HORIZONTAL SCALE)

NOTE:  
1. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.  
2. SEE SHEET C102 FOR THE REMAINING PORTION OF THE PROJECT.

**EARTHWORK AND GRADING PLAN**

1. Proposed Grading	2. Proposed Earthwork
3. Proposed Retention Wall	4. Proposed Stormwater Management
5. Proposed Utility	6. Proposed Erosion Control
7. Proposed Tree	8. Proposed Structure
9. Proposed Road	10. Proposed Parking
11. Proposed Driveway	12. Proposed Fencing
13. Proposed Sign	14. Proposed Light
15. Proposed Utility	16. Proposed Structure
17. Proposed Road	18. Proposed Parking
19. Proposed Driveway	20. Proposed Fencing
21. Proposed Sign	22. Proposed Light
23. Proposed Utility	24. Proposed Structure
25. Proposed Road	26. Proposed Parking
27. Proposed Driveway	28. Proposed Fencing
29. Proposed Sign	30. Proposed Light
31. Proposed Utility	32. Proposed Structure
33. Proposed Road	34. Proposed Parking
35. Proposed Driveway	36. Proposed Fencing
37. Proposed Sign	38. Proposed Light
39. Proposed Utility	40. Proposed Structure
41. Proposed Road	42. Proposed Parking
43. Proposed Driveway	44. Proposed Fencing
45. Proposed Sign	46. Proposed Light
47. Proposed Utility	48. Proposed Structure
49. Proposed Road	50. Proposed Parking
51. Proposed Driveway	52. Proposed Fencing
53. Proposed Sign	54. Proposed Light
55. Proposed Utility	56. Proposed Structure
57. Proposed Road	58. Proposed Parking
59. Proposed Driveway	60. Proposed Fencing
61. Proposed Sign	62. Proposed Light
63. Proposed Utility	64. Proposed Structure
65. Proposed Road	66. Proposed Parking
67. Proposed Driveway	68. Proposed Fencing
69. Proposed Sign	70. Proposed Light
71. Proposed Utility	72. Proposed Structure
73. Proposed Road	74. Proposed Parking
75. Proposed Driveway	76. Proposed Fencing
77. Proposed Sign	78. Proposed Light
79. Proposed Utility	80. Proposed Structure
81. Proposed Road	82. Proposed Parking
83. Proposed Driveway	84. Proposed Fencing
85. Proposed Sign	86. Proposed Light
87. Proposed Utility	88. Proposed Structure
89. Proposed Road	90. Proposed Parking
91. Proposed Driveway	92. Proposed Fencing
93. Proposed Sign	94. Proposed Light
95. Proposed Utility	96. Proposed Structure
97. Proposed Road	98. Proposed Parking
99. Proposed Driveway	100. Proposed Fencing
101. Proposed Sign	102. Proposed Light
103. Proposed Utility	104. Proposed Structure
105. Proposed Road	106. Proposed Parking
107. Proposed Driveway	108. Proposed Fencing
109. Proposed Sign	110. Proposed Light
111. Proposed Utility	112. Proposed Structure
113. Proposed Road	114. Proposed Parking
115. Proposed Driveway	116. Proposed Fencing
117. Proposed Sign	118. Proposed Light
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121. Proposed Road	122. Proposed Parking
123. Proposed Driveway	124. Proposed Fencing
125. Proposed Sign	126. Proposed Light
127. Proposed Utility	128. Proposed Structure
129. Proposed Road	130. Proposed Parking
131. Proposed Driveway	132. Proposed Fencing
133. Proposed Sign	134. Proposed Light
135. Proposed Utility	136. Proposed Structure
137. Proposed Road	138. Proposed Parking
139. Proposed Driveway	140. Proposed Fencing
141. Proposed Sign	142. Proposed Light
143. Proposed Utility	144. Proposed Structure
145. Proposed Road	146. Proposed Parking
147. Proposed Driveway	148. Proposed Fencing
149. Proposed Sign	150. Proposed Light
151. Proposed Utility	152. Proposed Structure
153. Proposed Road	154. Proposed Parking
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157. Proposed Sign	158. Proposed Light
159. Proposed Utility	160. Proposed Structure
161. Proposed Road	162. Proposed Parking
163. Proposed Driveway	164. Proposed Fencing
165. Proposed Sign	166. Proposed Light
167. Proposed Utility	168. Proposed Structure
169. Proposed Road	170. Proposed Parking
171. Proposed Driveway	172. Proposed Fencing
173. Proposed Sign	174. Proposed Light
175. Proposed Utility	176. Proposed Structure
177. Proposed Road	178. Proposed Parking
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183. Proposed Utility	184. Proposed Structure
185. Proposed Road	186. Proposed Parking
187. Proposed Driveway	188. Proposed Fencing
189. Proposed Sign	190. Proposed Light
191. Proposed Utility	192. Proposed Structure
193. Proposed Road	194. Proposed Parking
195. Proposed Driveway	196. Proposed Fencing
197. Proposed Sign	198. Proposed Light
199. Proposed Utility	200. Proposed Structure

**C103**



**GRADING PLAN LEGEND**

- PROPOSED GRADING
- PROPOSED EARTHWORK
- PROPOSED RETENTION WALL
- PROPOSED STORMWATER MANAGEMENT
- PROPOSED UTILITY
- PROPOSED TREE
- PROPOSED STRUCTURE
- PROPOSED ROAD
- PROPOSED PARKING
- PROPOSED DRIVEWAY
- PROPOSED FENCING
- PROPOSED SIGN
- PROPOSED LIGHT
- PROPOSED UTILITY
- PROPOSED STRUCTURE
- PROPOSED ROAD
- PROPOSED PARKING
- PROPOSED DRIVEWAY
- PROPOSED FENCING
- PROPOSED SIGN
- PROPOSED LIGHT

1. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.  
2. SEE SHEET C102 FOR THE REMAINING PORTION OF THE PROJECT.

Name: Bethlehem Assoc. II  
App. No.: 2004-00548  
Figure 8 of 14

**BETHLEHEM  
CENTER II**  
241 NYS Route 9W  
BETHLEHEM, NY

**NIGRO  
COMPANIES**  
20 CORPORATE WOODS BLVD.  
ALBANY, NEW YORK 12211

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Professional Engineers / Architects  
100 State Street, Suite 1000  
BETHLEHEM, PENNSYLVANIA 18010

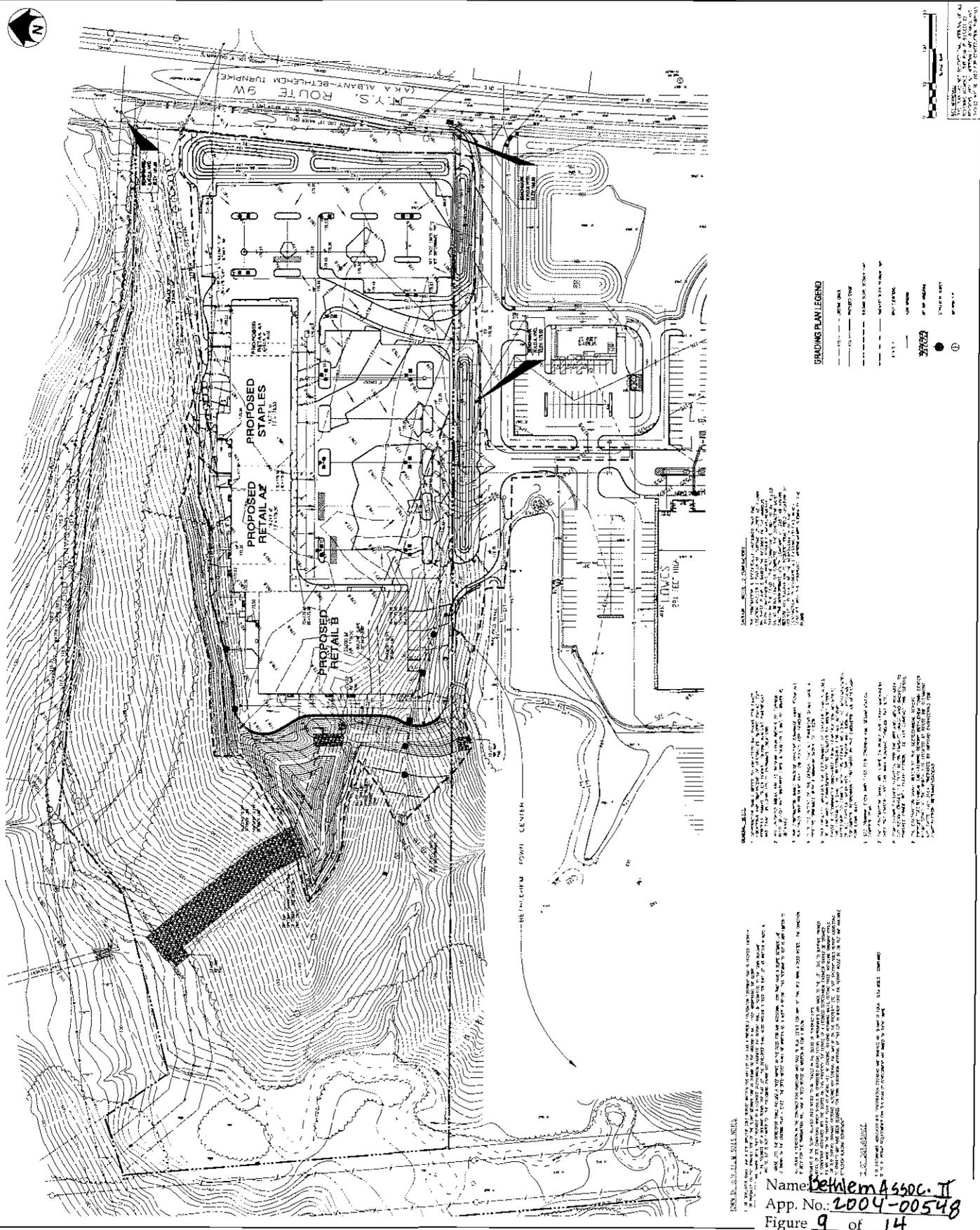
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NOTE:  
1. ALL DIMENSIONS ARE IN FEET AND INCHES.  
2. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.  
3. ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE NOTED.  
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**EARTHWORK  
AND  
GRADING PLAN**

1. 10' MIN. CLEARANCE	2. 10' MIN. CLEARANCE	3. 10' MIN. CLEARANCE	4. 10' MIN. CLEARANCE
5. 10' MIN. CLEARANCE	6. 10' MIN. CLEARANCE	7. 10' MIN. CLEARANCE	8. 10' MIN. CLEARANCE
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17. 10' MIN. CLEARANCE	18. 10' MIN. CLEARANCE	19. 10' MIN. CLEARANCE	20. 10' MIN. CLEARANCE

**C103**



**GENERAL NOTES:**  
1. THE PROPOSED GRADING AND EARTHWORK SHOWN ON THIS PLAN IS BASED ON THE EXISTING GROUND SURFACE SHOWN ON THE ATTACHED TOPOGRAPHIC MAP. THE EXISTING GROUND SURFACE IS SHOWN ON THE ATTACHED TOPOGRAPHIC MAP.  
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**GRADING PLAN LEGEND:**  
1. 10' MIN. CLEARANCE  
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Name: **Bethlehem A 4500 - II**  
App. No.: **2004-00548**  
Figure **9** of **14**

**BETHLEHEM CENTER II**  
241 NYS ROUTE 9W  
BETHLEHEM, NY

**NIGRO COMPANIES**  
29 CORPORATE WOODS BLVD.  
ALBANY, NEW YORK 12211



**BERGMANN ENGINEERS**  
330 CLARK ST.  
BETHLEHEM, NY 12018  
Tel: 712-835-1100 Fax: 712-835-1101  
www.bergmann-engineers.com

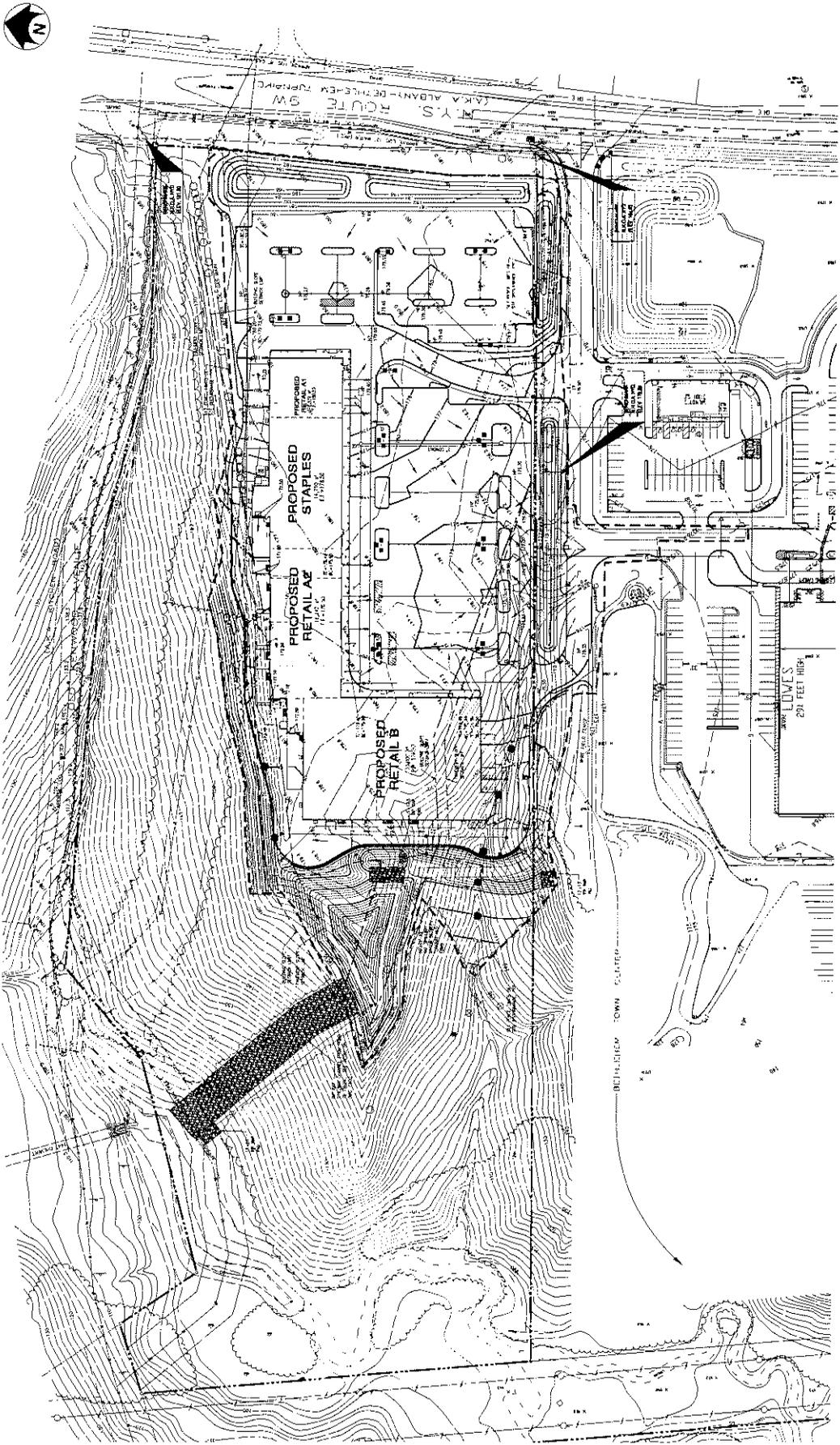
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97	08/14/14	MM	MM
98	08/14/14	MM	MM
99	08/14/14	MM	MM
100	08/14/14	MM	MM

NOTE:  
1. THIS PLAN IS A PART OF THE PROJECT'S SUBMITTAL TO THE TOWN OF BETHLEHEM, NY.  
2. THE TOWN ENGINEER HAS REVIEWED THIS PLAN AND HAS ISSUED HIS APPROVAL.  
3. THE TOWN ENGINEER'S REVIEW IS LIMITED TO THE TECHNICAL ASPECTS OF THE PLAN.  
4. THE TOWN ENGINEER DOES NOT GUARANTEE THE ACCURACY OF THE INFORMATION PROVIDED.  
5. THE TOWN ENGINEER IS NOT RESPONSIBLE FOR ANY CONSEQUENCES ARISING FROM THE USE OF THIS PLAN.

**EARTHWORK AND GRADING PLAN**

NO.	DESCRIPTION	DATE
1	PRELIMINARY PLAN	08/14/14
2	REVISED PLAN	08/14/14
3	REVISED PLAN	08/14/14
4	REVISED PLAN	08/14/14
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96	REVISED PLAN	08/14/14
97	REVISED PLAN	08/14/14
98	REVISED PLAN	08/14/14
99	REVISED PLAN	08/14/14
100	REVISED PLAN	08/14/14

**C103**



**GENERAL NOTES**

1. THE GRADING PLAN IS A PART OF THE PROJECT'S SUBMITTAL TO THE TOWN OF BETHLEHEM, NY.
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5. THE TOWN ENGINEER IS NOT RESPONSIBLE FOR ANY CONSEQUENCES ARISING FROM THE USE OF THIS PLAN.

**GRADING PLAN LEGEND**

SYMBOL	DESCRIPTION
(Symbol)	EXISTING GRADE
(Symbol)	PROPOSED GRADE
(Symbol)	CUT
(Symbol)	FILL
(Symbol)	SPOT HEIGHT
(Symbol)	GRADING BOUNDARY
(Symbol)	STREET CENTERLINE
(Symbol)	STREET RIGHT-OF-WAY
(Symbol)	STREET LIGHT
(Symbol)	STREET SIGN
(Symbol)	STREET LIGHT
(Symbol)	STREET SIGN

**SCALE OF BATHING SUITS**

1" = 10'

1/4" = 10'

1/8" = 10'

1/2" = 10'

3/4" = 10'

1" = 10'

1 1/4" = 10'

1 1/2" = 10'

1 3/4" = 10'

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8 1/2" = 10'

8 3/4" = 10'

9" = 10'

9 1/4" = 10'

9 1/2" = 10'

9 3/4" = 10'

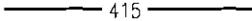
10" = 10'

Name: Bethlehem Assoc. II  
App. No.: 2004-00548  
Figure 10 of 14

CAUTION – NOTICE TO CONTRACTORS

THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANY AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.

GRADING PLAN LEGEND

	EXISTING GRADE
	PROPOSED GRADE
	BUILDING SLOPE SETBACK LIMIT
	PAVEMENT SLOPE SETBACK LIMIT
419.5 +	SPOT ELEVATIONS
	FLOW ARROWS
	RIP RAP ARMORING
	SETTLEMENT PLATES
	INCLINOMETER

Name: *Bethlehem Assoc. II*  
App. No: *2004-00548*  
Figure *II* of *14*



**BETHLEHEM CENTER**  
BETHLEHEM, NY

**NIGRO COMPANIES**

20 CORPORATE WOODS BLVD  
ALBANY, NEW YORK 12211



**BERGMANN ASSOCIATES**  
Engineers/Architects/Planners

301 King Street  
10 Broad Street, Suite 1100, New York, NY 10038  
Tel: 212.714.1100 Fax: 212.714.1101

DATE: 08/14/04  
PROJECT: BETHLEHEM CENTER

NOTES:  
1. This plan was prepared by the undersigned in accordance with the provisions of the State Environmental Conservation Law and Regulations.  
2. The work was done under the supervision of the undersigned, a Professional Engineer in the State of New York.  
3. The work was done under the supervision of the undersigned, a Professional Architect in the State of New York.

Figure 19.

Areas to be Preserved per Deed Restriction

100 Feet Buffer Zone (200 Feet Buffer Zone) (200 Feet Buffer Zone) (200 Feet Buffer Zone)

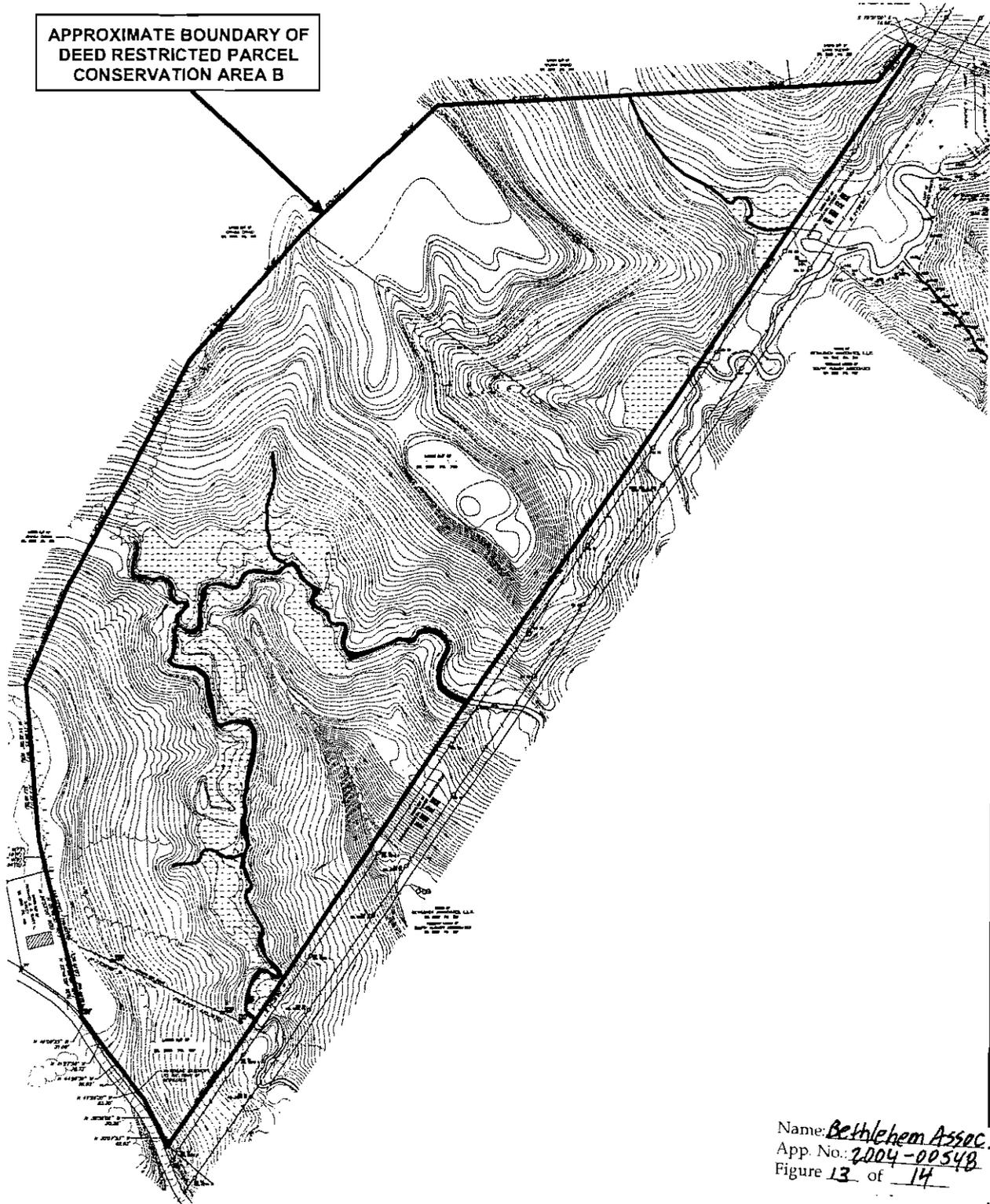
**AREAS TO BE PRESERVED PER DEED RESTRICTION**

LEGEND	
	EXISTING PRESERVATION AREA A ARMY CORP. PERMIT # 2000-00163 13.07 AC
	PROPOSED CONSERVATION AREA B 38.26 AC
	PROPOSED CONSERVATION AREA C 8.28 AC
<b>TOTAL</b> 59.61 AC	
	WETLANDS AND WETLAND CREATION AREA - BETHLEHEM CENTER EXISTING DEED RESTRICTED ARMY CORP. PERMIT # 2000-00163

Name: *Bethlehem Assoc II*  
App. No.: *2004-DD-548*  
Figure *12* of *14*

**CAM-01**

APPROXIMATE BOUNDARY OF  
DEED RESTRICTED PARCEL  
CONSERVATION AREA B



Name: *Bethlehem Assoc. II*  
App. No.: *2004-00548*  
Figure *13* of *14*

**LEGEND**

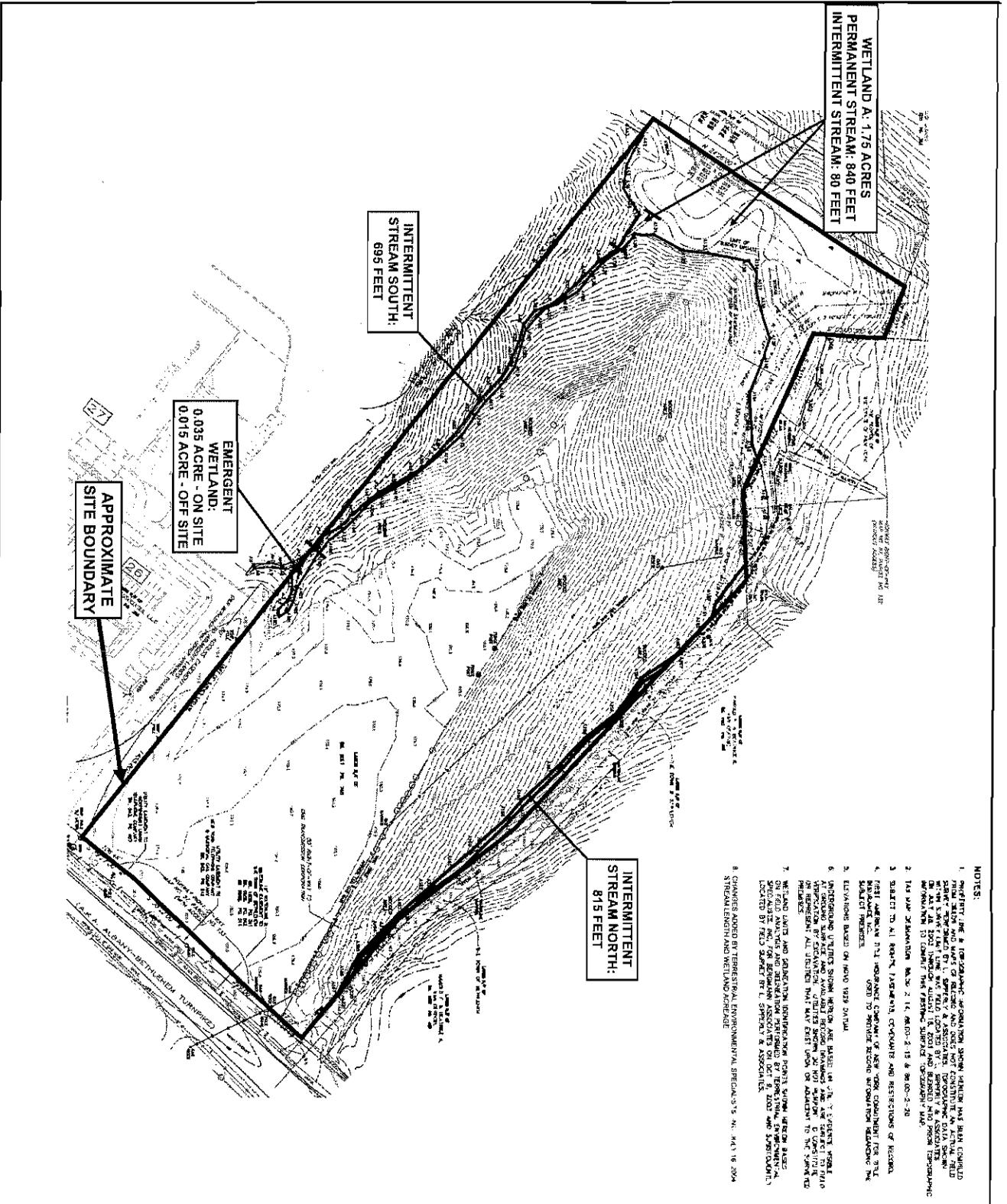
-  Welland
-  Permanent Stream
-  Intermittent Stream



**Figure 16. Deed Restricted Parcel Conservation Area B**

Base Map Provided by L. Sipperly & Associates

Figure Prepared by Terrestrial Environmental Specialists, Inc.



WETLAND A: 1.76 ACRES  
 PERMANENT STREAM: 840 FEET  
 INTERMITTENT STREAM: 80 FEET

INTERMITTENT  
 STREAM SOUTH:  
 695 FEET

EMERGENT  
 WETLAND:  
 0.035 ACRE - ON SITE  
 0.015 ACRE - OFF SITE

APPROXIMATE  
 SITE BOUNDARY

INTERMITTENT  
 STREAM NORTH:  
 815 FEET

- NOTES:
1. PROPERTY LINE & TERRAINING INFORMATION SHOWN HEREIN HAS BEEN COMPILED FROM AERIAL PHOTOGRAPHS AND FIELD SURVEY DATA. THIS INFORMATION IS NOT GUARANTEED TO BE 100% ACCURATE. THE USER OF THIS INFORMATION SHALL BE RESPONSIBLE FOR VERIFYING THE ACCURACY OF THIS INFORMATION. THE USER OF THIS INFORMATION SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.
  2. THE USER OF THIS INFORMATION SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.
  3. ELEVATIONS BASED ON NAVD 1929 DATUM.
  4. UNDERGROUND UTILITIES SHOWN HEREIN ARE BASED ON THE 1998 UTILITY RECORDS AND SHOULD NOT BE USED TO LOCATE UTILITIES. THE USER OF THIS INFORMATION SHALL BE RESPONSIBLE FOR VERIFYING THE ACCURACY OF THIS INFORMATION.
  5. THIS MAP IS THE PROPERTY OF TERRESTRIAL ENVIRONMENTAL SPECIALISTS, INC. AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF TERRESTRIAL ENVIRONMENTAL SPECIALISTS, INC.
  6. WETLAND LIMITS AND DELINEATION INFORMATION SHOWN HEREIN IS BASED ON THE DATA PROVIDED BY THE USER OF THIS INFORMATION. THE USER OF THIS INFORMATION SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.
  7. CHANGES MADE BY TERRESTRIAL ENVIRONMENTAL SPECIALISTS, INC. MAY BE FOUND IN THE STREAM LENGTH AND WETLAND AREA/DIAGRAM.

Name: *Bethlehem Assoc. II*  
 App. No. *2004-00548*  
 Figure *14* of *14*



Base Map Provided by  
 A. Slipperly & Associates

Figure Prepared by Terrestrial  
 Environmental Specialists, Inc.

Figure 5. Wetland Delineation  
 Boundary Map