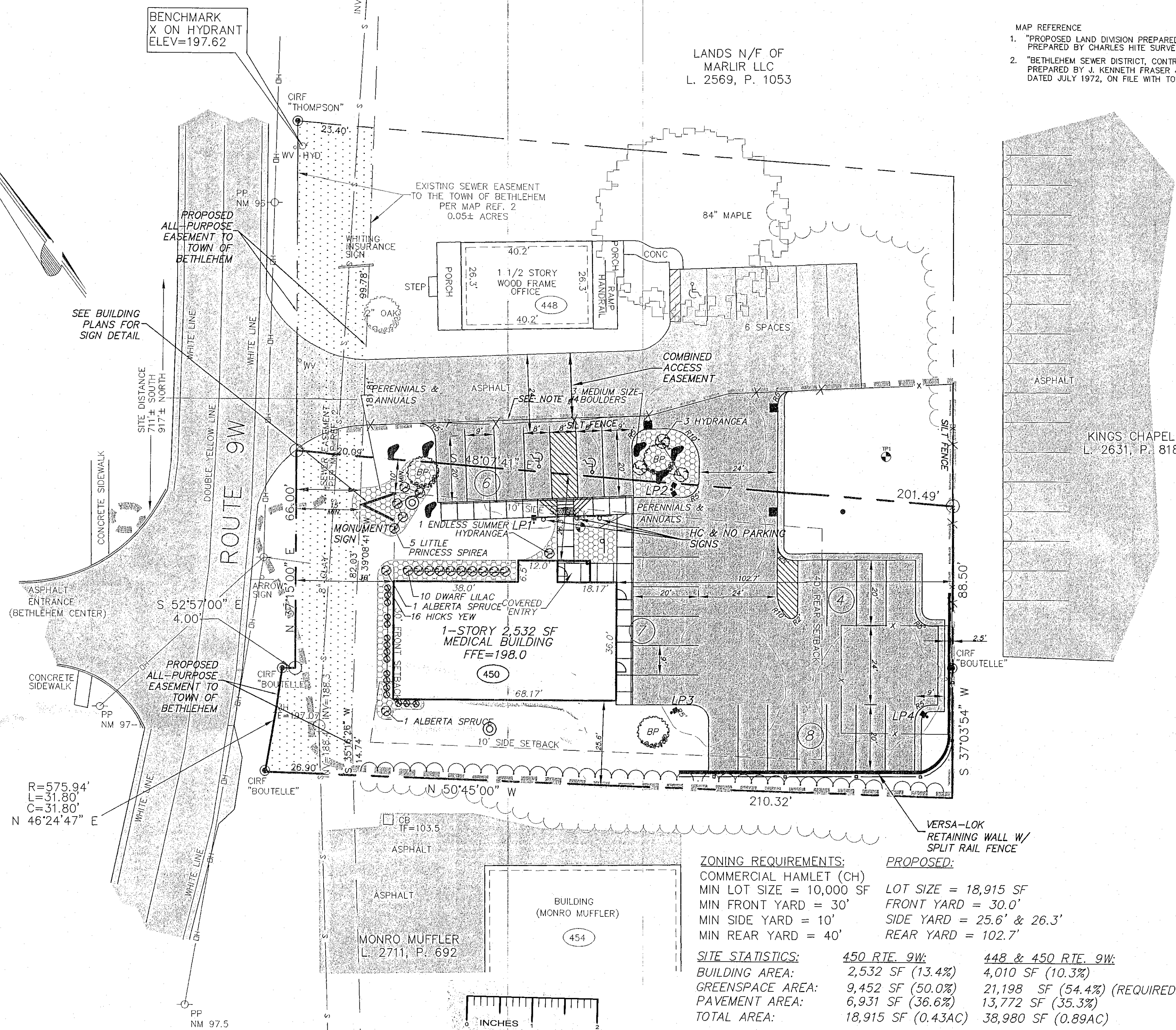


RETAINING WALL DETAIL  
NO SCALE



<u>ZONING REQUIREMENTS:</u>	<u>PROPOSED:</u>	<u>440 RTE. 9W:</u>	<u>448 &amp; 450 RTE. 9W:</u>
COMMERCIAL HAMLET (CH)			
MIN LOT SIZE = 10,000 SF	LOT SIZE = 18,915 SF		
MIN FRONT YARD = 30'	FRONT YARD = 30.0'		
MIN SIDE YARD = 10'	SIDE YARD = 25.6' & 26.3'		
MIN REAR YARD = 40'	REAR YARD = 102.7'		
<u>SITE STATISTICS:</u>	<u>450 RTE. 9W:</u>	<u>448 &amp; 450 RTE. 9W:</u>	
BUILDING AREA:	2,532 SF (13.4%)	4,010 SF (10.3%)	
GREENSPACE AREA:	9,452 SF (50.0%)	21,198 SF (54.4%)	(REQUIRED: 35%)
PAVEMENT AREA:	6,931 SF (36.6%)	13,772 SF (35.3%)	
TOTAL AREA:	18,915 SF (0.43AC)	38,980 SF (0.89AC)	

PARKING REQUIREMENTS:  
1 SPACE PER 250SF GROSS FLOOR AREA  
 $2,400 \text{ SF GROSS FLOOR AREA} / 250\text{SF} = 10 \text{ SPACES REQUIRED}$   
*25 SPACES PROVIDED*



MAP REFERENCE

1. "PROPOSED LAND DIVISION PREPARED FOR JKC REALTY, LLC",  
PREPARED BY CHARLES HITE SURVEYORS, DATED 12/18/06
2. "BETHLEHEM SEWER DISTRICT, CONTRACT 3B & 2T,"  
PREPARED BY J. KENNETH FRASER & ASSOC., P.C.  
DATED JULY 1972, ON FILE WITH TOWN OF BETHLEHEM ENG. DEPT.

NOTES:

1. BASE MAPPING PREPARED BY ABD ENGINEERS & SURVEYORS FROM A JULY 2008 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. TAX MAP PARCEL'S 97.15-2-7 & 97.00-2-1.12 TO BE COMBINED
4. VEHICLE DETECTION WIRE ALONG EDGE OF PAVEMENT. COORDINATE WITH WHITING INSURANCE AGENCY.



PLANTING_SCHEDULE					
KEY	SCIENTIFIC NAME	COMMON NAME	QUANT.	SIZE	COMMENTS
HY	FAXUS MEDICA HICKS	HICK'S YEW	16	24" TO 30" S	B & B
HA	HYDRANGEA HYBRIDENS	HYDRANGEA	4	3 GAL.	CONTAINER
BP	PIRUS CALLERYANA	BRADFORD PEAR	3	2" TO 6.25" C	B & B
AS	PICEA GLAUCA	ALBERTA SPRUCE	2	5' TO 6' 3" S	B & B
DS	SPIRAEA BETULIFOLIA	DRAWF SPIRAEEA	3	24" TO 30" S	B & B
PS	SPIRAEA JAPONICA	LITTLE PRINCESS SPIRAEA	5	18" TO 30" S	B & B
JP	JUNIPERUS CHINENSIS PRITZERIANA AUREA	GOLD TIP PFITZER JUNIPER	3	24" TO 30" S	CONTAINER
MP	PIRUS MUGO MUGHUS	PIRUS MUGUMGOPHINE	2	24" TO 30" S	B & B
DL	DRAWF KOREAN LILAC	DRAWF LILAC	10	24" TO 30" S	B & B

MULCH PLANTING AND FLOWER BEDS AS NOTED  
TOPSOIL AND SEED ALL DISTURBED AREAS

C = CALIPER      HT = HEIGHT      S = SPREAD      B & E


- 6 MEDIUM SIZE BOULDERS APPROXIMATELY 2-3 CU. FT. EACH  
- LANDSCAPED AREAS TO HAVE AN AUTOMATIC IRRIGATION SYSTEM

TAX MAP #: 97.15-2-7 & 97.00-2-1.12 (SEE NOTE 3)  
ZONING: COMMERCIAL HAMLET (CH)  
SITE AREA: 18,915 SF (0.43 ACRES)

**APPLICANT:**  
KLEERSY BUILDING CORP  
413 KENWOOD AVE.  
DELMAR, NY 12054

**OWNER:**  
JKC REALTY, LLC  
76 MANSION STREET  
COXSAEKIE, NY 12051

ALTERATION OF THIS  
DOCUMENT EXCEPT BY  
LICENSED PROFESSIONAL  
ENGINEER IS ILLEGAL

A circular professional engineer seal is partially visible in the bottom right corner. It contains the text "PROFESSIONAL ENGINEER" and "STATE OF TEXAS" around a central emblem.

JOSEPH J. BLANCHINE, I  
N.Y.S. LICENSE NO. 500

00-2-1.12 (SEE NOTE 3)

(CH)  
ACRES)

TOWN OF BETHLEHEM PLANNING BOARD  
TOWN OF BETHLEHEM  
MAYENY COUNTY, NEW YORK

This Site Plan Approved.


*George Lini*  
TWO  
SAA 147

Date 1-1-09

TOWN OF BETHLEHEM PLANNING BOARD SIGNATURE

LANDSCAPING &  
LAYOUT PLAN  
MEDICAL BUILDING  
450 ROUTE 9W

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: JULY 31, 2008	SCALE: 1"=20'	DWG. 3881A-01	SHEET OF 1
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