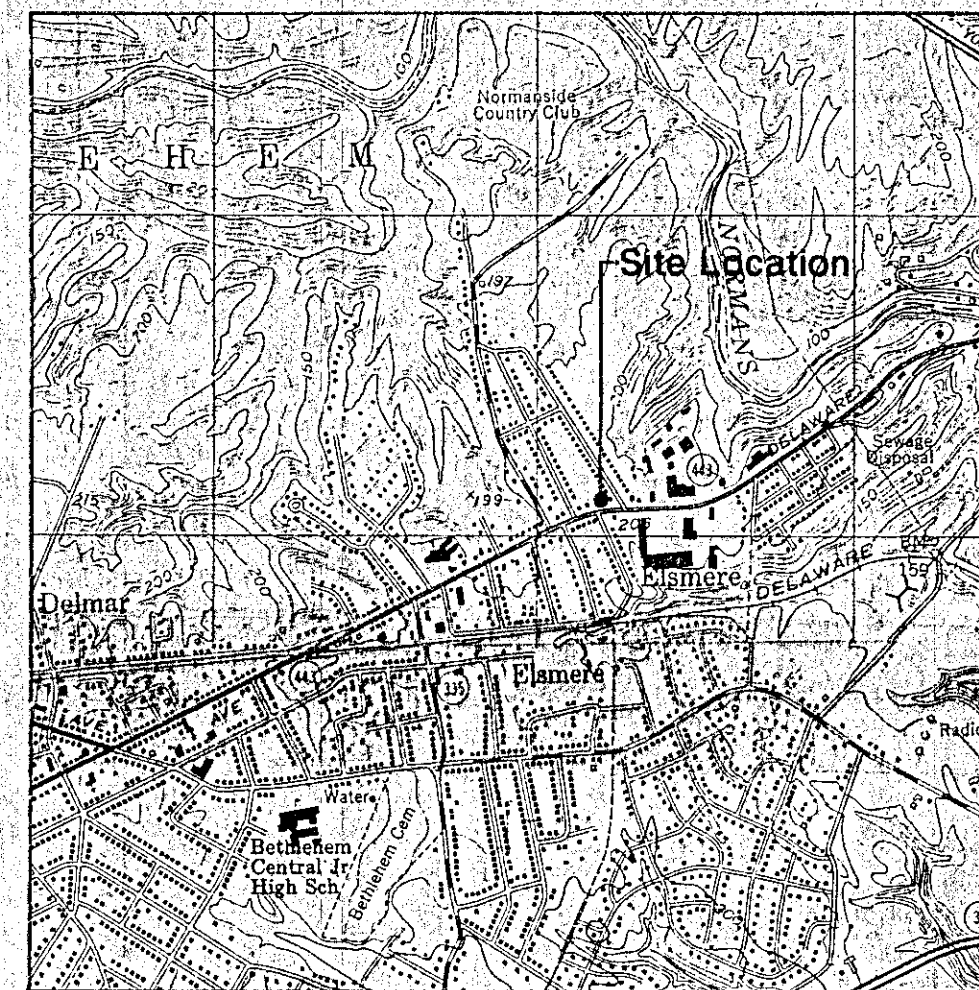




Area Map
 SCALE 1" = 200'

Plant List:

BOTANICAL NAME	COMMON NAME	SIZE	QUANTITY	CONDITION
1. PRUNUS SEROTINA	KWAZAN CHERRY	5'-6'	1	B&B
2. PRUNUS CERASIFERA	PURPLELEAF FLOWERING	5'-6'	9	B&B
3. COTONEASTER	ROCK COTONEASTER	15"-18"	50	B&B
4. JUNIPER HORIZONTALIS	ANDORRA JUNIPER	18"-24"	68	B&B
5. PINUS NIGRA	AUSTRIAN PINE	5'-6'	26	B&B
6. THUJA OCCIDENTALIS	DARK AMERICAN ARBORVITAE	4'-5'	25	B&B
7. ACER SACCHARUM	SUGAR MAPLE	3 1/2" CAL.	3	B&B
8. MALUS BACCATA	COLUMBIA SIBERIAN CRAB	5'-6'	6	B&B
9. RHODODENDRON	PJM RHODODENDRON	24" HT.	14	B&B
10. GINKGO BILBOA	GINKGO	20"-30" CAL.	6	B&B
11. STRONGIA VULGARIS	COMMON LILAC	2'-3'	11	B&B
12. EUCOMYDUS ALATUS	DWARF BURNING BUSH	5' GAL.	29	CG
13. MYRTICA PENSYLVANICA	NORTHERN BAYBERRY	2' GAL.	22	CG
14. PIERIS JAPONICA	JAPANESE ANDROMEDA	3' GAL.	12	CG
15. BETULA Pendula	European White Birch	6'-7'	1	B&B
16. MAGNOLIA STELLATA	STAR MAGNOLIA	4'-5'	1	B&B
17. Taxus Cuspidata	Dense Japanese Yew	18"-24"	7	B&B
18. Gleditsia Triacanthos	Honey Locust	3 1/2" Cal.	1	B&B



EXISTING MAJOR DECIDUOUS TREES



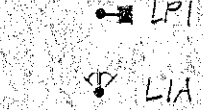
EXISTING PINE TREES



EXISTING MINOR DECIDUOUS TREES



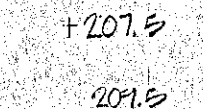
LIGHT POLE WITH TWO LUMINAIRES - 20' MOUNTING HEIGHT WITH 250W METAL HALIDE LAMP EACH LUMINAIRE



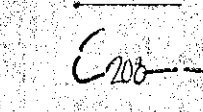
LIGHT POLE WITH ONE LUMINAIRE - 20' MOUNTING HEIGHT WITH 250W METAL HALIDE LAMP



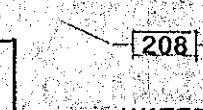
GROUND LIGHT FOR WALL MOUNTED NAME SIGN WITH 2' 1/2" W LAMP



GROUND LIGHT FOR FREE STANDING SIGN WITH 1' 1/2" W LAMP



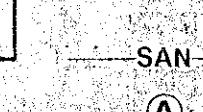
SPOT ELEVATION - EXISTING GRADE



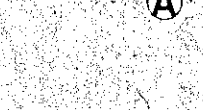
SPOT ELEVATION - PROPOSED GRADE



EXISTING CONTOURS



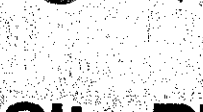
PROPOSED CONTOURS



EXISTING/PROPOSED WATER SERVICE



EXISTING/PROPOSED GAS SERVICE



EXISTING/PROPOSED SAN. SEWER SERVICE



PROPOSED SIGNAGE

Notes:

- ALL ELEVATIONS SHOWN ARE BASED UPON UGDS DATUM.
- ALL WATER & SEWER CONNECTIONS WILL BE DONE IN ACCORDANCE WITH TOWN OF BETHLEHEM STANDARD DETAILS AND SPECIFICATIONS.
- PRIOR TO ANY WORK, WATER & SEWER PERMITS WILL BE OBTAINED FROM TOWN WATER & SEWER DEPARTMENTS.
- PRIOR TO BEGINNING ANY CONSTRUCTION, THE CONTRACTOR SHALL VERIFY ALL EXISTING UTILITY LOCATIONS BY CALLING UPFD (500-961-7462) AND BY FIELD VERIFYING ALL VISIBLE UTILITIES.
- THE NEW STRUCTURE, ONCE CONSTRUCTED, WILL BE KNOWN AS 197 DELAWARE AVENUE, FOR THE PURPOSE OF STREET ADDRESS.
- PRIOR TO BEGINNING ANY CONSTRUCTION ALONG DELAWARE AVENUE, A HIGHWAY WORK PERMIT WILL BE OBTAINED FROM THE NYS DOT.
- TOTAL SITE AREA = 1.76 ACRES.
- TOTAL SITE AREA "CCC" = 1.97 ACRES
 "AA" = 0.99 ACRES
- SITE DEVELOPMENT "CCC" = 0.89 AC. PAVED / 0.08 AC. 10%
 "AA" = 0.94 AC. GREEN / 40%
- PROPOSED BUILDING WILL NOT HAVE AN INTERNAL SPRINKLER SYSTEM.
- EXISTING C.D. RIM = 208.44 TO BE RAISED TO 208.94 PER CITY SPECIFICATIONS.
- EXISTING 4" PIPE TO BE INVESTIGATED BY CONTRACTOR AND SECURED IN A MANNER ACCEPTABLE TO THE ARCHITECT AND THE TOWN OF BETHLEHEM ENGINEERING DEPARTMENT.
- PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY, THE EXISTING DRIVEWAY CURVE SHALL BE CONVEYED TO THE TOWN OF BETHLEHEM.

TOWN OF BETHLEHEM, NEW YORK
 PLANNING DEPT. ORIGINAL
 - SCANNED -

PLANNING BOARD
 TOWN OF BETHLEHEM
 ALBANY COUNTY, NEW YORK
 This Site Plan Approved.
 [Signature]
 Title CHAIRMAN
 Date JUN 23 1994 SPA90 51/1/94

SPA90 05/17/1994
 Site Plan - 195/197 Delaware Avenue
 FOR
 Cohoes Savings Bank
 © KLEINKE ASSOCIATES 1994

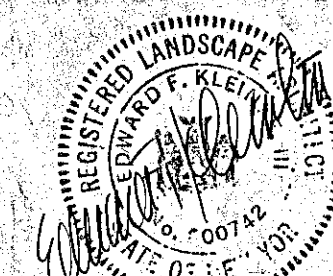
Plan Preparation by:
 KLEINKE ASSOCIATES
 Landscape Architects - Delmar, New York

PAUL E. HITE LLS
 Land Surveyors - Delmar, New York

SCHOPFER ARCHITECTS
 Architects - Syracuse, New York

DAVID SANDERS, PC
 Engineers - E. Greenpash, New York

CREIGHTON MANNING
 Trans. Planners - Delmar, NY
 JAMES BREEN
 Real Estate
 Delmar, NY



NYS License No. 0742

Rev. #	Date
Rev. #6	23 May 1994
Rev. #5	27 April 1994
Rev. #4	15 March 1994
Rev. #3	10 March 1994
Rev. #2	26 February 1994
Rev. #1	24 January 1994
Plan Prep.	17 January 1994

RECORD OF DRAWINGS/REVISIONS

Rev. #6 8 June 1994
 Rev. #7 2 June 1994

LAND AREA CREATED BY A
 1/2" RADIUS FOR HIGHWAY PURPOSES
 TO BE CONVEYED TO THE TOWN OF
 BETHLEHEM. SEE NOTE #10.

Roberts Real Estate

EXISTING DRIVEWAY
 MARINE MIDLAND BANK

Euclid Avenue

Delaware Avenue

Plymouth Avenue

EXISTING DRIVEWAY
 ROBERTS REAL ESTATE

NIMO POLE 3
 BM ELL = 207.37

LE DELAWARE AVENUE

LE DELAWARE AVENUE

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