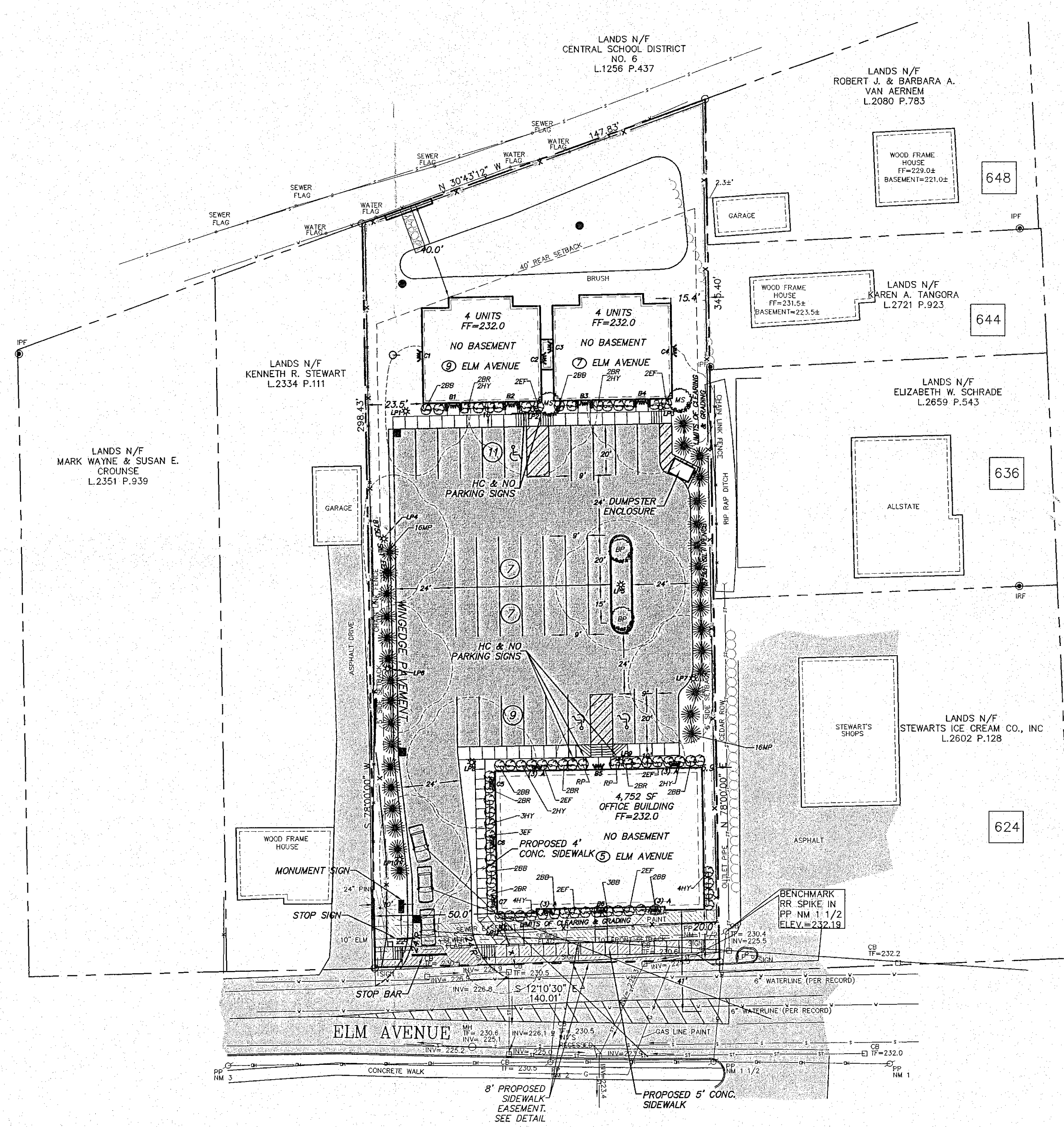
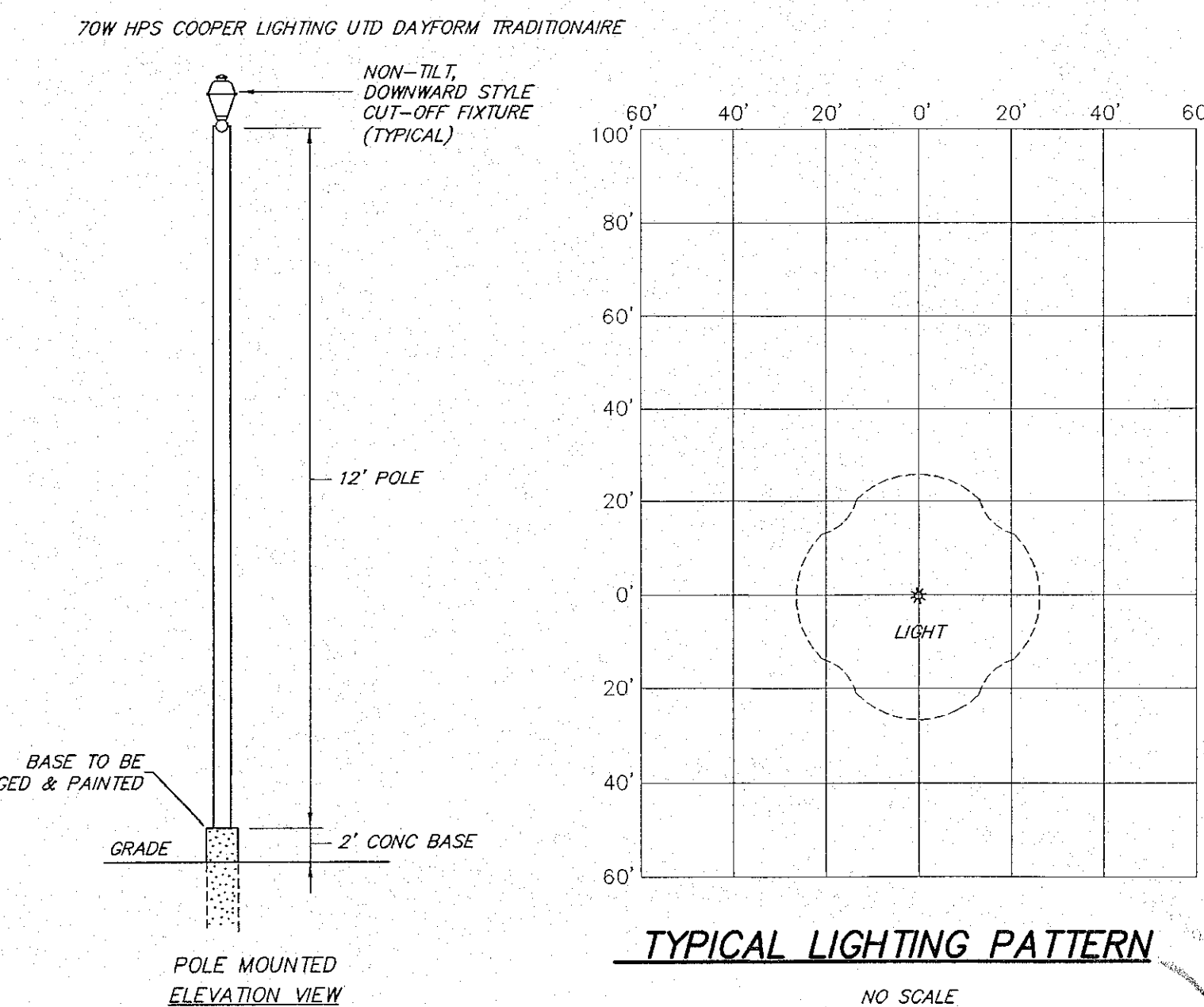


PLANTING SCHEDULE					
KEY	SCIENTIFIC NAME	COMMON NAME	QUANT.	SIZE	COMMENTS
RP	RHODODENDRON 'PJM'	PJM RHODODENDRON	2	24" TO 30" S	B & B
BB	EUONYMUS ALATUS	BURNING BUSH	17	24" TO 30" S	B & B
EF	EUONYMUS FORTUNE I	EMERALD AND GOLD EUONYMUS	15	18" TO 24" S	CONTAINER
BR	JUNIPER HORIZONTALIS	BLUE RUG JUNIPER	12	18" TO 24" S	B & B
HY	TAXUS MEDIA HICKS	HICKS YEW	19	24" TO 30" S	B & B
MS	MALUS SNOWDRIFT	CRAB APPLE	4	2" TO 2.5" CAL	B & B
BP	PYRUS CALLERYANA	BRADFORD PEAR	2	2" TO 2.5" C	B & B
MP	EVERGREENS - MIX OF PINES & SPRUCES		32	5' TO 6' HT	B & B



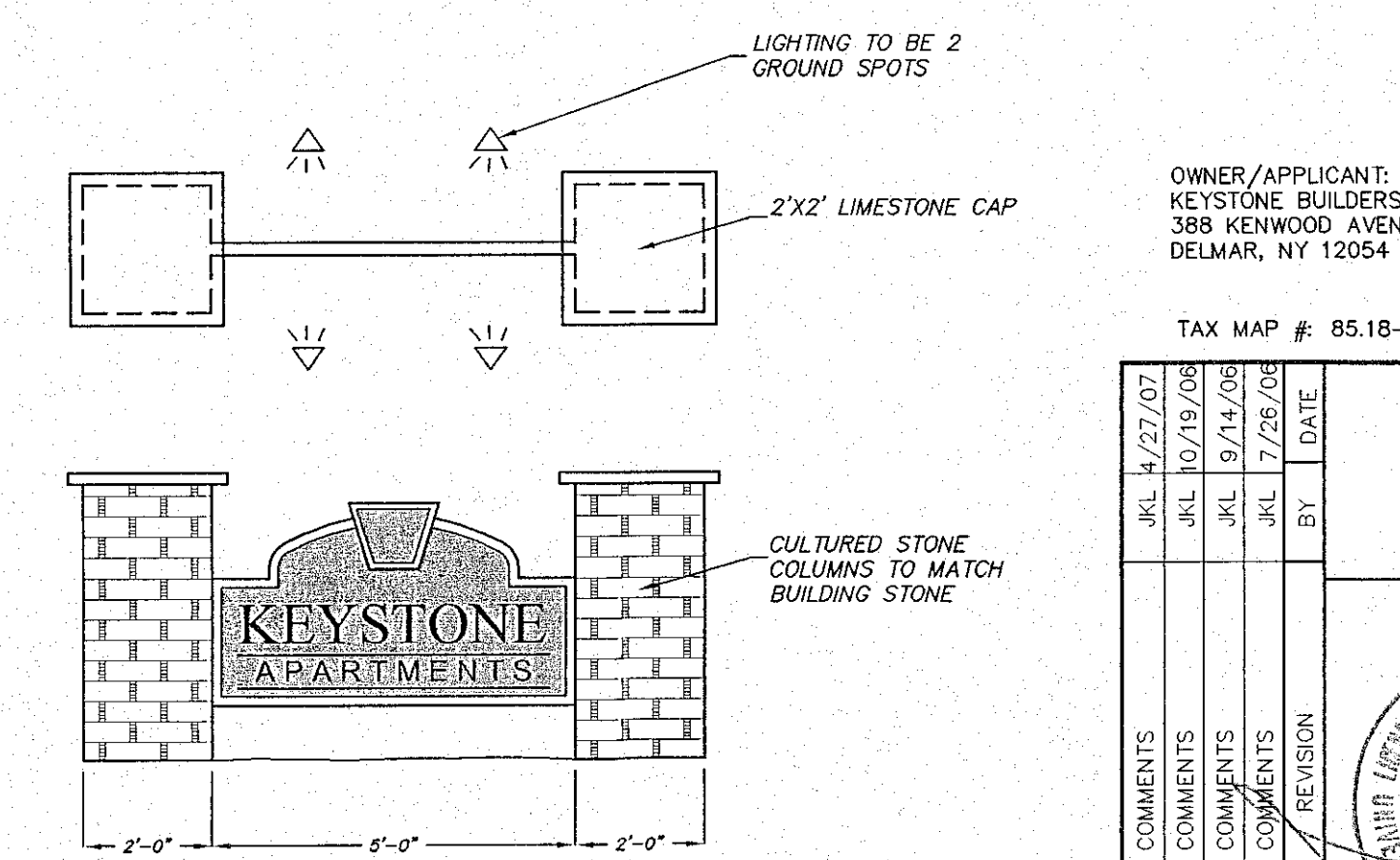
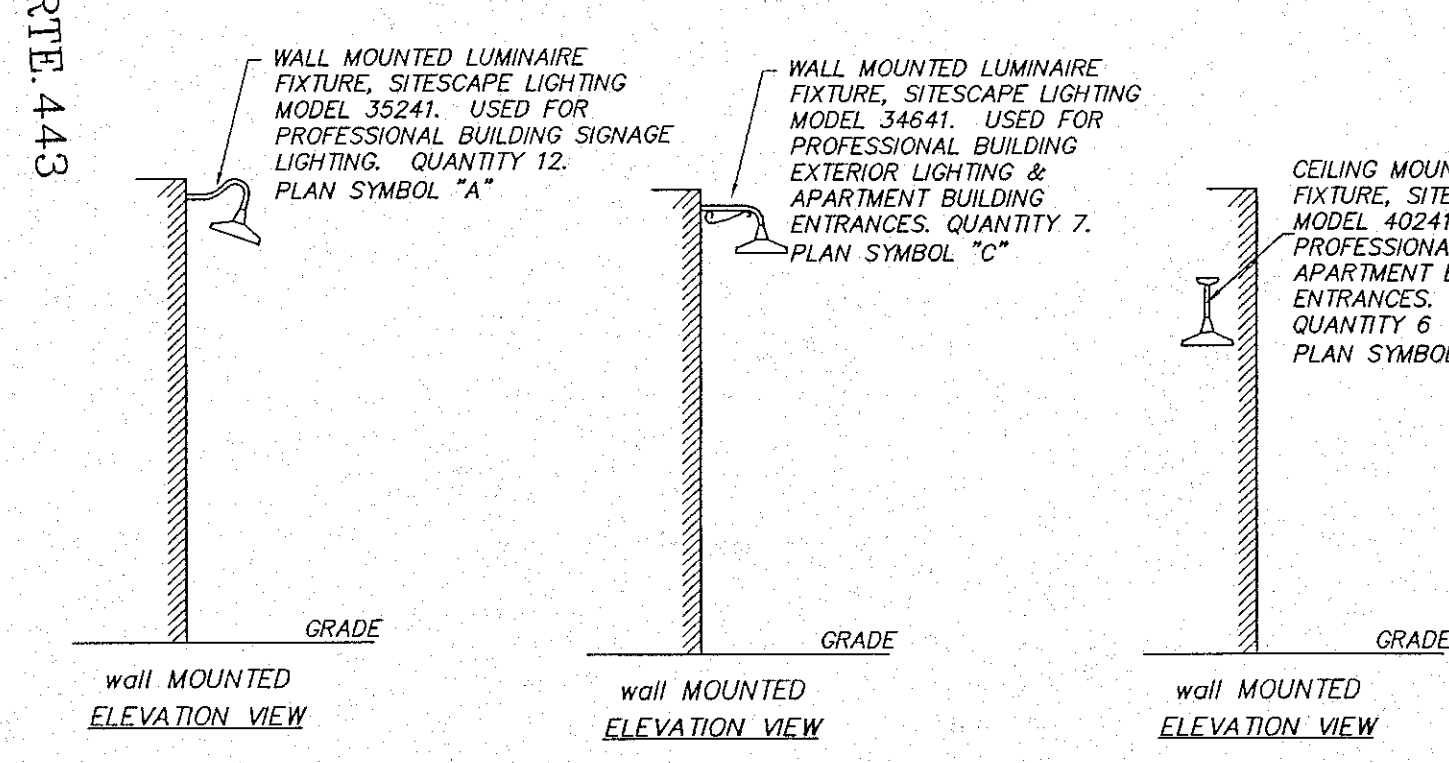
- NOTES:
1. BASE MAPPING PREPARED BY ABD ENGINEERS & SURVEYORS FROM A FEBRUARY 2006 FIELD SURVEY.
 2. THE PLANS SHOW SOME KNOWN SUBSURFACE STRUCTURES, ABOVE- GROUND STRUCTURES AND/OR UTILITIES BELIEVED TO EXIST IN THE WORKING AREA, EXACT LOCATION OF WHICH MAY VARY FROM THE LOCATIONS INDICATED. IN PARTICULAR, 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. RETAINING WALL MUST BE INSPECTED AND CERTIFIED BY DEVELOPERS ENGINEER PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY FOR APARTMENTS.
 4. STORMWATER AREA MUST BE INSPECTED AND CERTIFIED BY DEVELOPERS ENGINEER PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
 5. OFFICE BUILDING TO HAVE AN ACOOH/TOWN APPROVED BACKFLOW PREVENTION DEVICE.
 6. CONTRACTOR TO COORDINATE THE RELOCATION OF THE TRAFFIC CONTROL SIGNS ALONG THE PROPERTY FRONTAGE WITH THE ALBANY COUNTY DPW.

MAP REFERENCE:
MAP ENTITLED "MAP OF SURVEY SL No. 636 DELAWARE AVENUE - N.Y.S. RL 443 aka DELAWARE TURNPIKE, TOWN OF BETHLEHEM", PREPARED BY PAUL E. HITE DATED NOVEMBER 30, 2000.

REQUIRED:		PROVIDED:
ZONING:	HAMLET	
SETBACKS:		
FRONT:	10' (35' FROM ROAD CENTERLINE)	20.0' (41'± TO CENTERLINE)
SIDE:	5'	50.0' & 5.9', 23.5' & 15.4'
REAR:	40'	40.0'
HEIGHT:	35'	--
LOT WIDTH:	50'	140.01'
LOT FRONTAGE:	40'	140.01'
LOT AREA:	10,000 SF FOR MIXED USE	45,025± SF (1.03± ACRES)
LOT DEPTH:	100'	298.43'

PARKING REQUIREMENTS	
MULTI FAMILY DWELLING = 1.5 SPACES/UNIT = 12	
OFFICE = 1 SPACE/400 SF = 12	
TOTAL REQUIRED = 24 SPACES	33 SPACES

COVERAGE STATISTICS		TOTAL
BUILDINGS:	75% MAX.	8,686 SF 19.3%
GREEN SPACE:		18,828 SF 41.8%
PAVEMENT:		17,511 SF 38.9%
	TOTAL	45,025 SF (1.03 ACRES) 100%



OWNER/APPLICANT:
KEYSTONE BUILDERS, INC.
388 KENWOOD AVENUE
DELMAR, NY 12054

TAX MAP #: 85.18-4-19

TOWN COMMENTS	DATE	BY	REVISION
1. TOWN COMMENTS	4/27/07	JKL	
2. TOWN COMMENTS	10/19/08	JKL	
3. TOWN COMMENTS	9/14/08	JKL	
4. TOWN COMMENTS	7/28/08	JKL	
NO.			

LAYOUT, LANDSCAPING &
LIGHTING PLAN
LANDS N/F KOMAR
7 ELM AVENUE

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: MAY 16, 2006 SCALE: 1" = 30' DWG. 3427A-S SHEET 3 OF 5

PLANNING BOARD
TOWN OF BETHLEHEM
ALBANY COUNTY, NEW YORK

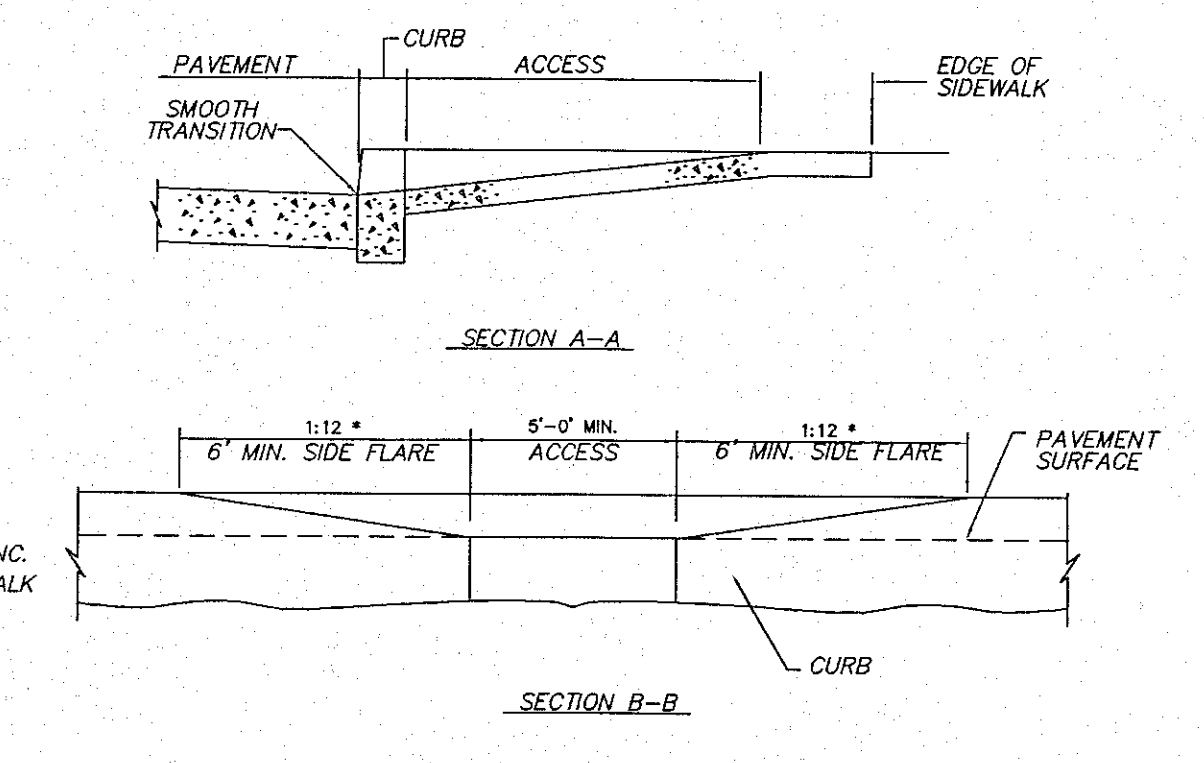
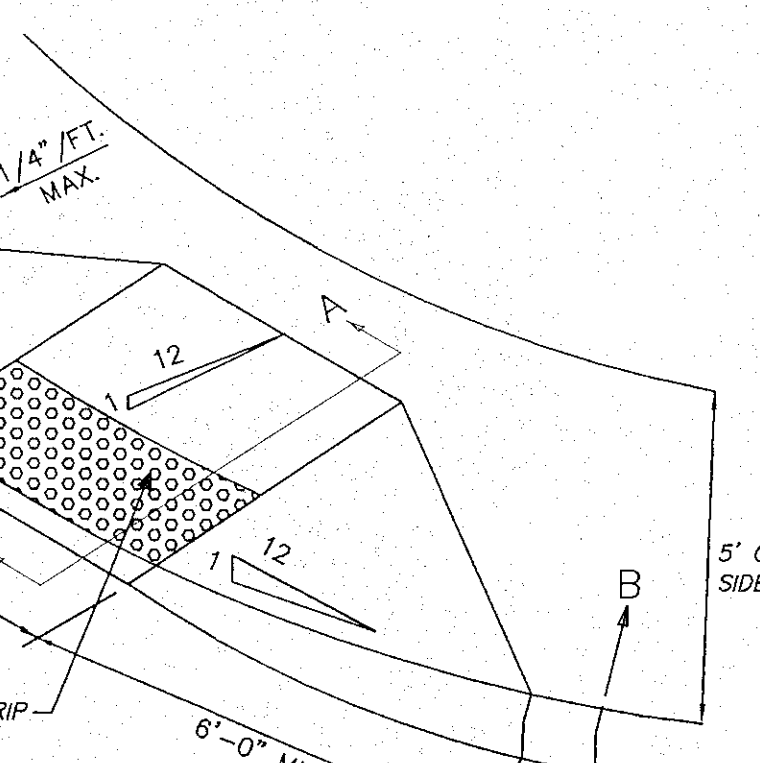
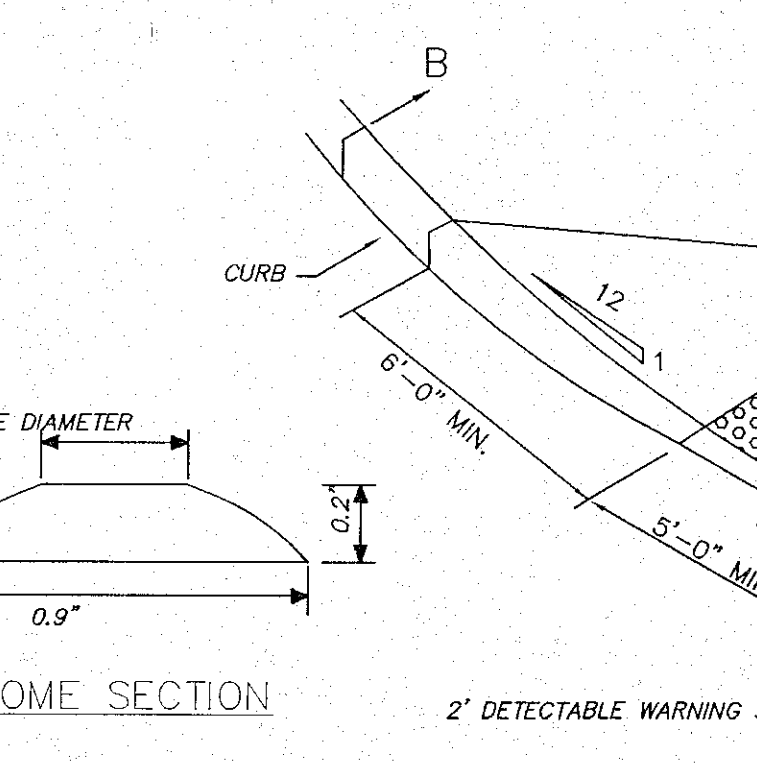
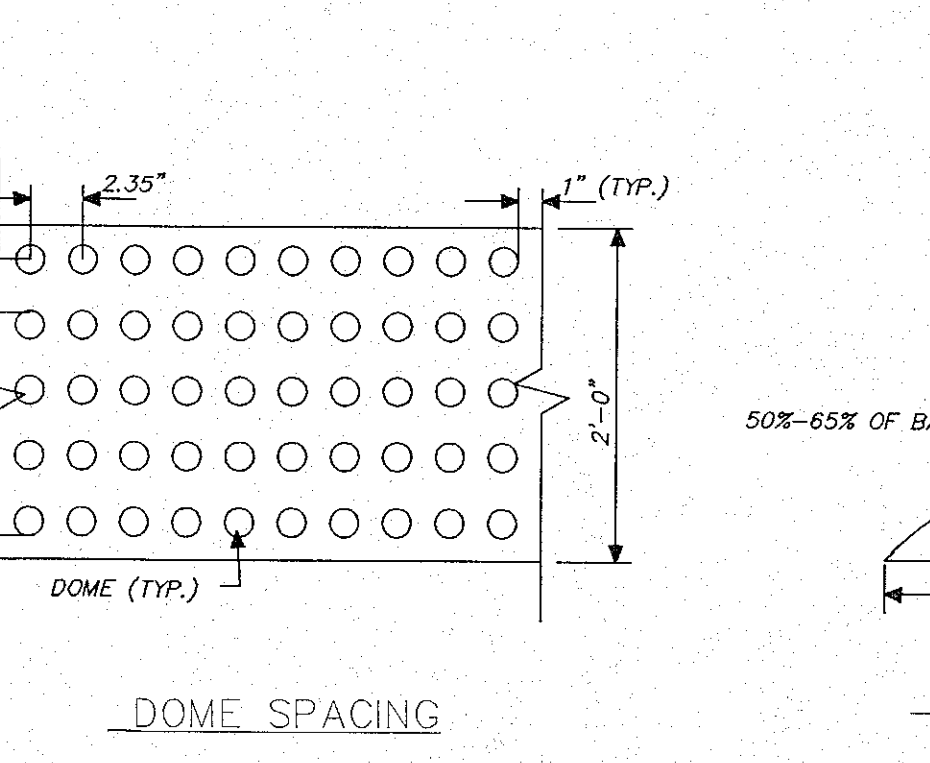
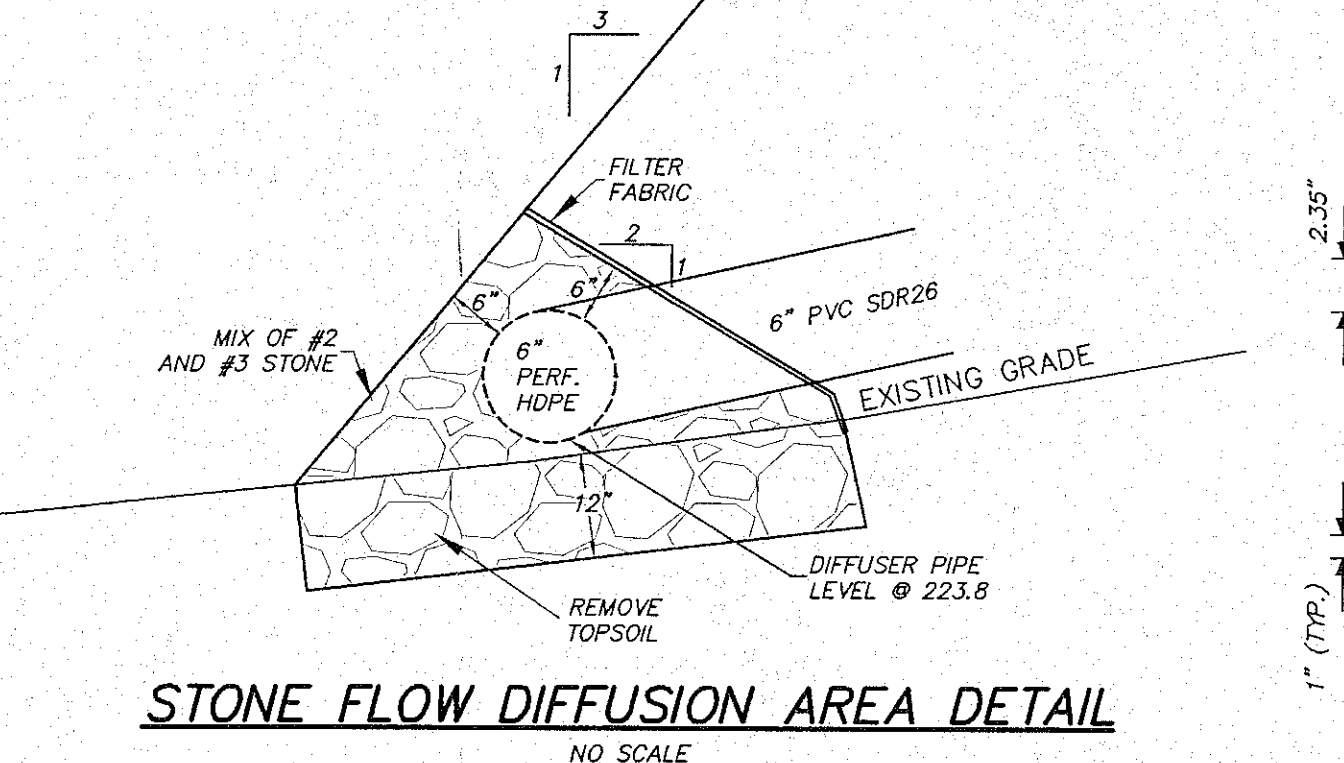
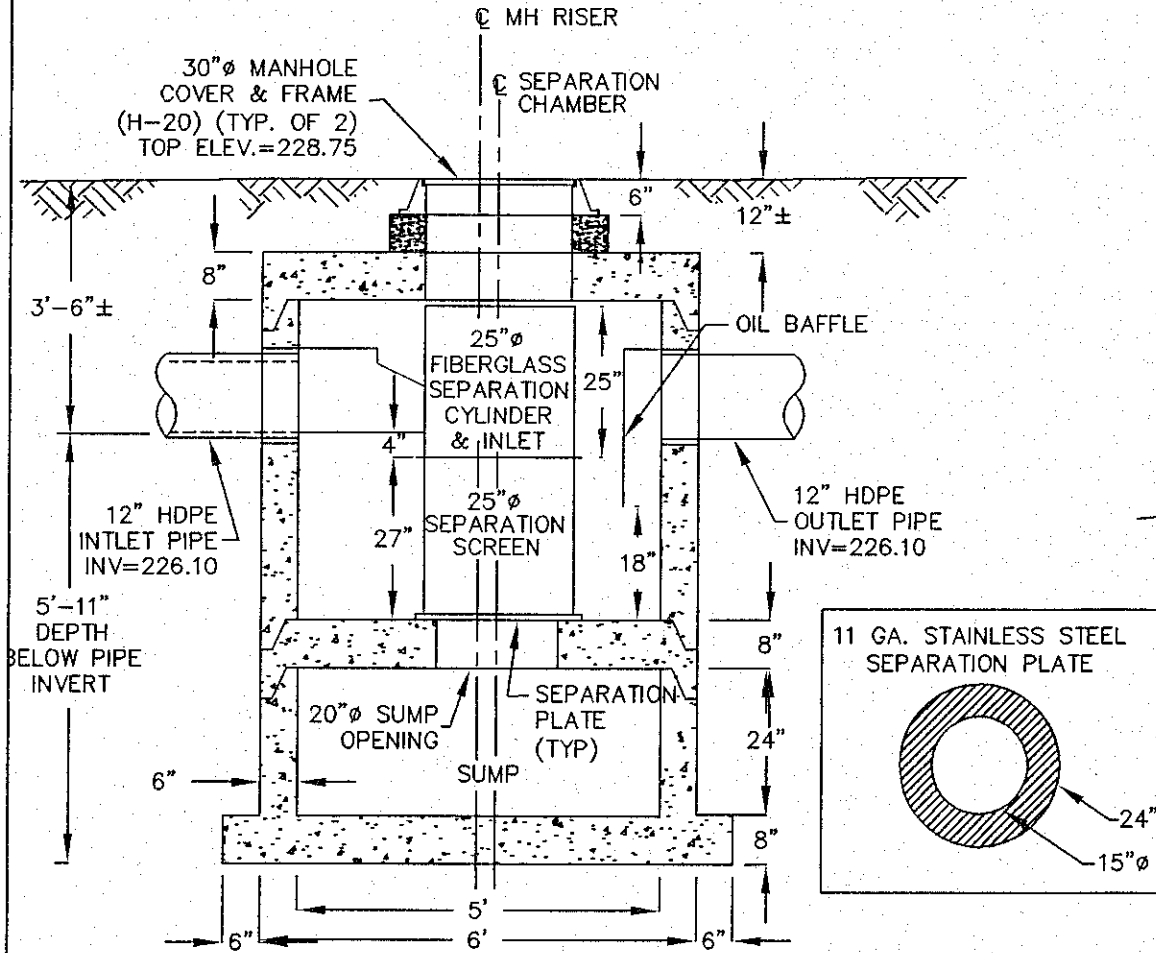
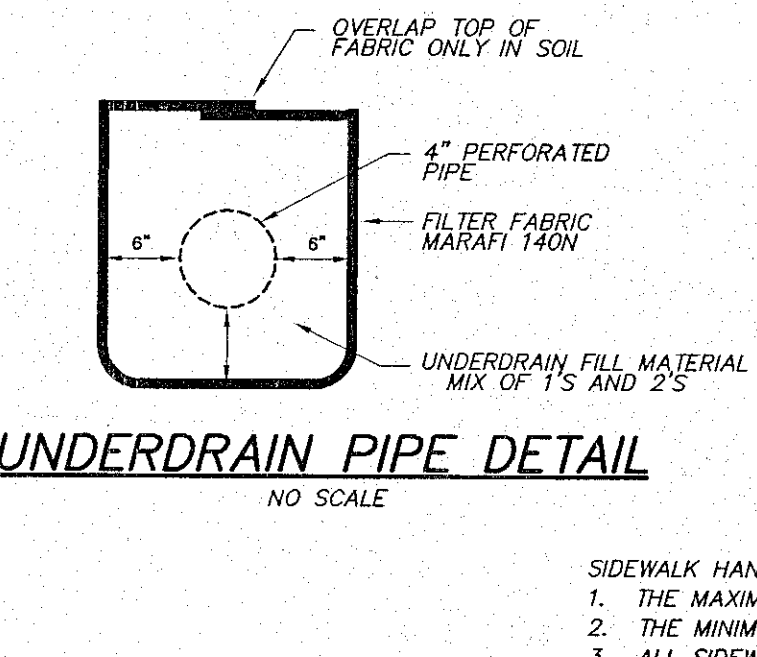
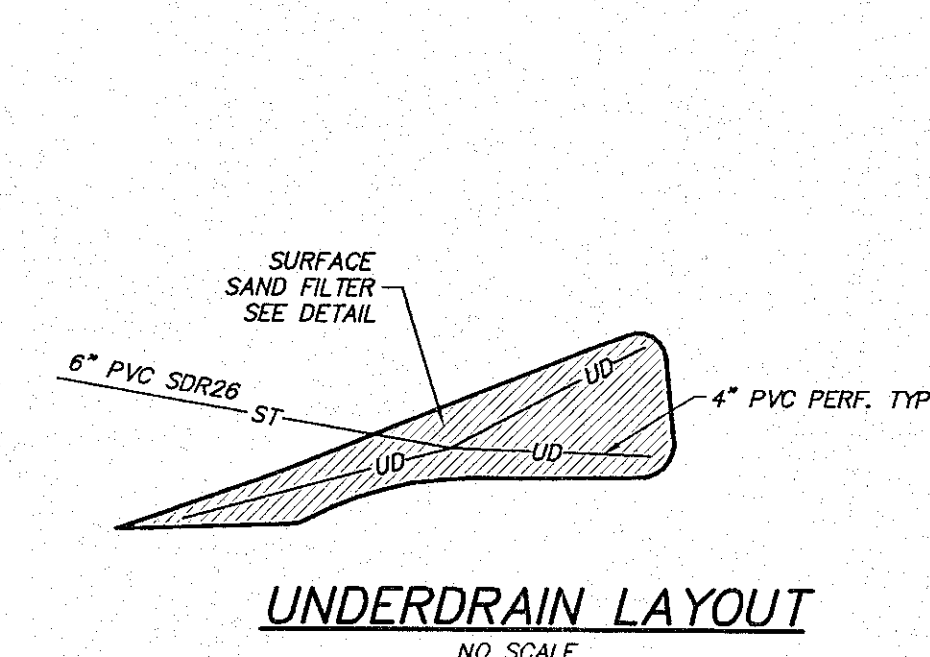
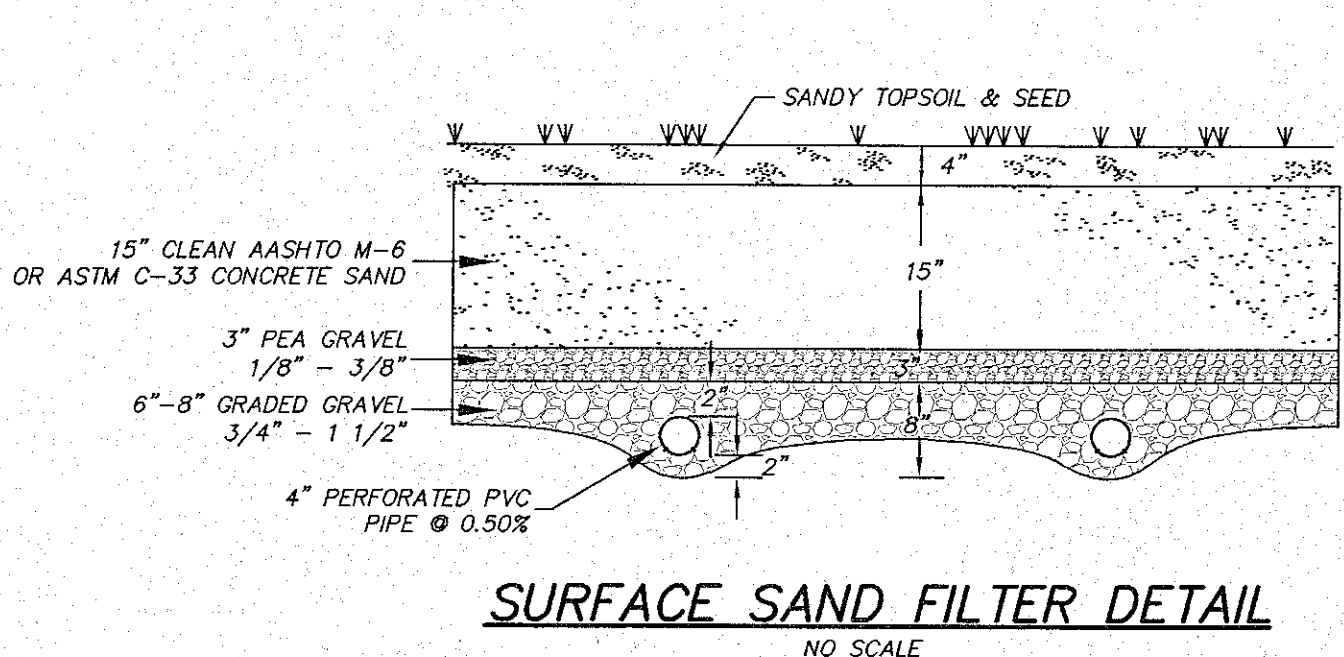
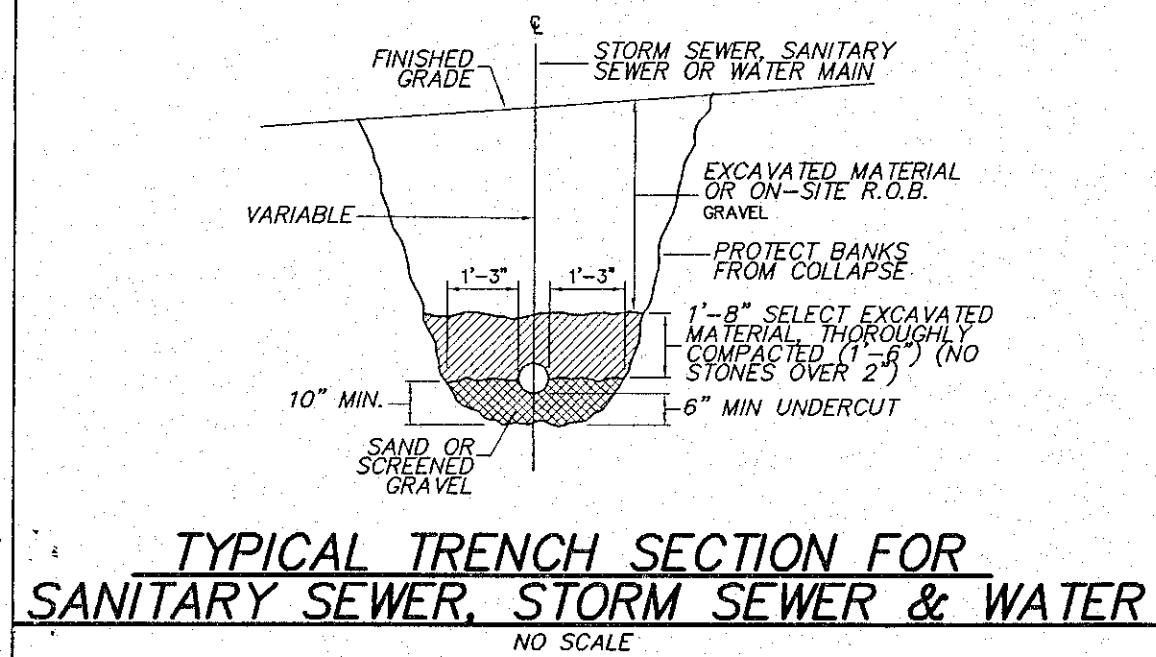
This Site Plan Approved.

Title: *Chlorine*
Date: *6/16/09*

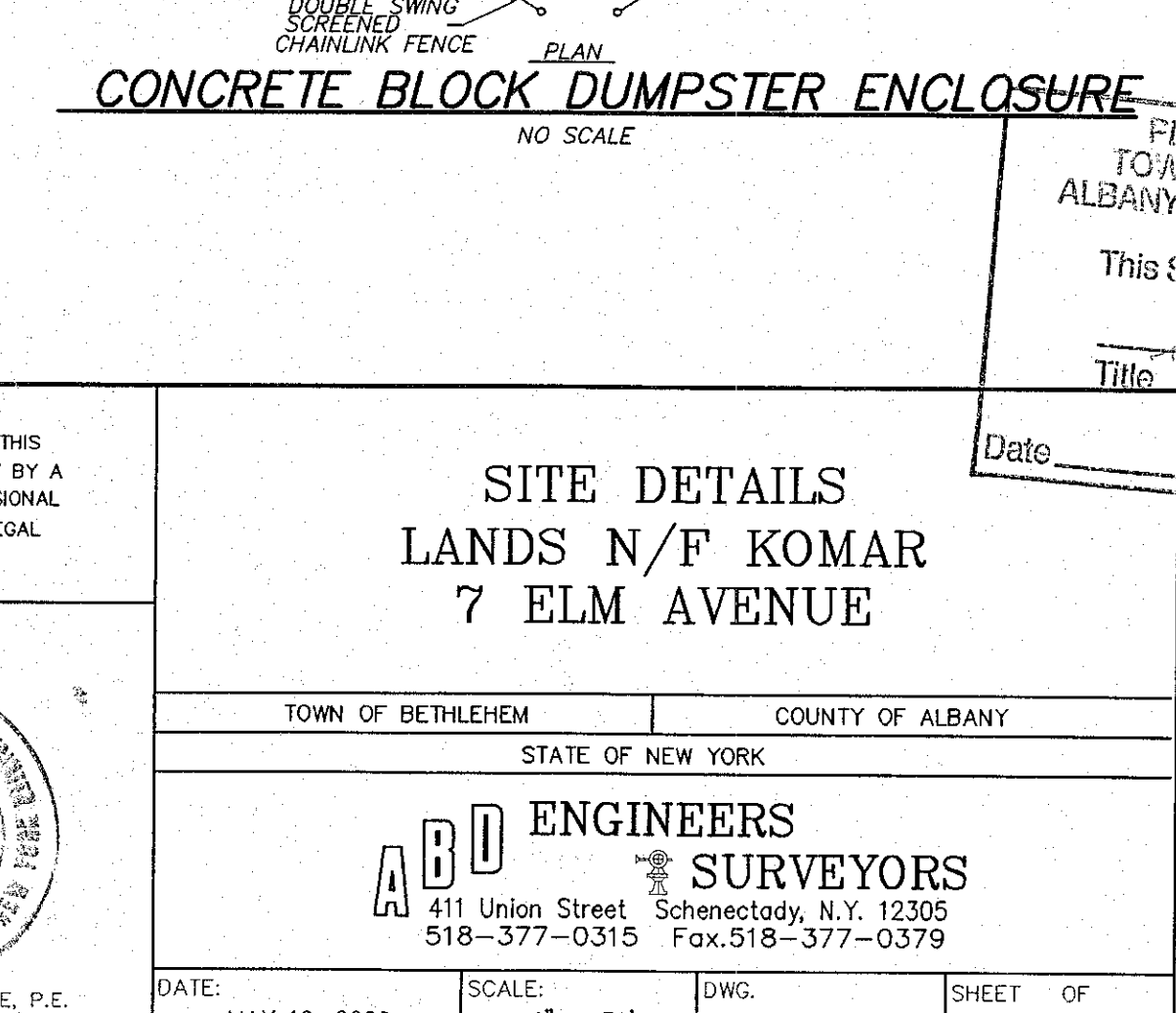
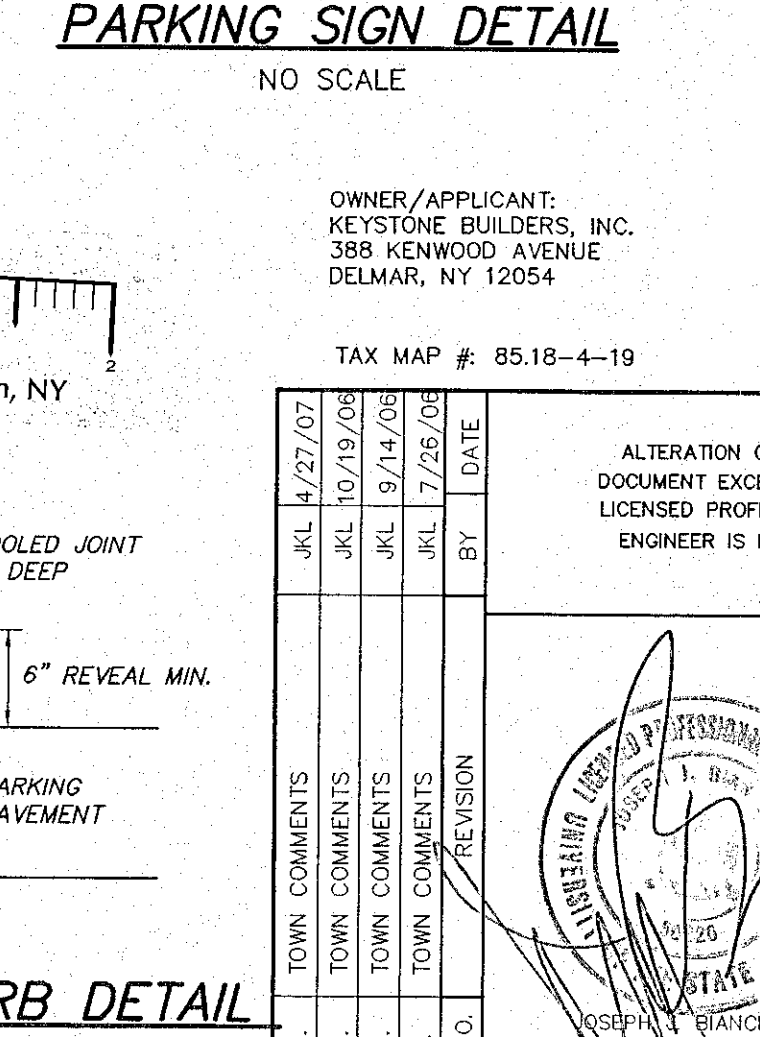
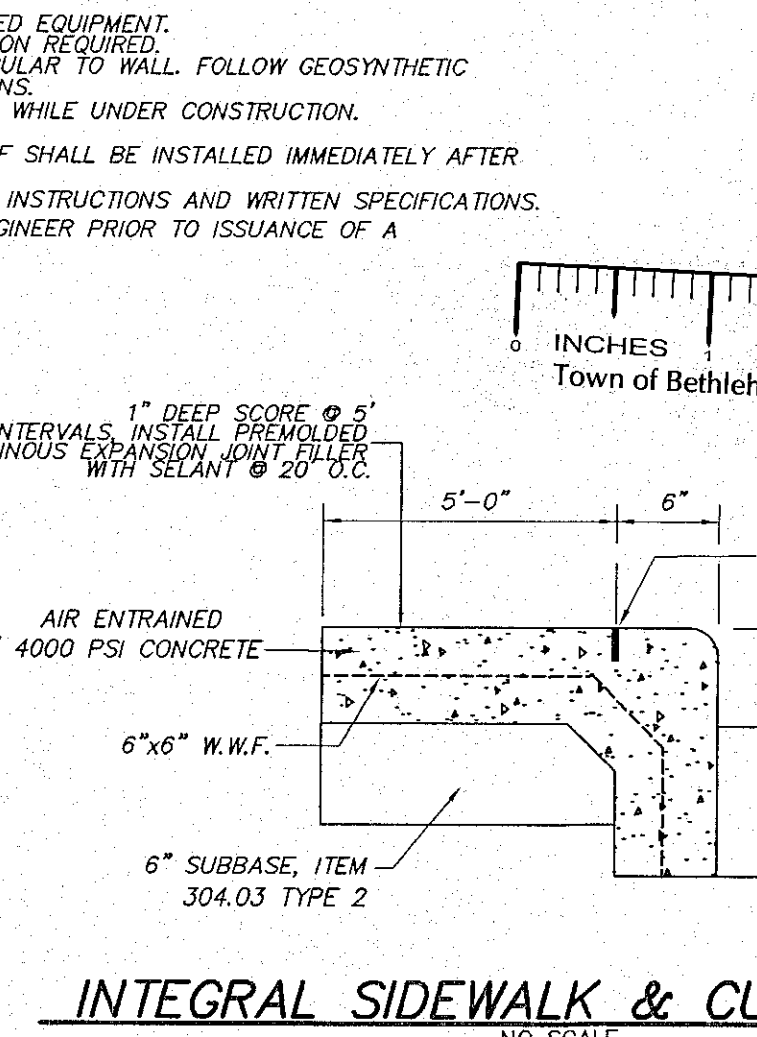
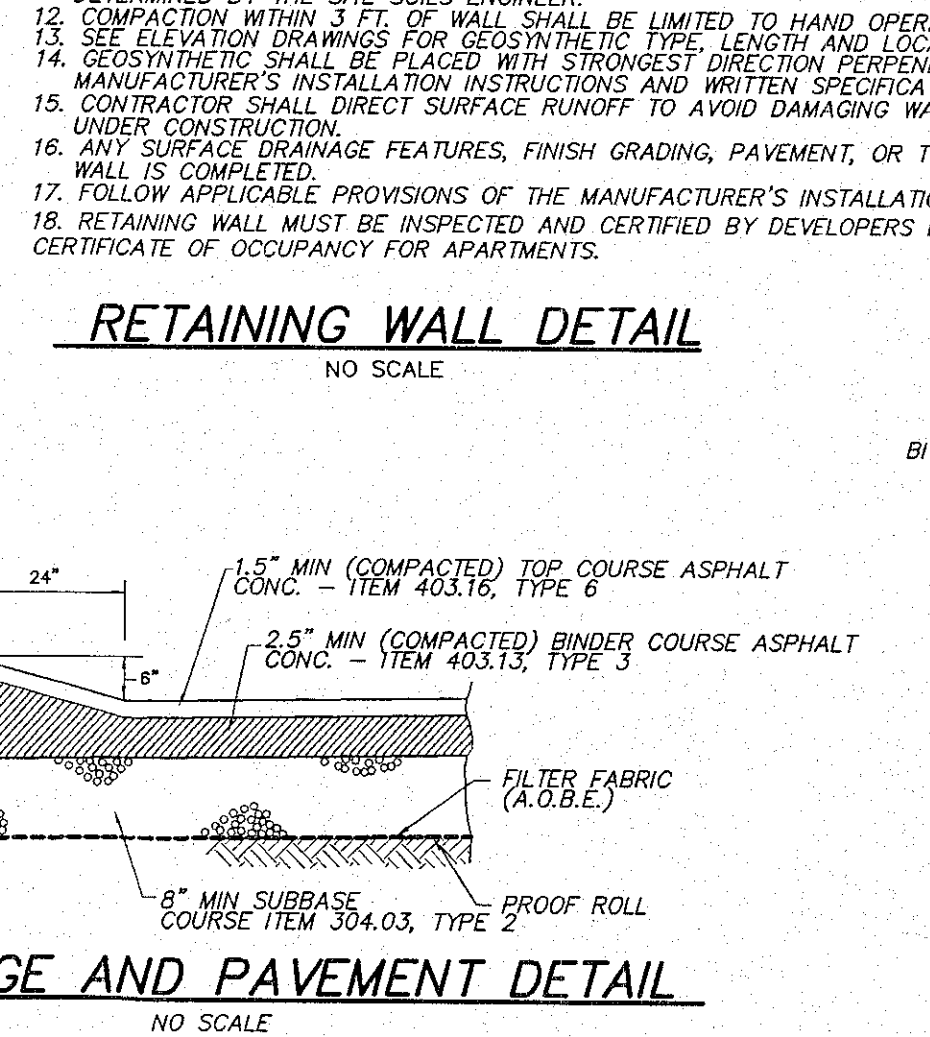
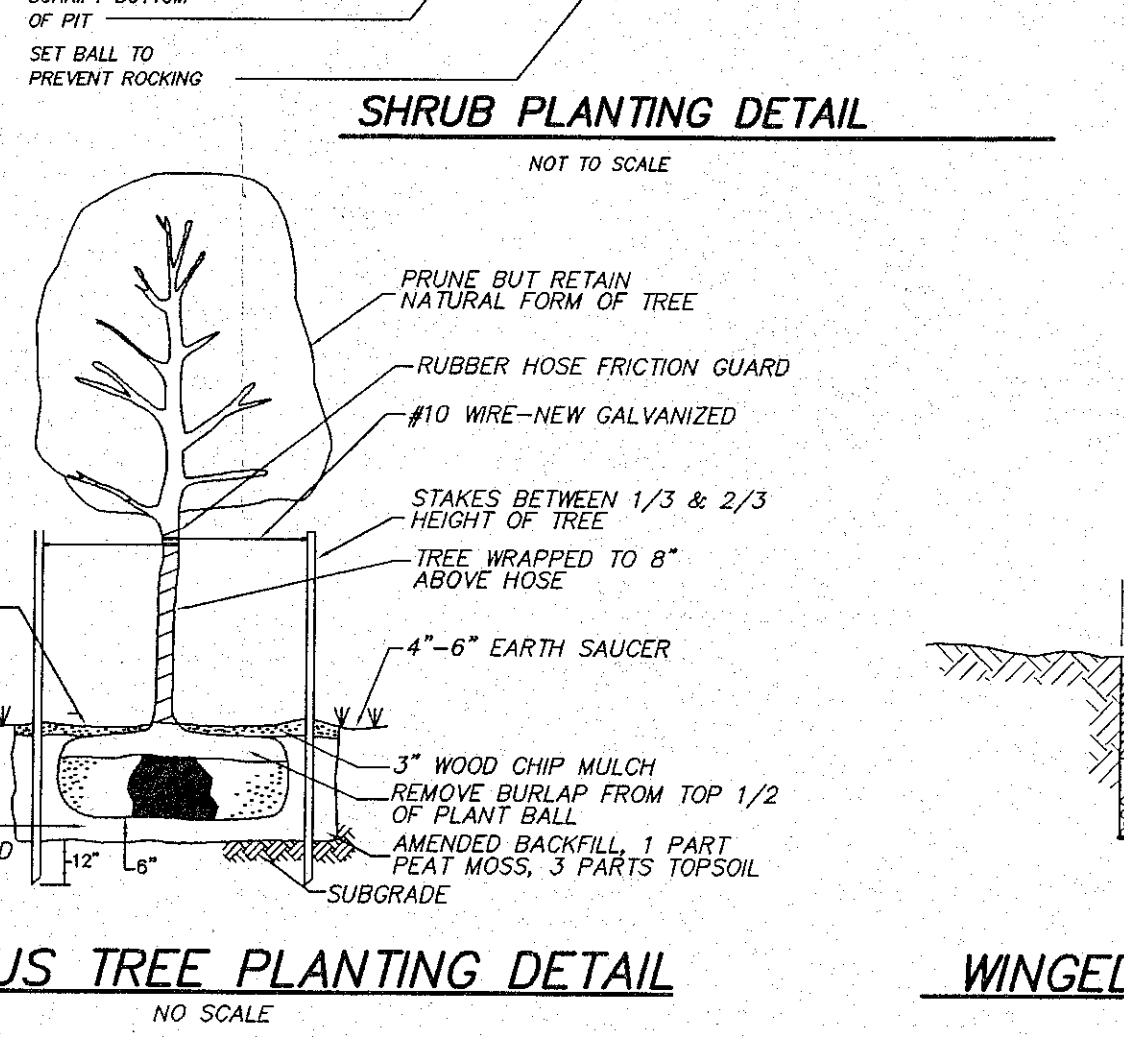
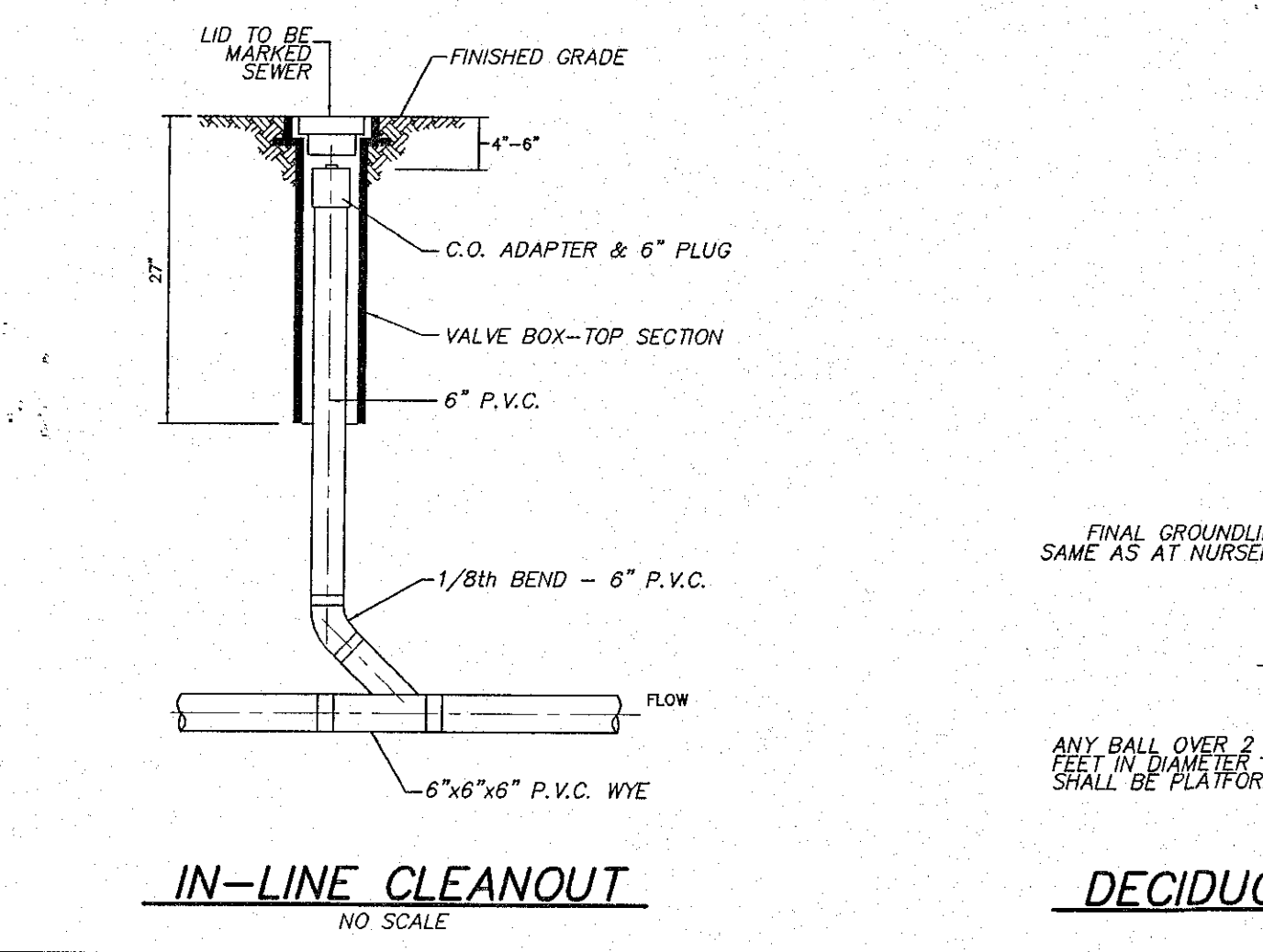
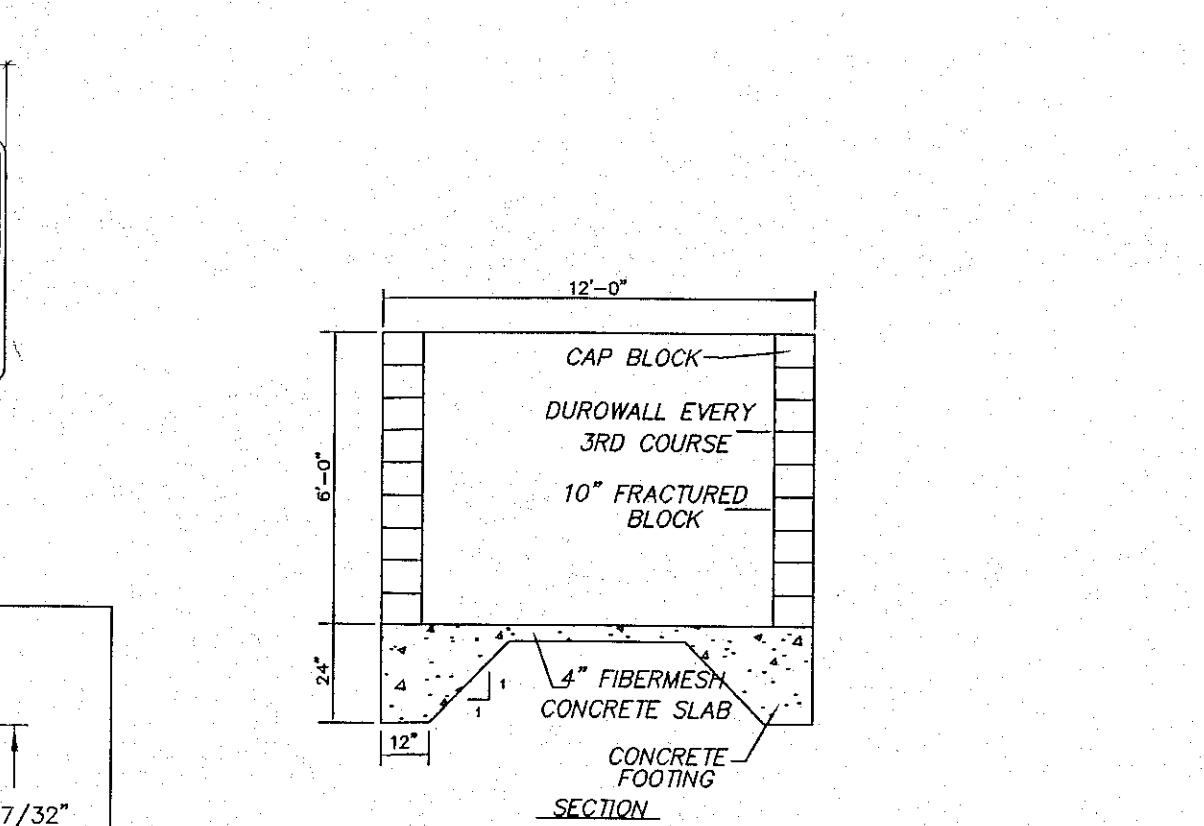
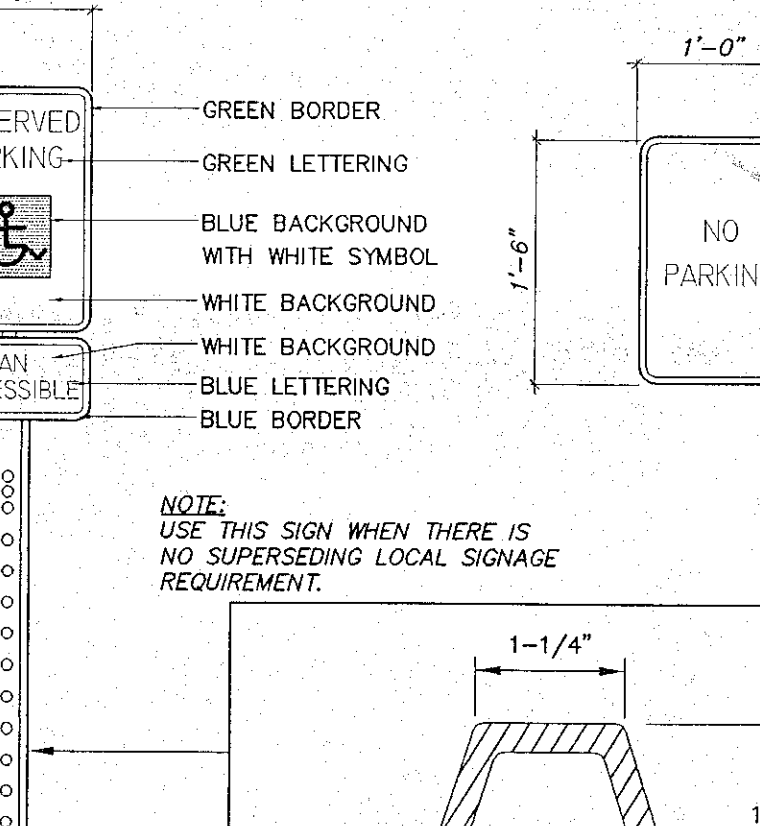
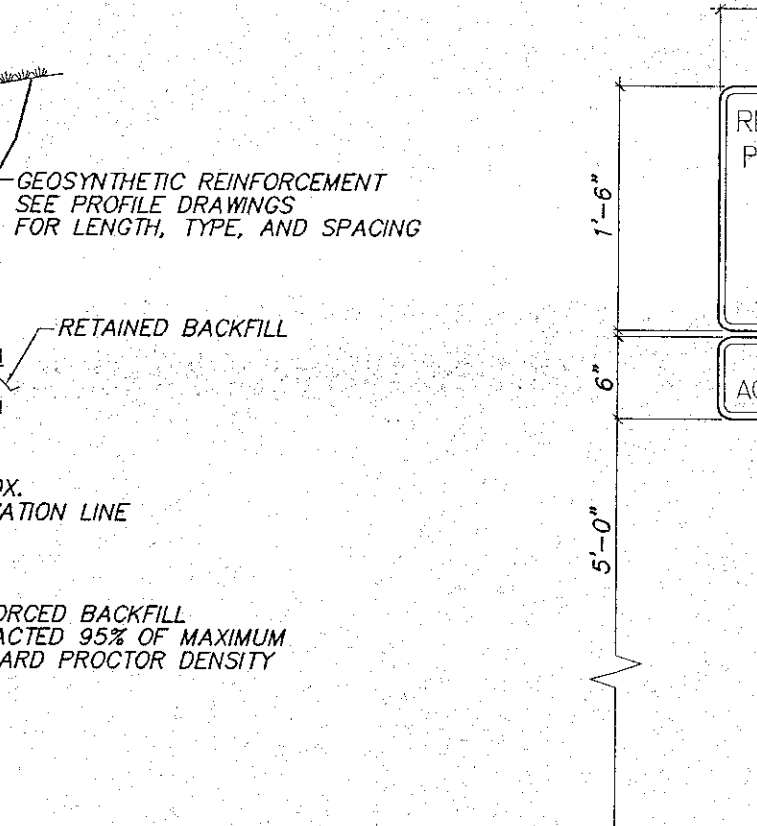
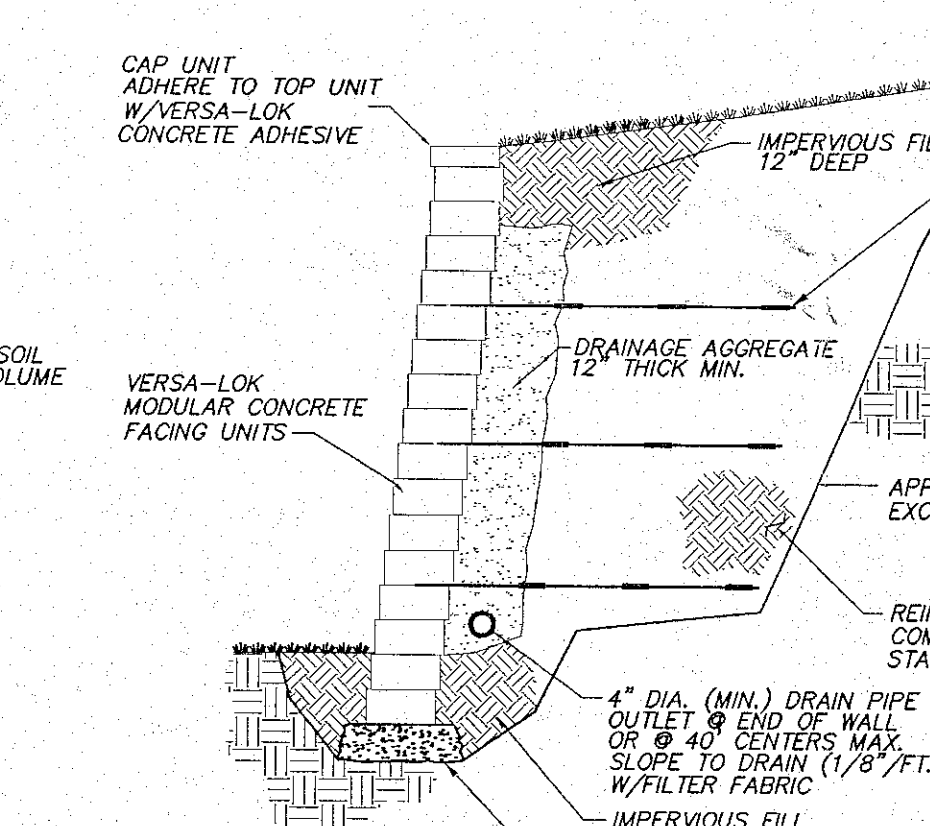
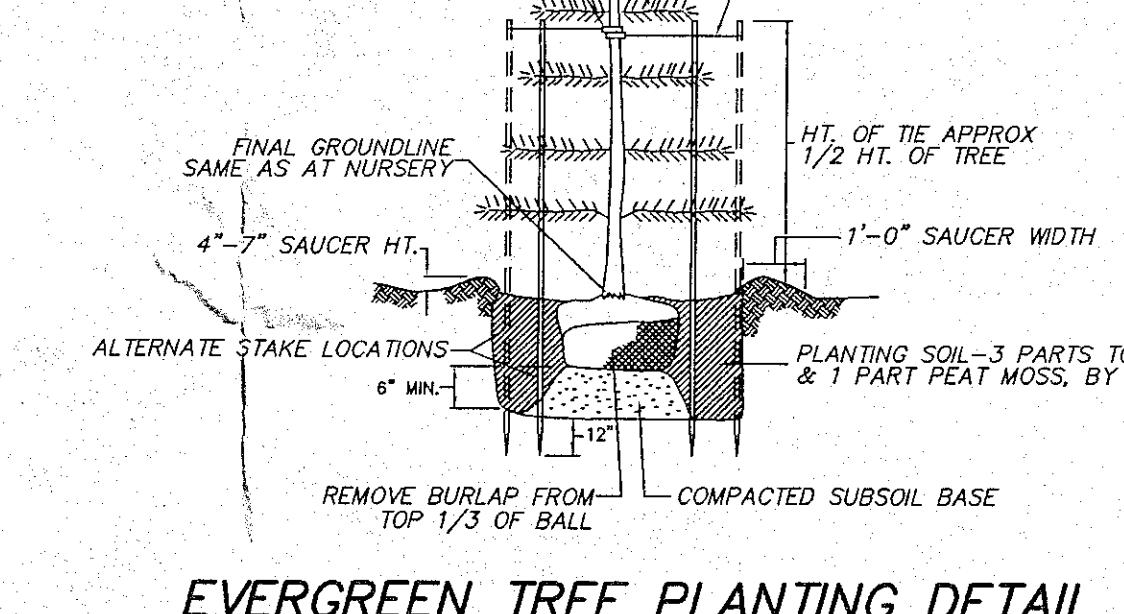
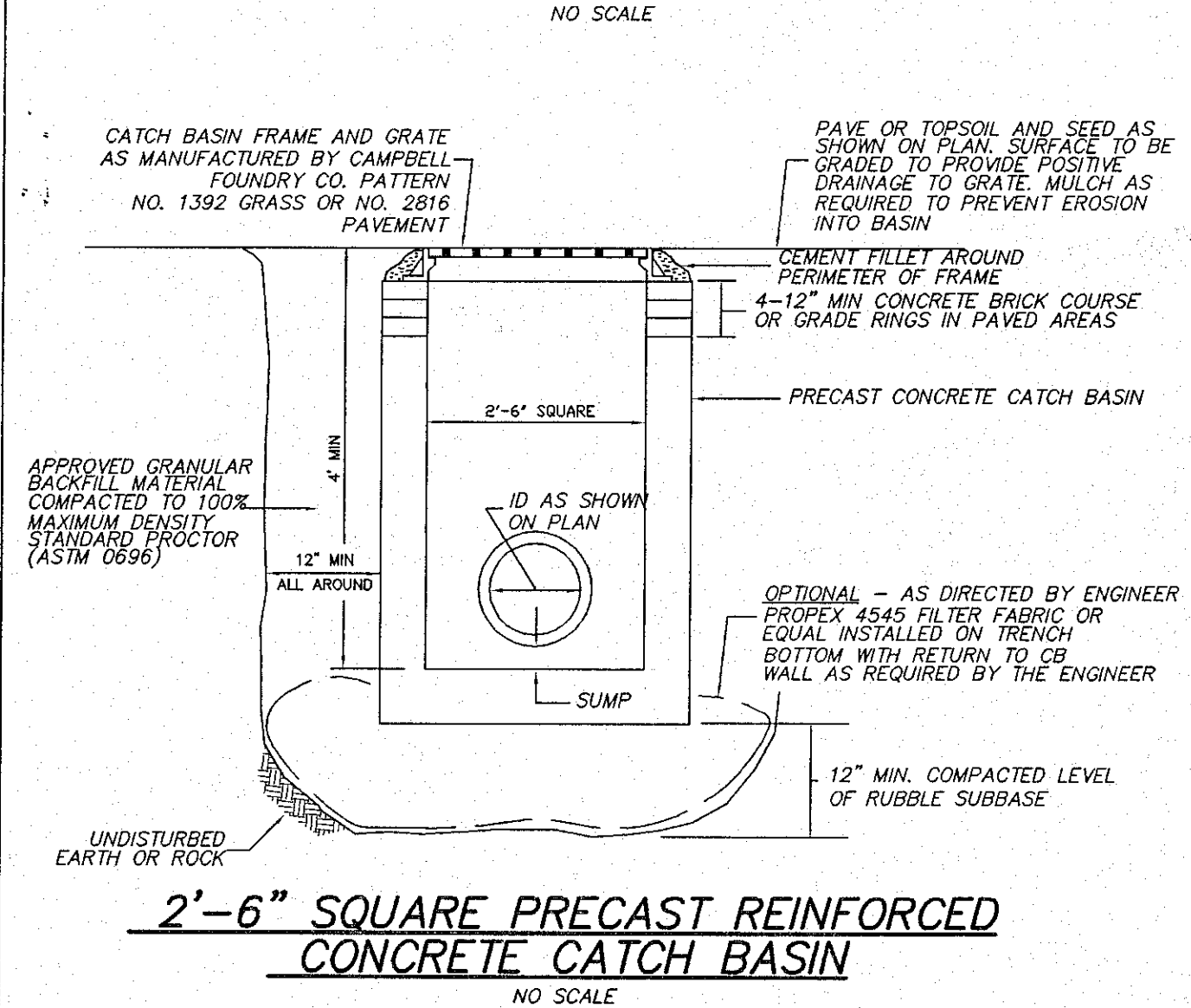
PLANNING BOARD
TOWN OF BETHLEHEM
ALBANY COUNTY, NEW YORK

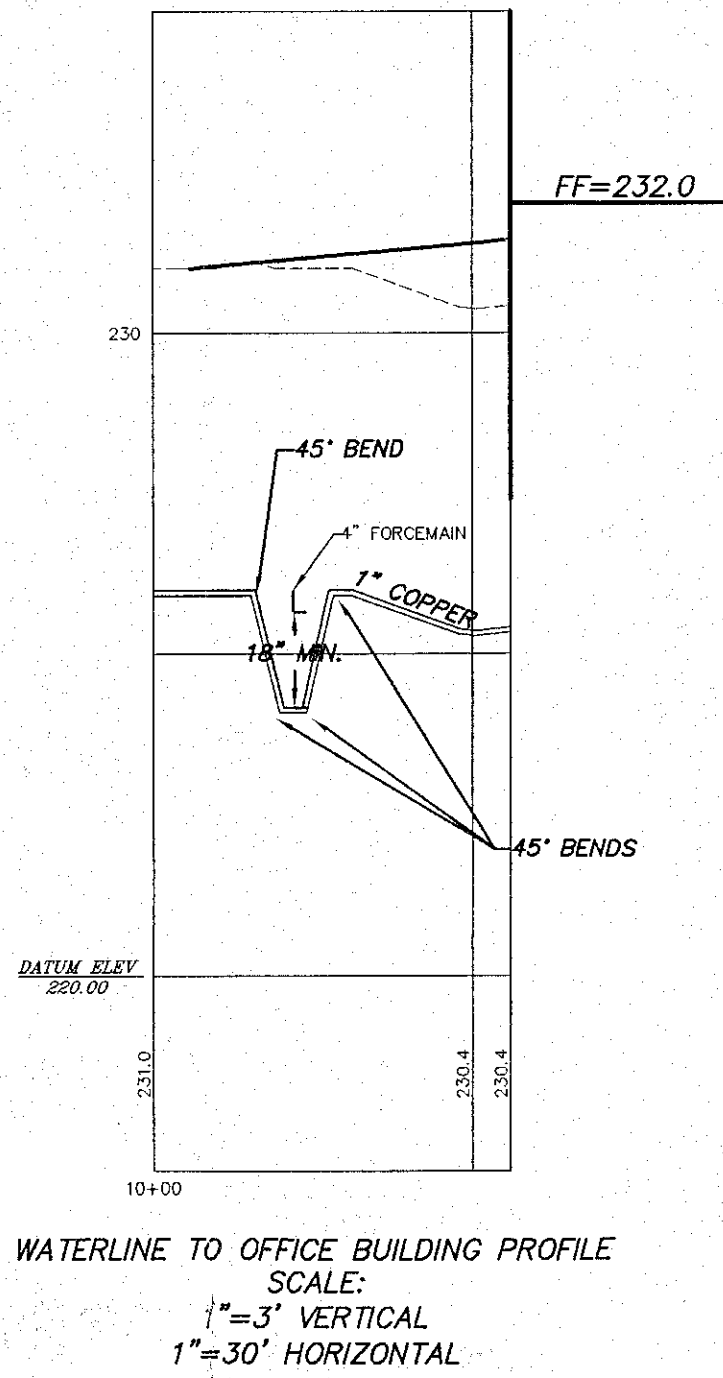
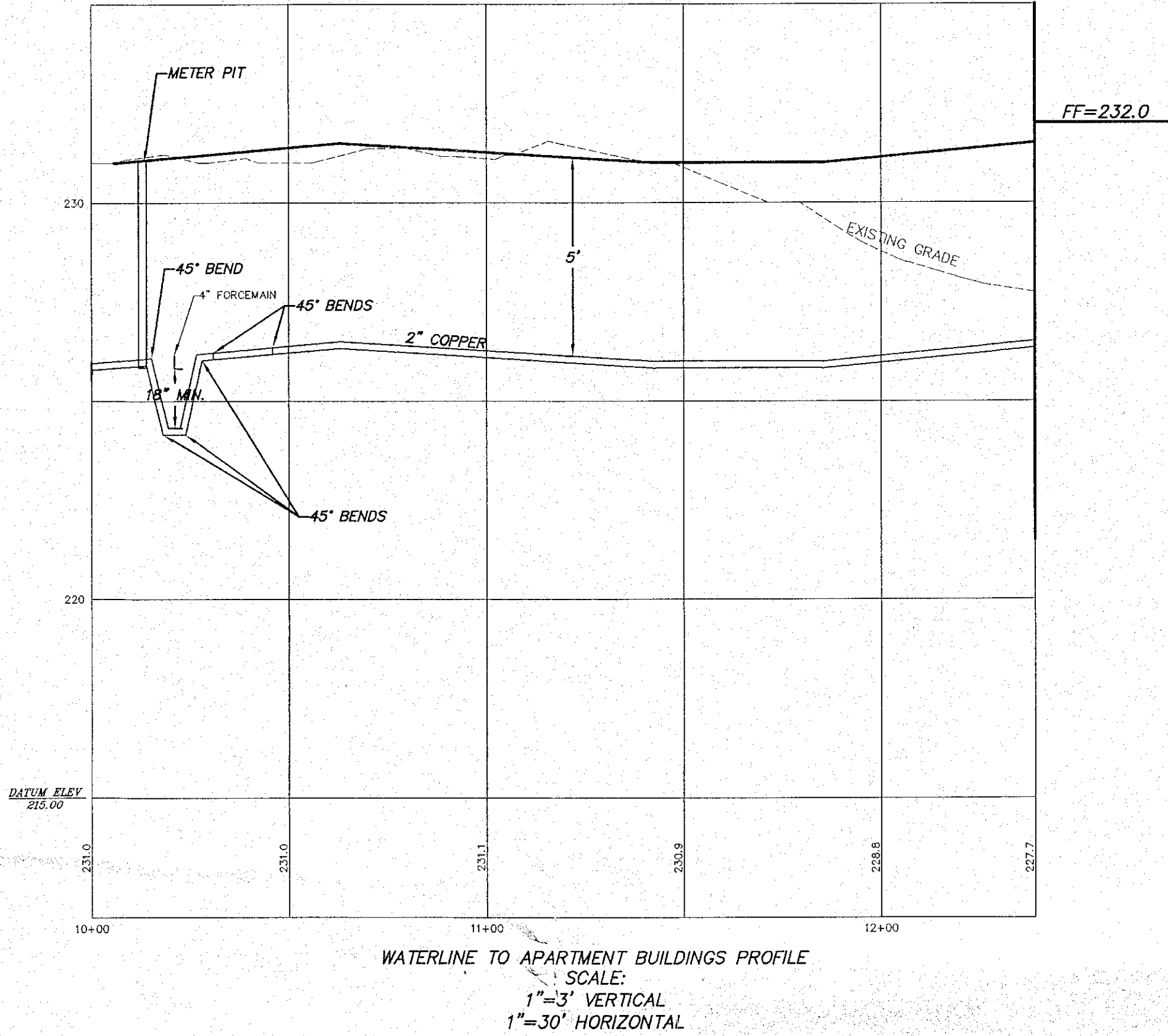
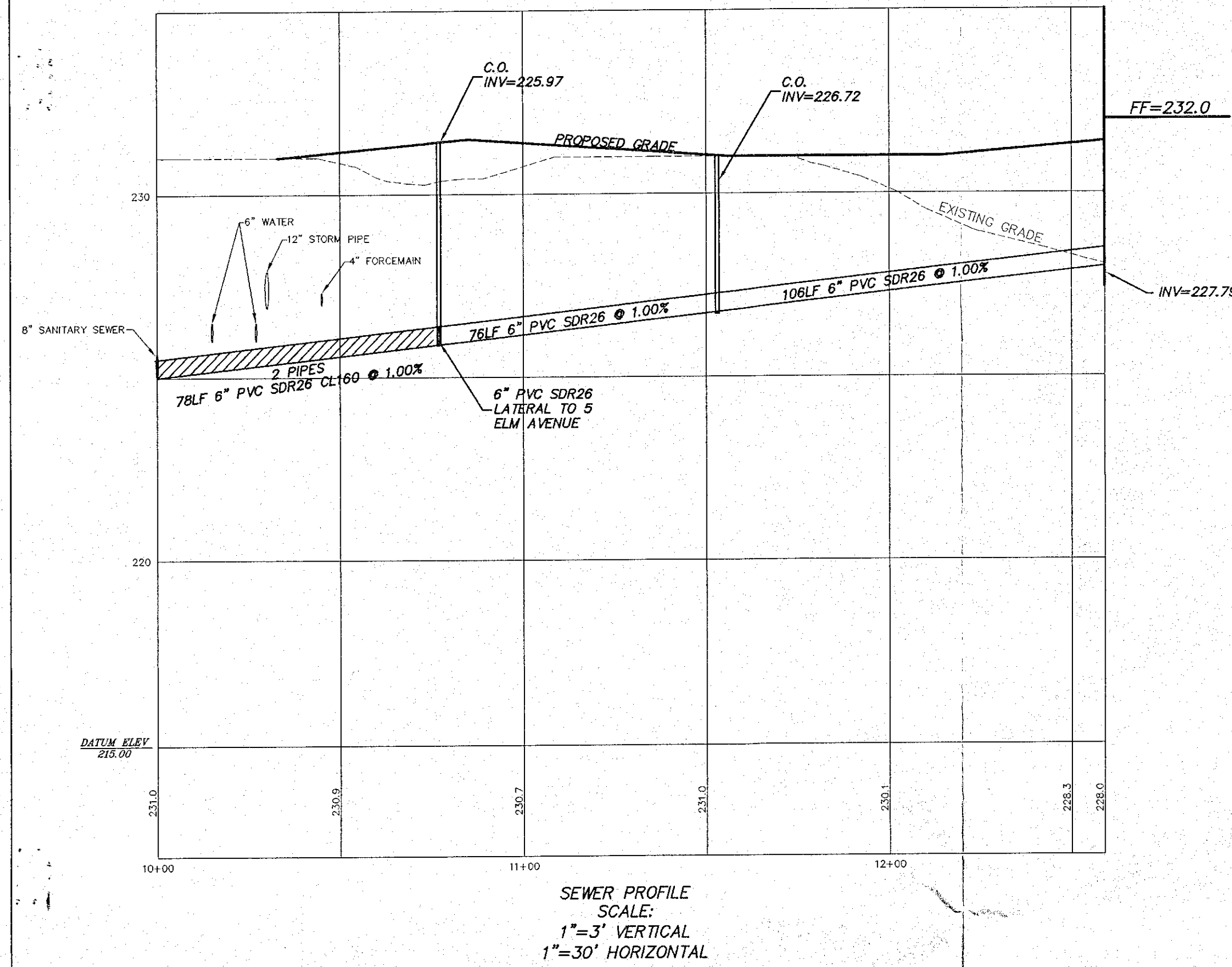
This Site Plan Approved.

Title: *Chlorine*
Date: *6/16/09*



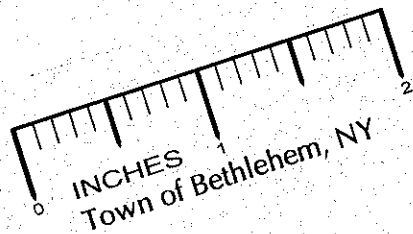
CDS STORMWATER TREATMENT UNIT PMSU 20-20-5





NOTE:

SEWER MAINS IN RELATION TO WATER MAINS: WHERE POSSIBLE SEWERS SHALL BE LAID AT LEAST 10.0 FEET HORIZONTALLY FROM ANY EXISTING OR PROPOSED WATER MAIN. VERTICAL SEPARATION SHALL BE MAINTAINED TO PROVIDE A MINIMUM OF 18 INCHES BETWEEN THE SEWER AND WATER MAIN CROSSINGS. WHEN IMPOSSIBLE TO OBTAIN THE VERTICAL SEPARATION, DUCTILE IRON CLASS 52 OR POLYVINYL CHLORIDE (PVC) CL 160, SDR 26 PIPE SHALL BE USED FOR THE SEWER MAINS.



OWNER/APPLICANT:
KEYSTONE BUILDERS, INC.
388 KENWOOD AVENUE
DELMAR, NY 12054

TAX MAP #: 85.18-4-19

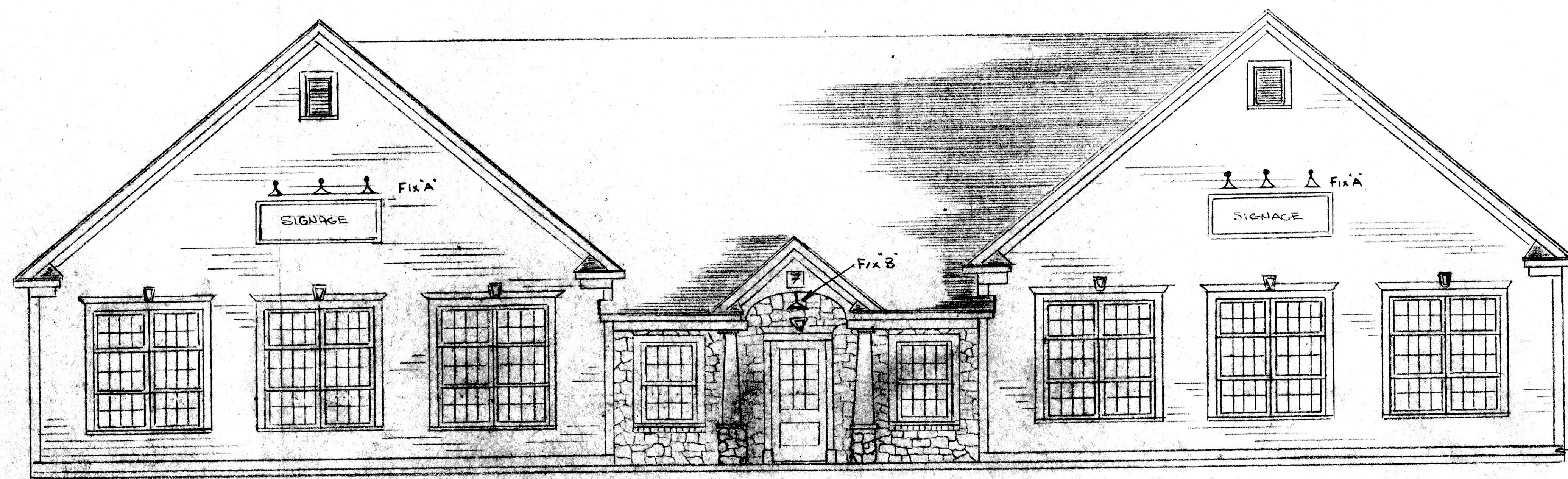
4.	TOWN COMMENTS	JKL 4/27/07	ALTERATION OF THIS DOCUMENT EXCEPT BY A LICENSED PROFESSIONAL ENGINEER IS ILLEGAL		JOSEPH A. BIANCHINI, P.E. N.Y.S. LICENSE NO. 50226
3.	TOWN COMMENTS	JKL 10/19/06			
2.	TOWN COMMENTS	JKL 9/14/06			
1.	TOWN COMMENTS	JKL 7/26/06			
NO.	REVISION	BY	DATE		
UTILITY PROFILES LANDS N/F KOMAR 7 ELM AVENUE					
TOWN OF BETHLEHEM			COUNTY OF ALBANY		
STATE OF NEW YORK					
ABO ENGINEERS SURVEYORS 411 Union Street Schenectady, N.Y. 12305 518-377-0315 Fax: 518-377-0379					
DATE:	MAY 16, 2006	SCALE:	1" = 30'	DWG.	3427A-S
SHEET	5	OF	5		

PLANNING BOARD
TOWN OF BETHLEHEM
ALBANY COUNTY, NEW YORK

This Site Plan Approved.

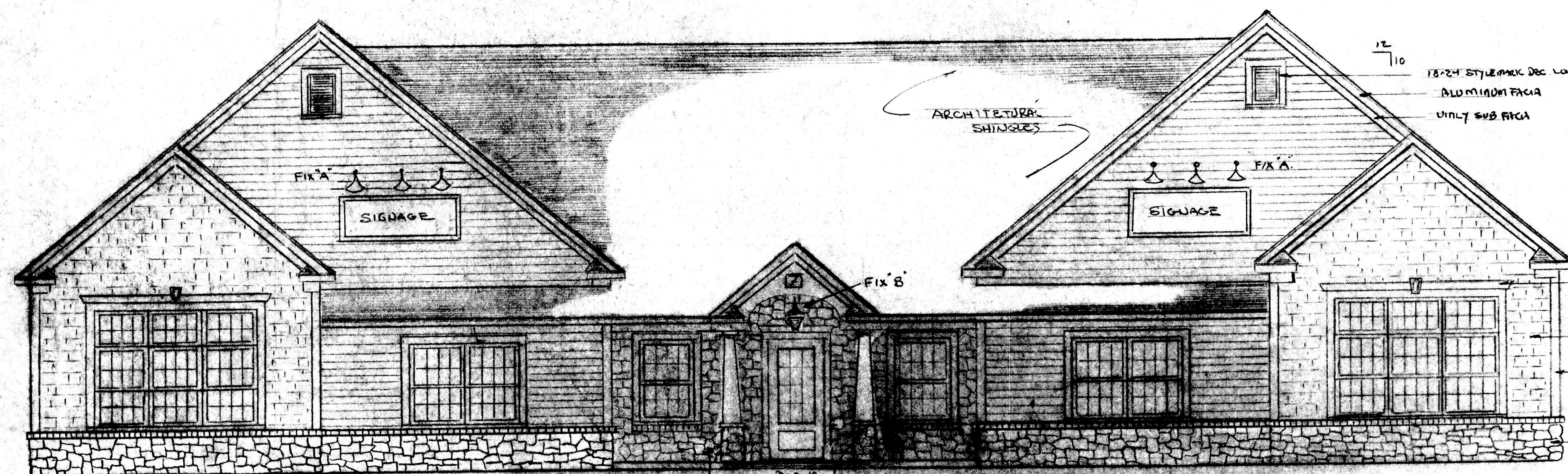
Title: Planning
SPH 130

Date: 6/14/07



5/2 VINYL LINEAL
WATER TRIM BOARD

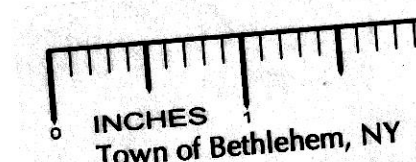
REAR ELEVATION (WEST)
1/4" = 1'-0"



CULTURED STONE

CULTURED STONE COLUMN BASE
TAPERED AZEK COLUMNS

FRONT ELEVATION EAST
1/4" = 1'-0"



EXT. LIGHT FIXTURE SCHEDULE				
NO.	MANU.	MODEL	REMARKS	QTY
A	SITESCAPE	35241	VERDE COPPER	12
B	SITESCAPE	40241	VERDE COPPER	2
C	SITESCAPE	34041	VERDE COPPER	3

PLANNING BOARD
TOWN OF BETHLEHEM
ALBANY COUNTY, NEW YORK
This Site Plan Approved.
Paul A. Mott
Title: *Chairman*
SPA 130
Date: *6/18/07*

RECEIVED

JUN 18 2007

PLANNING BOARD
TOWN OF BETHLEHEM

KEYSTONE PROFESSIONAL CENTER
5 Elm Avenue, DELMAR, NY

SCALE: 1/4" = 1'-0" APPROVED BY: *Paul A. Mott* DRAWN BY: *SMR*

DATE: 5-26-06 REV: 11-20-06 REV: 3-10-07

KEYSTONE BUILDERS INC.

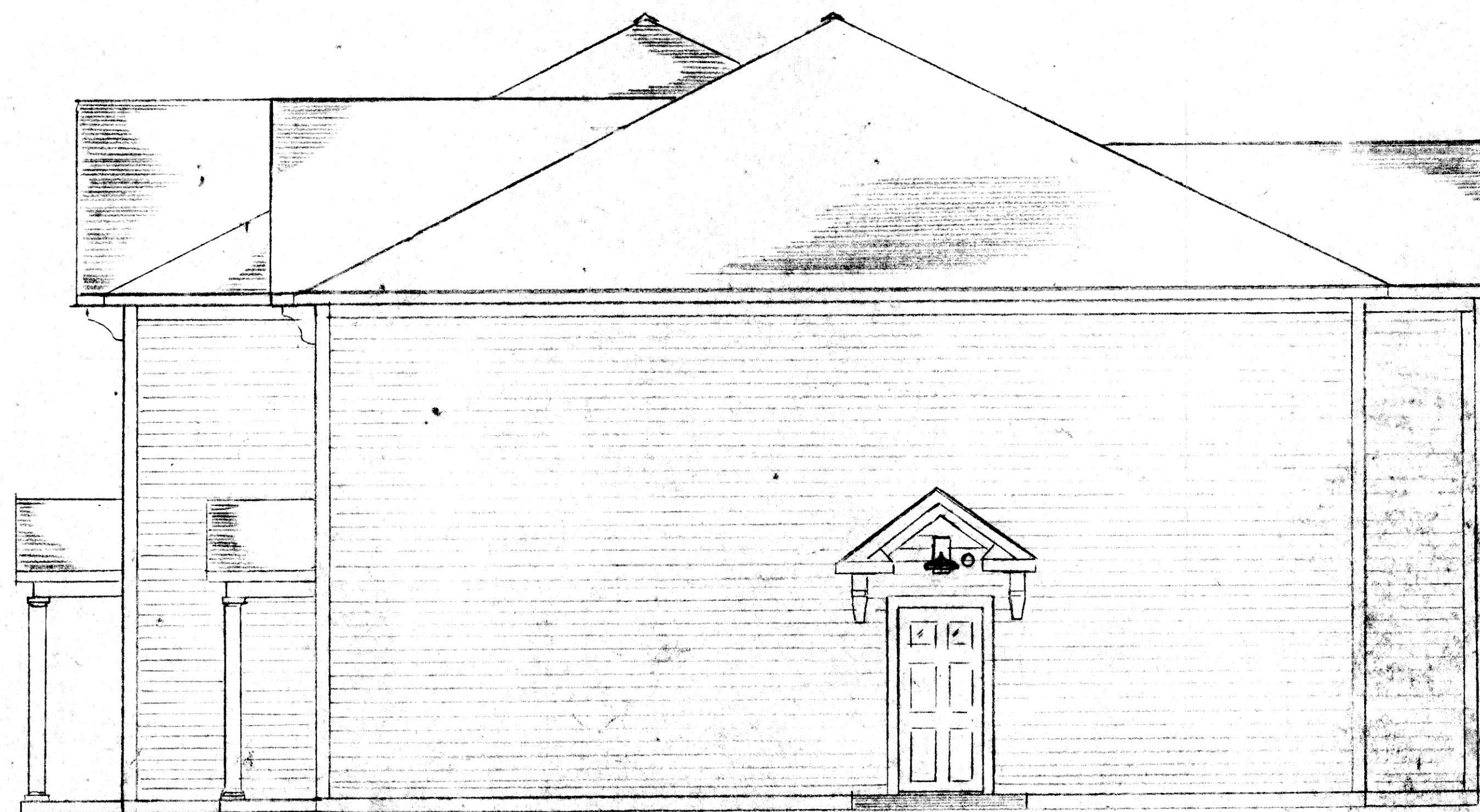
388 KENWOOD AVE DELMAR

FRONT AND REAR ELEVATION

DRAWING NUMBER
A-1 of 4



REAR ELEVATION (PARTIAL)
 1/4" = 1'-0"



NORTH SIDE ELEVATION (SOUTH MIRROR IMAGE)
 1/4" = 1'-0"



FRONT ELEVATION (EAST)
 1/4" = 1'-0"



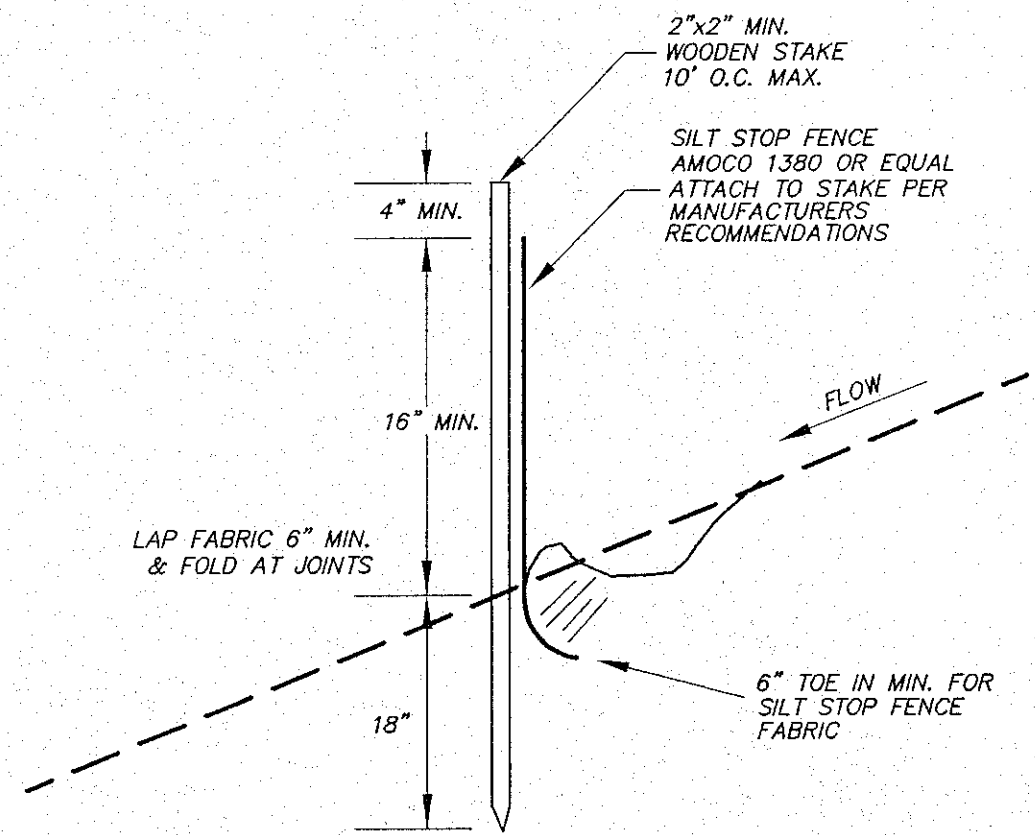
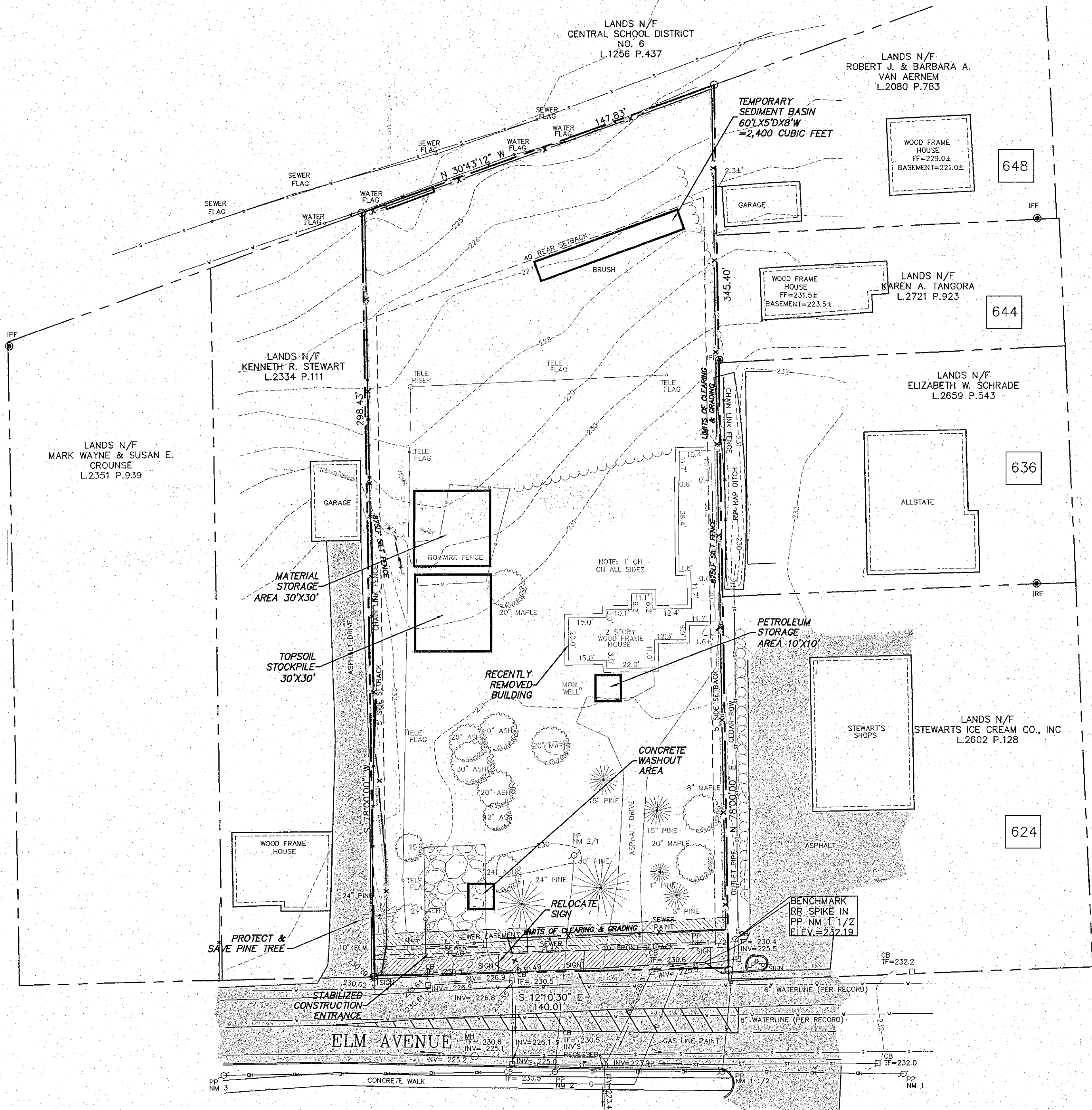
INCHES
 Town of Bethlehem, NY

PLANNING BOARD
 TOWN OF BETHLEHEM
 ALBANY COUNTY, NEW YORK
 This Site-Plan Approved.
 Title *Champion*
 Date *6/18/07*

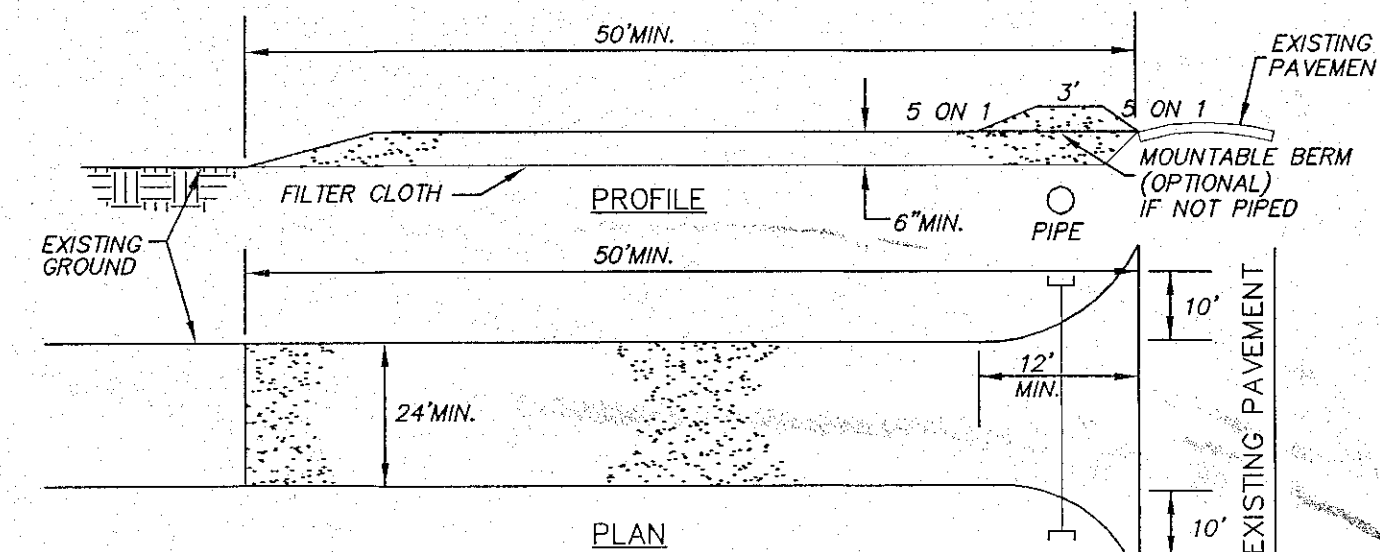
EXTERIOR LIGHT FIXTURE SCHEDULE			
NO.	MAKE	MODEL	REMARKS
1	STRESCAPE	no. 241	VERDE COPPER 4'
2	SITESCACE	no. 34241	VERDE COPPER 4'

RECEIVED
 JUN 18 2007
 PLANNING BOARD
 TOWN OF BETHLEHEM

KEYSTONE APARTMENTS 7-9 ELM AVE DELMAR NY			
SCALE: 1/4" = 1'-0"	APPROVED BY	DRAWN BY	
DATE: 5-24-06	REV: 11-30-06	REV: 3-10-07	SWB
KEYSTONE BUILDERS INC 388 KENWOOD AVE DELMAR NY			
ELEVATIONS			DRAWING NUMBER A-144



SILT FENCE DETAIL
NO SCALE



CONSTRUCTION SPECIFICATIONS

- STONE SIZE - USE 2" STONE, OR RECLAIMED OR RECYCLED CONCRETE EQUIVALENT.
- LENGTH - AS REQUIRED, BUT NOT LESS THAN 50 FEET
- THICKNESS - NOT LESS THAN SIX (6) INCHES.
- WIDTH - NOT LESS THAN THE FULL DRIVEWAY WIDTH AT POINTS WHERE INGRESS OR EGRESS OCCURS. 24" MINIMUM IF SINGLE ENTRANCE TO SITE.
- FILTER CLOTH - WILL BE PLACED OVER THE ENTIRE AREA PRIOR TO PLACING OF STONE.
- SURFACE WATER - ALL SURFACE WATER FLOWING OR DIVERTED TOWARD CONSTRUCTION ENTRANCES SHALL BE PIPED ACROSS THE ENTRANCE. IF PIPING IS IMPRACTICAL, A MOUNTABLE BERM WITH 5:1 SLOPES WILL BE PERMITTED.
- MAINTENANCE - THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHT-OF-WAYS. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE, AS CONDITIONS DEMAND, AND REPAIR AND/OR CLEANING OF ANY MEASURES USED TO TRAP SEDIMENT.
- WASHING - WHEELS SHALL BE CLEANED WHEN NECESSARY TO REMOVE SEDIMENT PRIOR TO ENTRANCE ONTO PUBLIC RIGHTS-OF-WAY. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH STONE AND WHICH DRAINS INTO AN APPROVED SEDIMENT TRAPPING DEVICE.
- PERIODIC INSPECTION AND NEEDED MAINTENANCE SHALL BE PROVIDED AFTER EACH RAIN.

STABILIZED CONSTRUCTION ENTRANCE DETAIL
NO SCALE

ZONING: HAMLET
SITE AREA: 45,025 SF (1.03 ACRES)

OWNER/APPLICANT:
KEYSTONE BUILDERS, INC.
388 KENWOOD AVENUE
DELMAR, NY 12054

TAX MAP #: 85.18-4-19

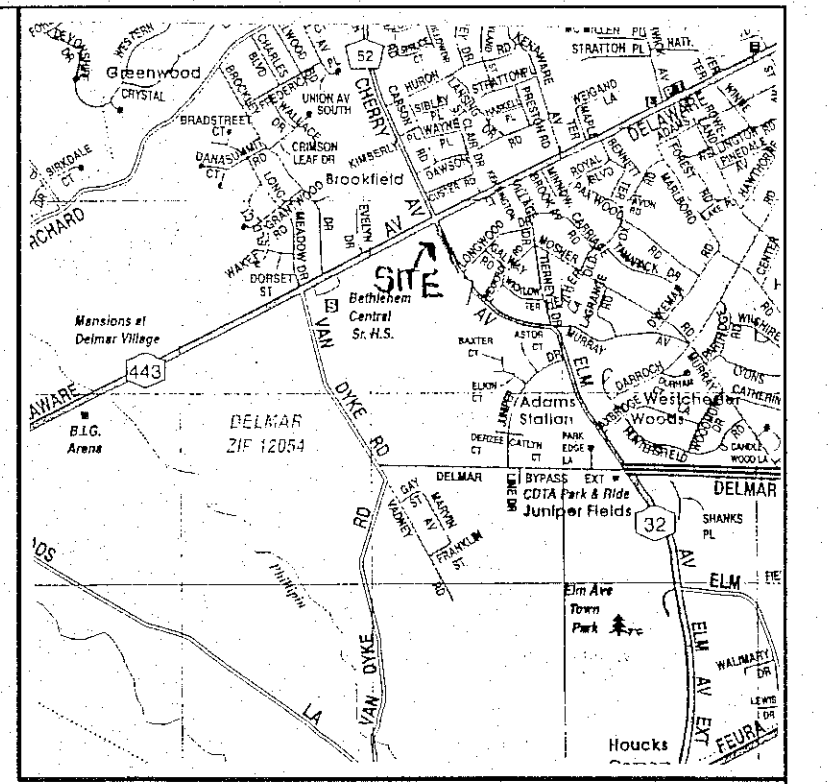
NO.	REVISION	DATE	BY
1.	TOWN COMMENTS	JKL 14/27/07	
2.	TOWN COMMENTS	JKL 10/19/08	
3.	TOWN COMMENTS	JKL 9/14/08	
4.	TOWN COMMENTS	JKL 17/26/08	

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

JOSEPH J. BIANCHINI, P.E.
N.Y.S. LICENSE NO. 50226

EXISTING CONDITIONS & EROSION CONTROL PLAN
LANDS N/F KOMAR
7 ELM AVENUE

TOWN OF BETHLEHEM COUNTY OF ALBANY
STATE OF NEW YORK
ADD ENGINEERS & SURVEYORS
411 Union Street
Scheneectady, N.Y. 12305
518-377-0315 Fax: 518-377-0379
DATE: MAY 16, 2006 SCALE: 1" = 30' DWG. 3427A-S SHEET 1 OF 5



SITE LOCATION MAP

- NOTES:
- BASE MAPPING PREPARED BY ADD ENGINEERS & SURVEYORS FROM A FEBRUARY 2006 FIELD SURVEY.
 - THE PLANS SHOW SOME KNOWN SUBSURFACE STRUCTURES, ABOVE- GROUND STRUCTURES AND/OR UTILITIES BELIEVED TO EXIST IN THE WORKING AREA, EXACT LOCATION OF WHICH 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.
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 - STORMWATER AREA MUST BE INSPECTED AND CERTIFIED BY DEVELOPERS ENGINEER PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
 - OFFICE BUILDING TO HAVE AN ACCO/H/TOWN APPROVED BACKFLOW PREVENTION DEVICE.
 - CONTRACTOR TO COORDINATE THE RELOCATION OF THE TRAFFIC CONTROL SIGNS ALONG THE PROPERTY FRONTAGE WITH THE ALBANY COUNTY DPW.
- MAP REFERENCE:
MAP ENTITLED "MAP OF SURVEY St. No. 636 DELAWARE AVENUE - N.Y.S. RL 443 & DELAWARE TURNPIKE, TOWN OF BETHLEHEM", PREPARED BY PAUL E. HITE DATED NOVEMBER 30, 2000.

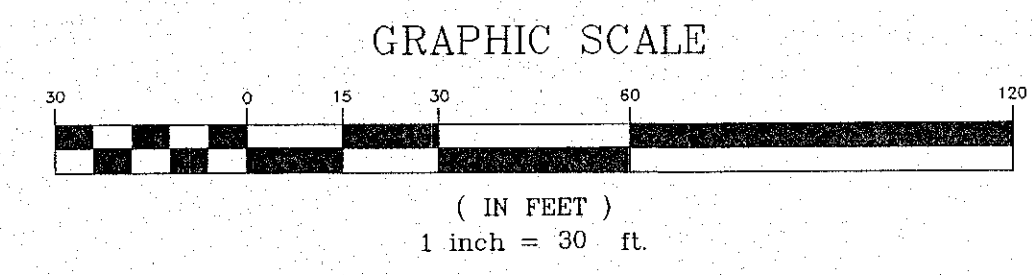
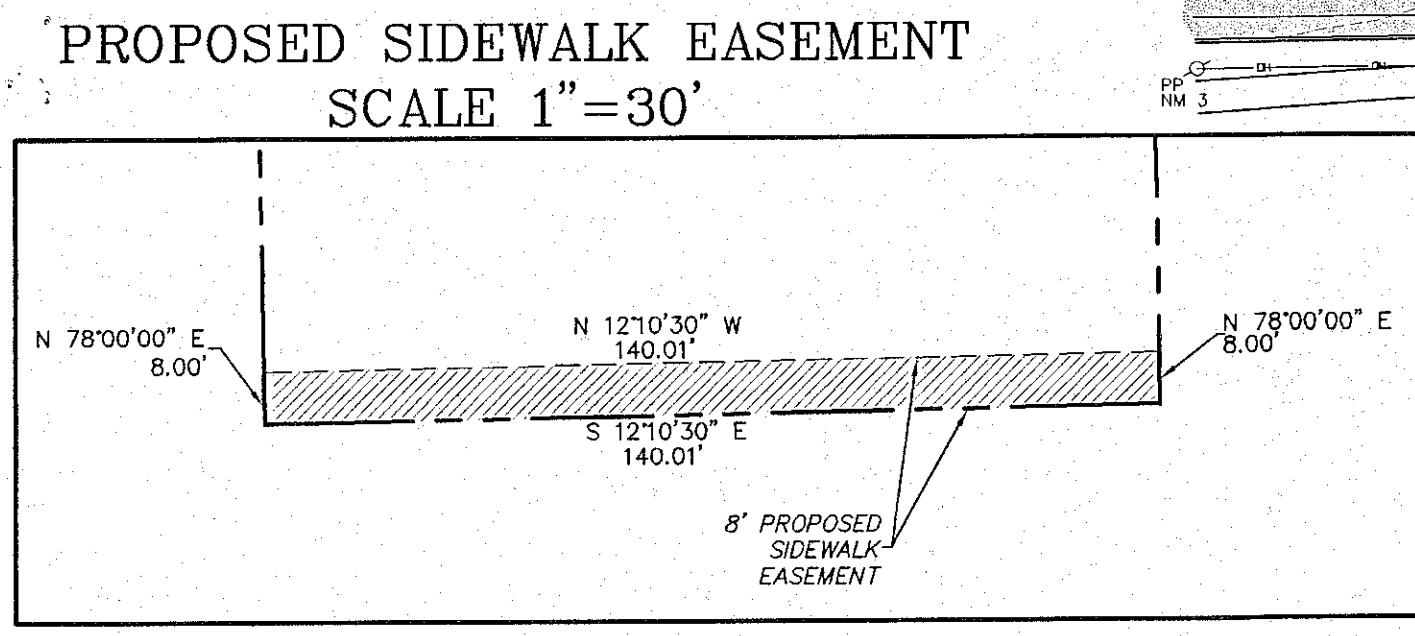
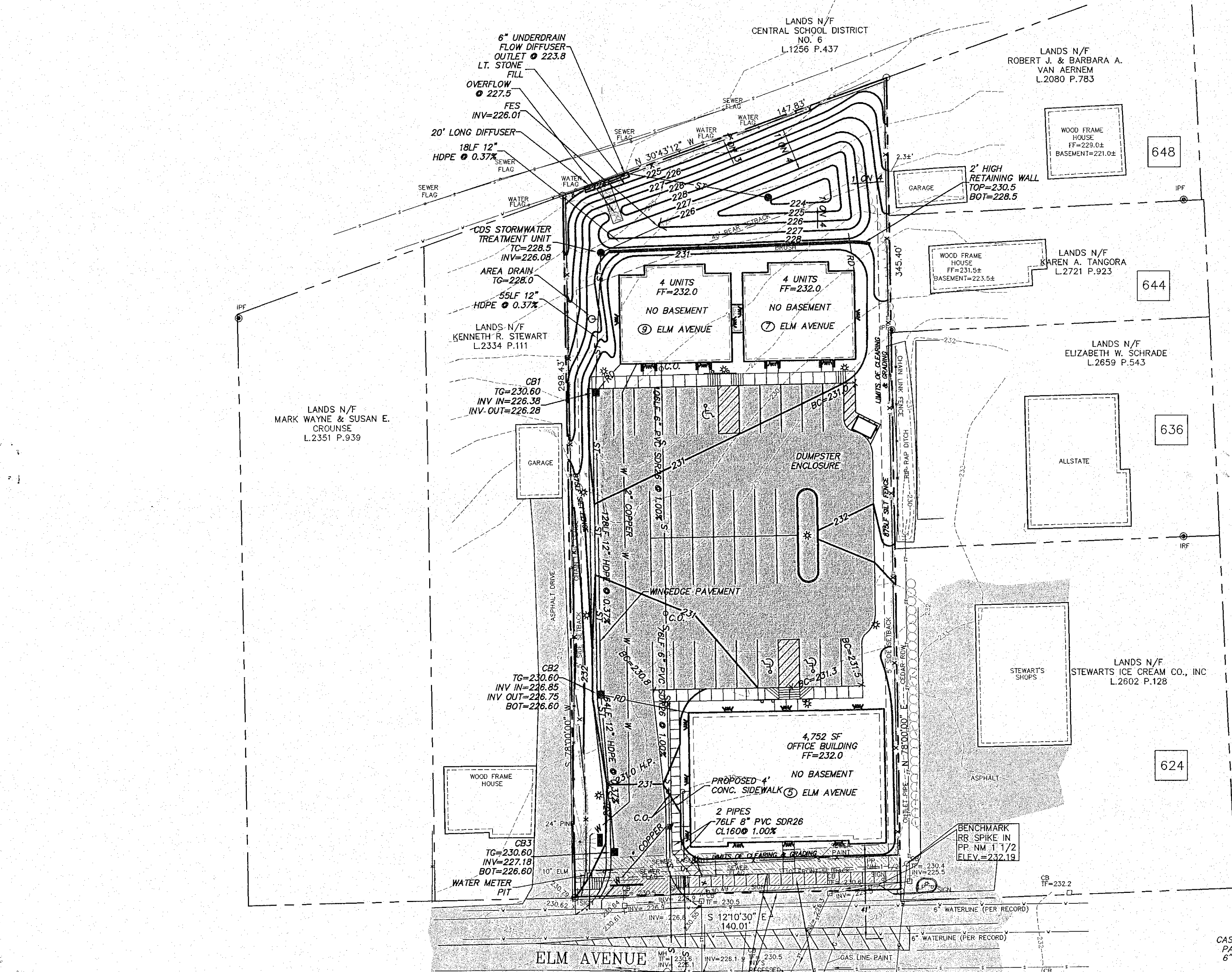
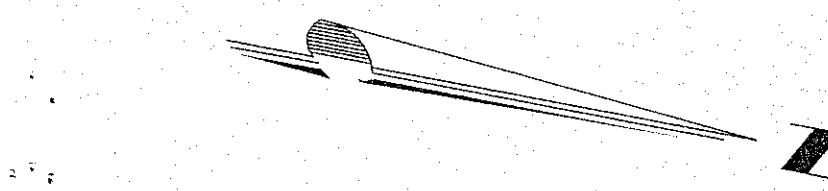
THE OWNER SHALL AS A MINIMUM IMPLEMENT THE FOLLOWING EROSION AND SEDIMENT CONTROL MEASURES:

- CONSTRUCTION AND MAINTENANCE OF EROSION AND SEDIMENT CONTROL MEASURES IN ACCORDANCE WITH THE NEW YORK GUIDELINES FOR URBAN EROSION AND SEDIMENT CONTROL.
- INSTALLATION OF EROSION AND SEDIMENT CONTROL MEASURES AS SHOWN ON THE PLANS OR DETAILS AND AS NEEDED DURING THE GENERAL COURSE OF WORK.
- SOIL EROSION WILL OCCUR AFTER EVERY RAINFALL UNTIL TURF IS ESTABLISHED. RAINFALL FAILURE TO REPAIR MINOR EROSION WILL RESULT IN MAJOR EROSION AND POSSIBLY PAVEMENT AND STRUCTURE FAILURE. PRIOR TO SITE DISTURBANCE, EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IN PLACE.
- TEMPORARY INSTALLATION OF STABILIZED CONSTRUCTION ENTRANCE PADS AT ALL LOCATION WHERE CONSTRUCTION VEHICLES WILL ENTER ONTO PUBLIC STREETS.
- EXCAVATION WORK CARRIED OUT DURING PERIODS OF INCLEMENT WEATHER SHALL REQUIRE ADDITIONAL EROSION CONTROL MEASURES AS MAY BE NECESSARY BASED ON CONDITIONS.
- ADDITIONAL EROSION CONTROL METHODS INCLUDING SOIL STABILIZATION MATS, PLACEMENT OF STONE, PLACEMENT OF SOIL MAY BE REQUIRED DUE TO CLIMATIC CONDITIONS (EXCESS RAIN, ETC.)
- STABILIZATION OF DISTURBANCE AREAS TO BE PAVED BY COMPACTION AND APPLICATION OF SUBBASE WITHIN ONE MONTH AFTER UTILITIES ARE INSTALLED.
- VEGETATIVE STABILIZATION OF DISTURBED AREAS TO BE SEEDED INCLUDING R.O.W. AND EASEMENTS WITHIN TWO WEEKS OF FINAL GRADING.
- PLANS SHOW TEMPORARY SOIL EROSION AND STABILIZATION MEASURES WHICH SHALL BE MAINTAINED UNTIL ALL AREAS ARE STABILIZED.
- THE OWNER SHALL BE RESPONSIBLE TO SEED AND MULCH (OR HYDROSEED) AND TO PROVIDE AN ADEQUATE WATER SOURCE AND HOSES FOR GERMINATION OF THE SEED.
- IF THE OWNER ELECTS NOT TO INSTALL IMPORTED TOPSOIL OR SPREAD TOPSOIL FROM THE SITE THE SEEDING MAY NOT ESTABLISH ITSELF OR MAY BE SUBJECT TO STRESS FAILURE. THE OWNER SHALL TAKE COMPLETE RESPONSIBILITY FOR ESTABLISHING THE LAWN BY PROPER WATER AND FERTILIZING.

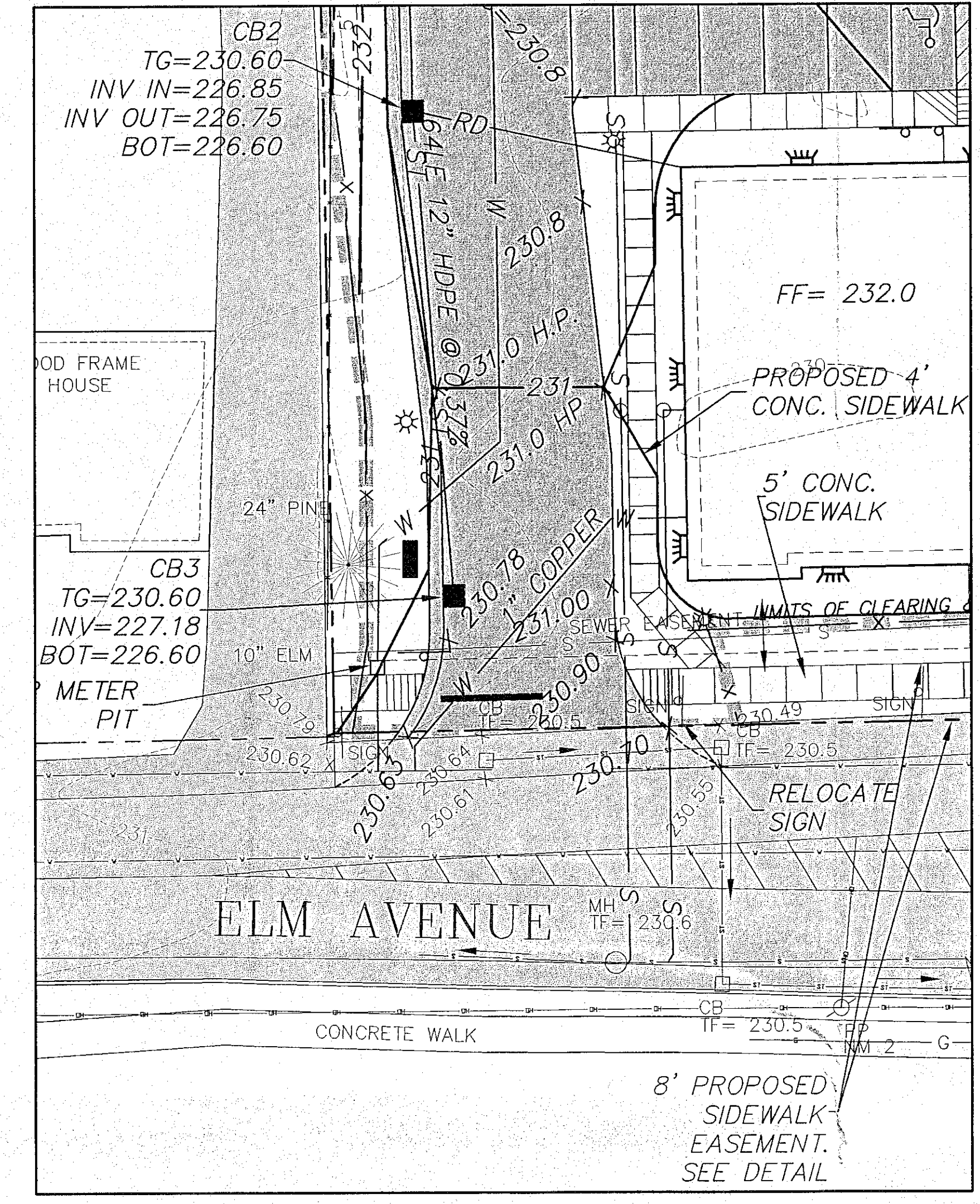
PLANNING BOARD
TOWN OF BETHLEHEM
ALBANY COUNTY, NEW YORK
This Site Plan Approved.
Date: 6/16/07

RECEIVED
JUN 14
PLANNING COM.
TOWN OF BETHLEHEM

SPA 130



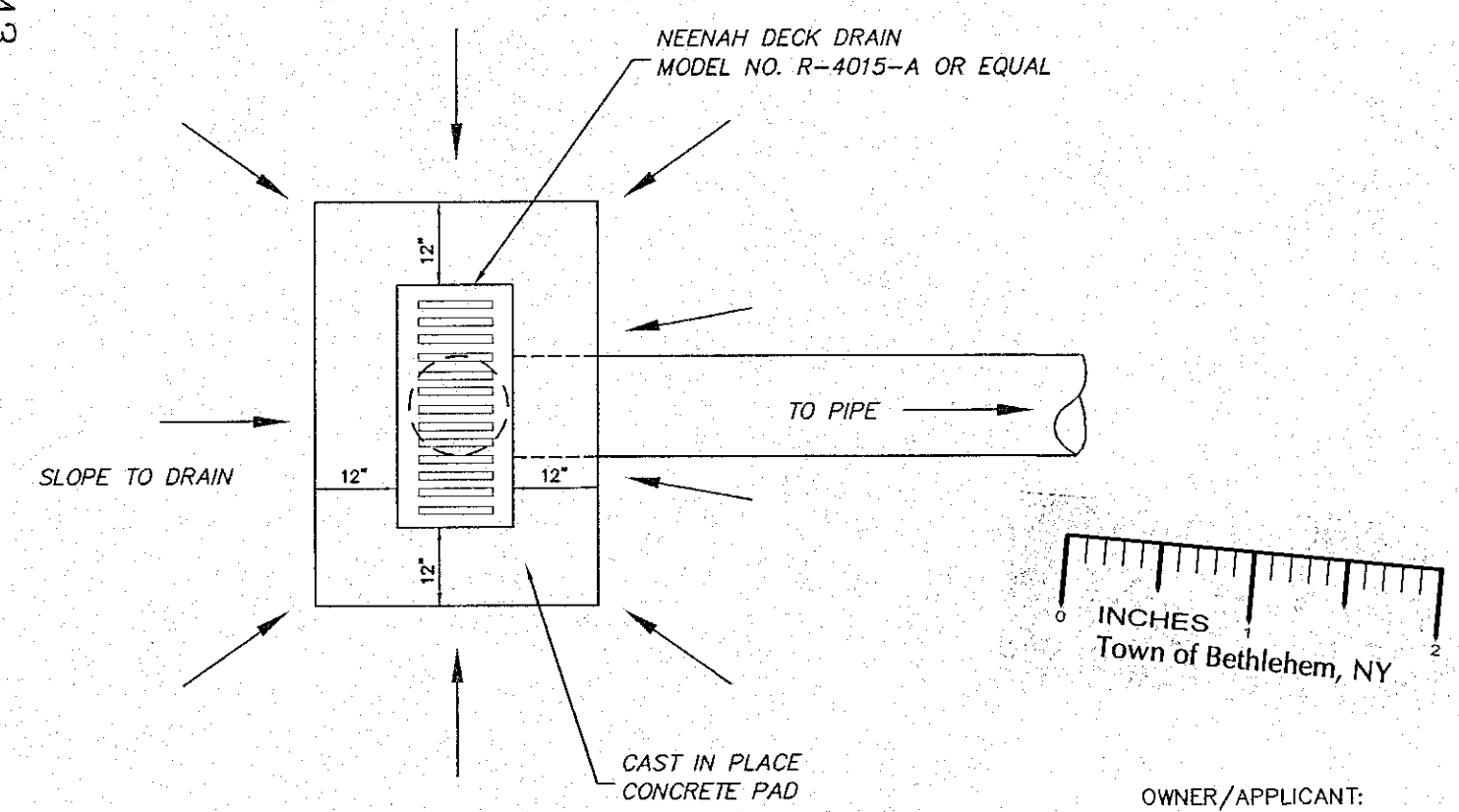
DELAWARE AVENUE N.Y.S. RTE. 443



SCALE 1"=20'

- NOTES:
1. BASE MAPPING PREPARED BY ABD ENGINEERS & SURVEYORS FROM A FEBRUARY 2006 FIELD SURVEY.
 2. THE PLANS SHOW SOME KNOWN SUBSURFACE STRUCTURES, ABOVE- GROUND STRUCTURES AND/OR UTILITIES BELIEVED TO EXIST IN THE WORKING AREA, EXACT LOCATION OF WHICH 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. RETAINING WALL MUST BE INSPECTED AND CERTIFIED BY DEVELOPERS ENGINEER PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY FOR APARTMENTS.
 4. STORMWATER AREA MUST BE INSPECTED AND CERTIFIED BY DEVELOPERS ENGINEER PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
 5. OFFICE BUILDING TO HAVE AN ACDOH/TOWN APPROVED BACKFLOW PREVENTION DEVICE.
 6. CONTRACTOR TO COORDINATE THE RELOCATION OF THE TRAFFIC CONTROL SIGNS ALONG THE PROPERTY FRONTAGE WITH THE ALBANY COUNTY DPW.

MAP REFERENCE:
MAP ENTITLED "MAP OF SURVEY St. No. 636 DELAWARE AVENUE - N.Y.S. Rt. 443 aka DELAWARE TURNPIKE, TOWN OF BETHLEHEM", PREPARED BY PAUL E. HITE DATED NOVEMBER 30, 2000.



OWNER/APPLICANT:
KEYSTONE BUILDERS, INC.
388 KENWOOD AVENUE
DELMAR, NY 12054

TAX MAP #: 85.18-4-19

NO.	REVISION	DATE	BY
1.	TOWN COMMENTS	JUL 10/19/06	JKL
2.	TOWN COMMENTS	JUL 10/19/06	JKL
3.	TOWN COMMENTS	JUL 10/19/06	JKL
4.	TOWN COMMENTS	JUL 10/19/06	JKL
5.	TOWN COMMENTS	JUL 10/19/06	JKL

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

GRADING & UTILITIES PLAN
LANDS N/F KOMAR
7 ELM AVENUE

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

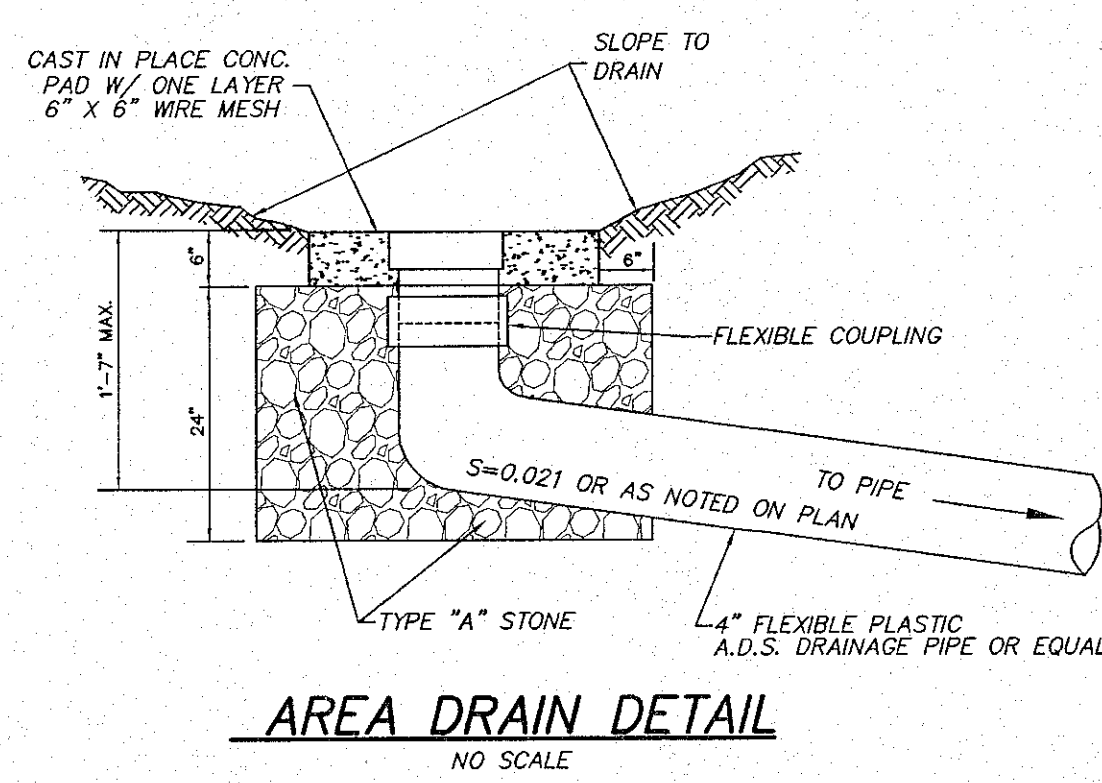
DATE: MAY 16, 2006 SCALE: 1" = 30' DWG. 3427A-S2 SHEET 2 OF 5

PLANNING BOARD
TOWN OF BETHLEHEM
ALBANY COUNTY, NEW YORK

This Site Plan Approved.

Title: *Planning*

Date: *6/19/07*



AREA DRAIN DETAIL
NO SCALE