

FILE COPY pg 1 of 7 ✓



5 ELM AVE. SUITE ONE
DELMAR, NY 12054
PH: (518) 439-6828
FAX: (518) 439-8251

THE GABLES AT DELMAR

The Saratoga

ARCHITECTURE

SW + A

SCOTT WALLANT + ASSOCIATES
20 Forbes Ave Rensselaer NY 12144
518.436.9454p 518.436.9456f
scottwallant-associates.com

PLANNING BOARD
TOWN OF BETHLEHEM
ALBANY COUNTY, NEW YORK

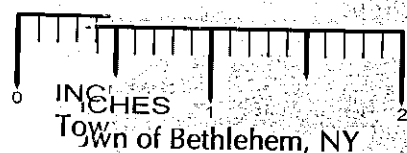
This Site Plan Approved:

George J. Jurek

Title *Chairman*

SPA 153-A4

Date *May 1, 2012*



FRONT (EAST) ELEVATION

SCALE: 1/8" = 1'-0"

RECEIVED

MAR 20 2012

Town of Bethlehem
Planning Board

February 15, 2012




SCALE: $1/8" = 1'-0"$

ARCHITECTURE

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Keystone
BUILDERS INC.

RETAINING WALL

RETAINING WALL

05X17-11

30'-8" x 16'-11" Above

Ceiling

MASTER
CLOSET
12'-5" x 6'-0"

MASTER
BEDROOM
19'-3" x 13'-4"

VI. BATH

KITCHEN
12'-7"x13'-1"

ENTRY
11-21-88

Breakfast
7-0"x8-0"

FOYER
15'-2"x6'-9"

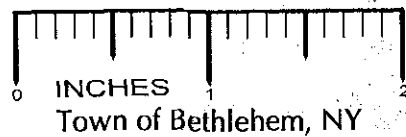
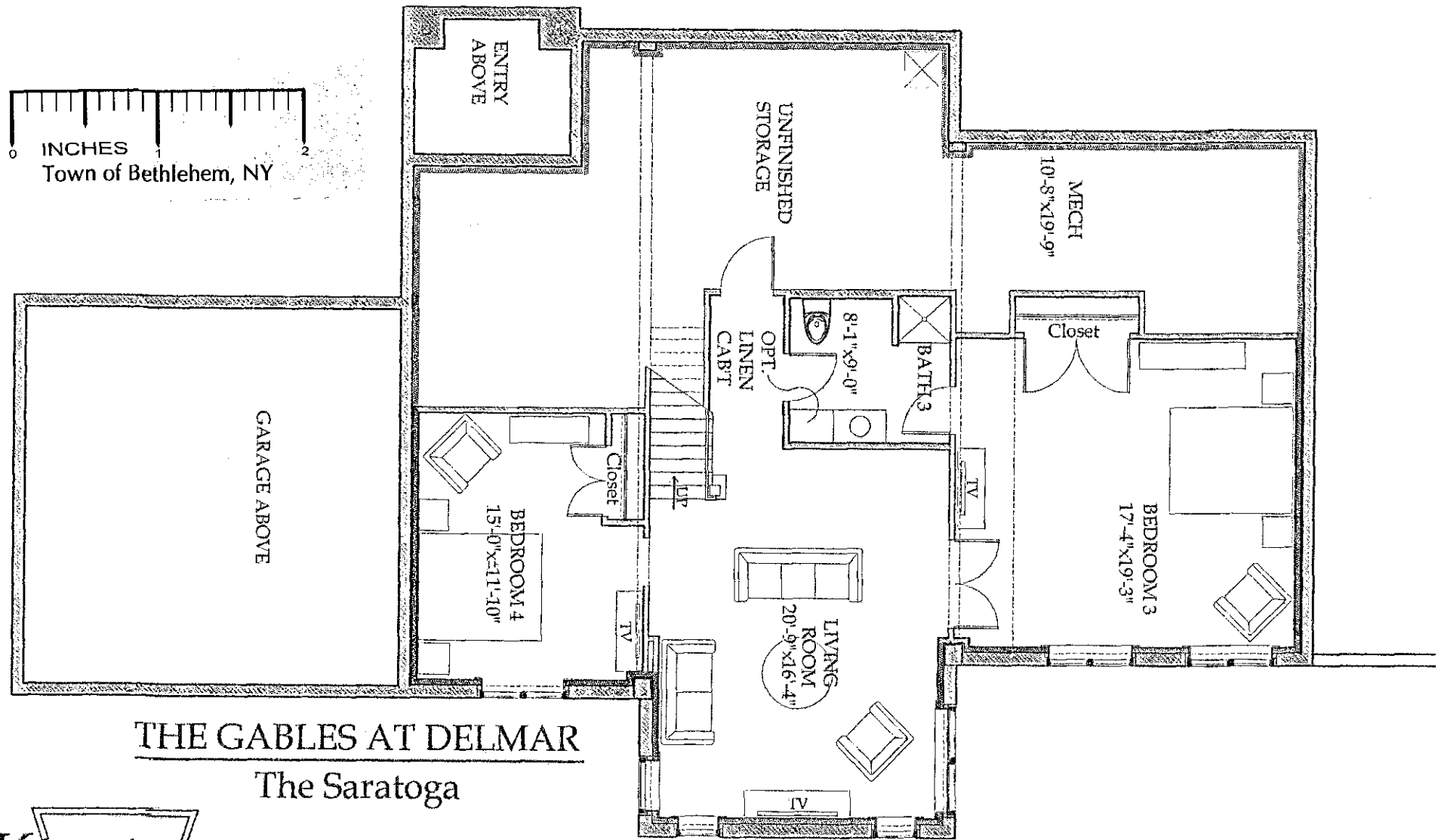
11'-7"x13'-1"

8-17-X4-17

2 CAR GARAGE
21'-6"X21'-4"

INCHES 1
Town of Bethlehem, NY

September 19, 2011



THE GABLES AT DELMAR
The Saratoga



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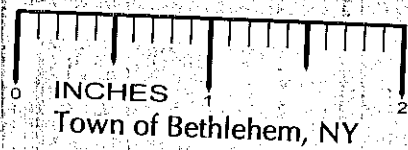
BASEMENT PLAN

SCALE: 1/8" = 1'-0"

February 15, 2012



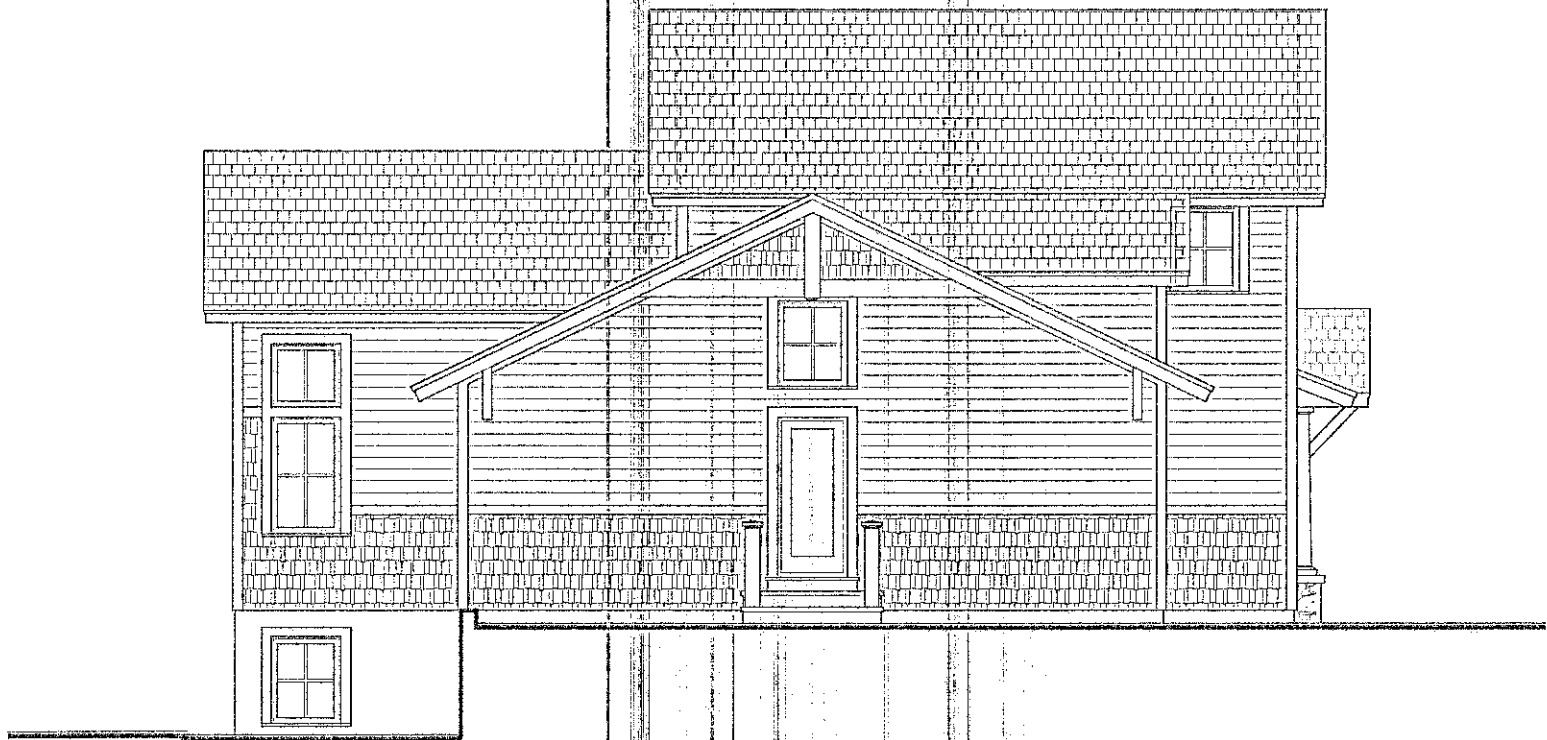
5 ELM AVE, SUITE ONE
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ARCHITECTURE

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SCOTT WALLANT + ASSOCIATES
20 Forbes Ave
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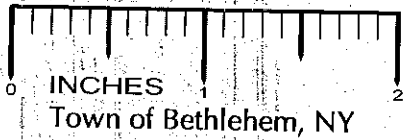


SIDE (SOUTH) ELEVATION

SCALE: 1/8" = 1'-0"



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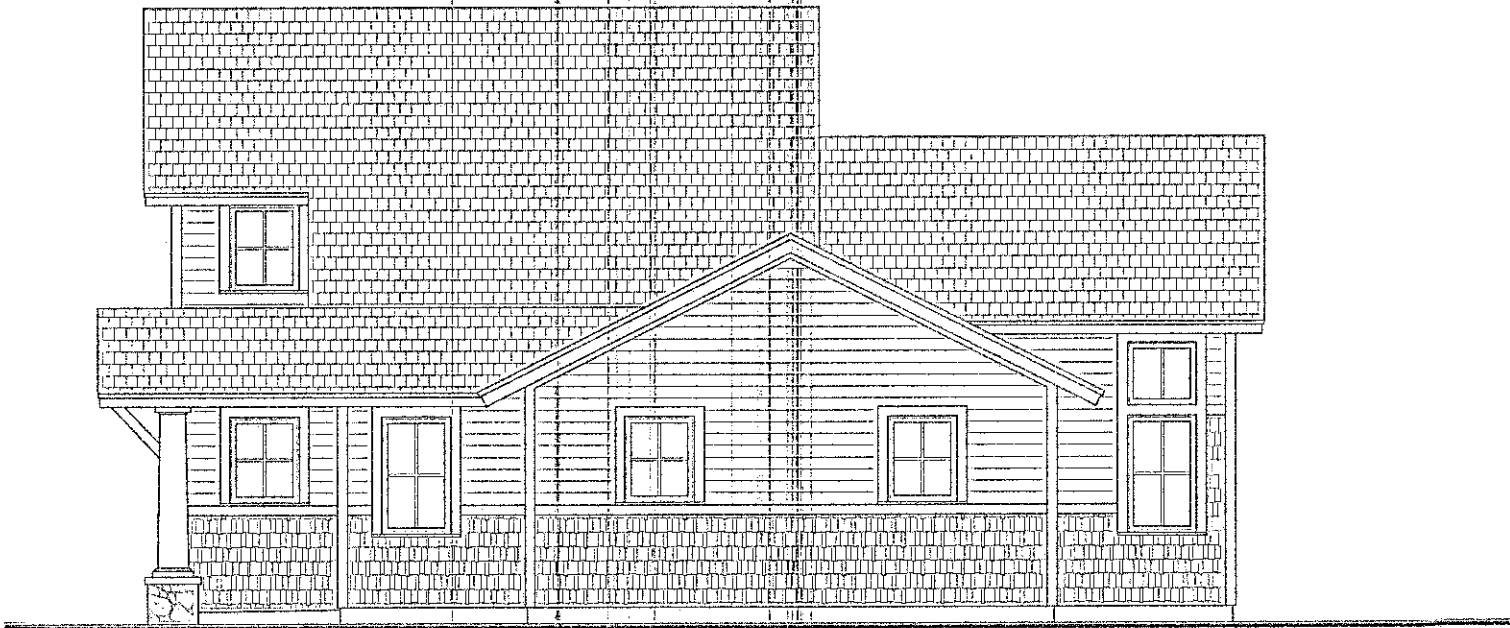


Pg 5 of 7

ARCHITECTURE

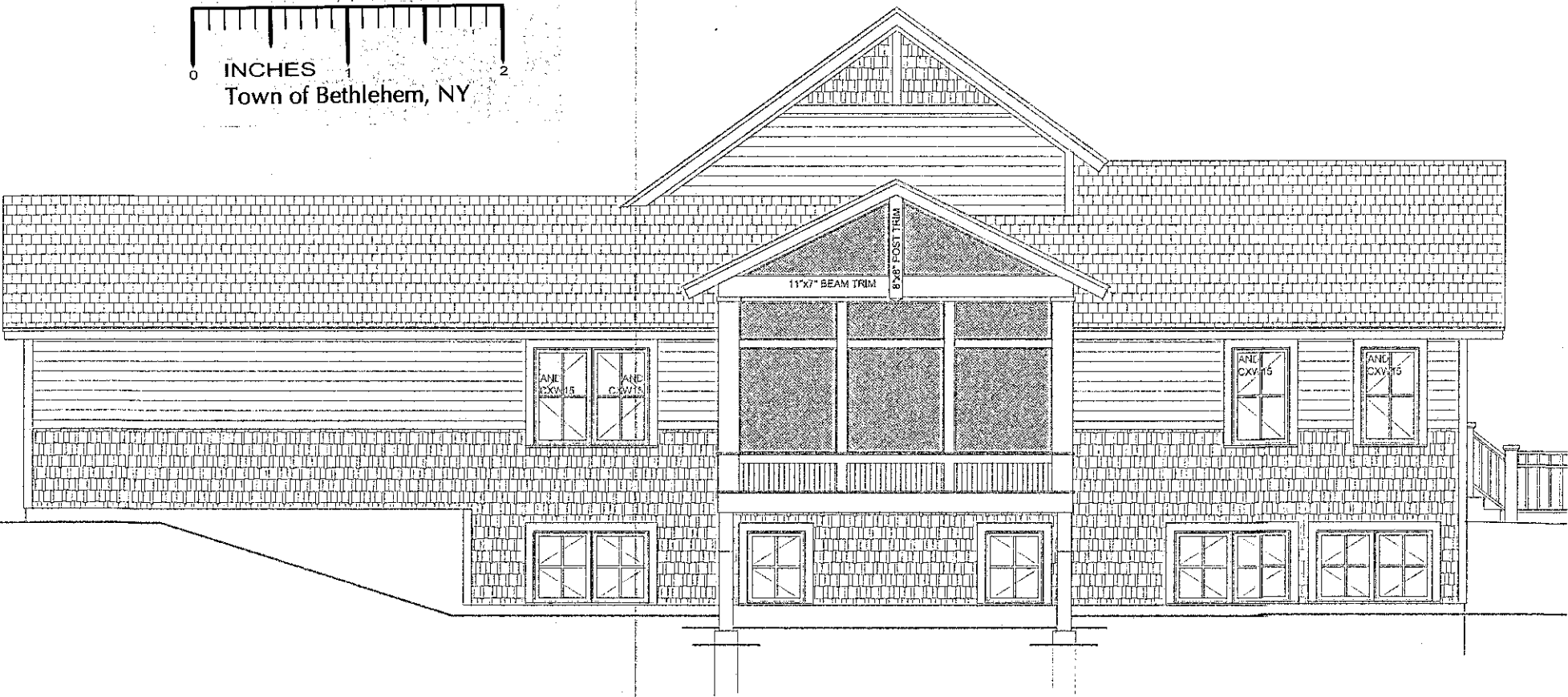
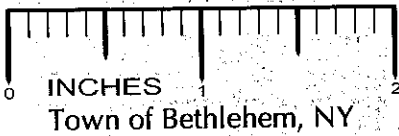
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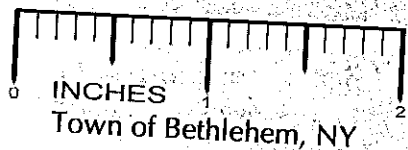


SIDE (NORTH) ELEVATION

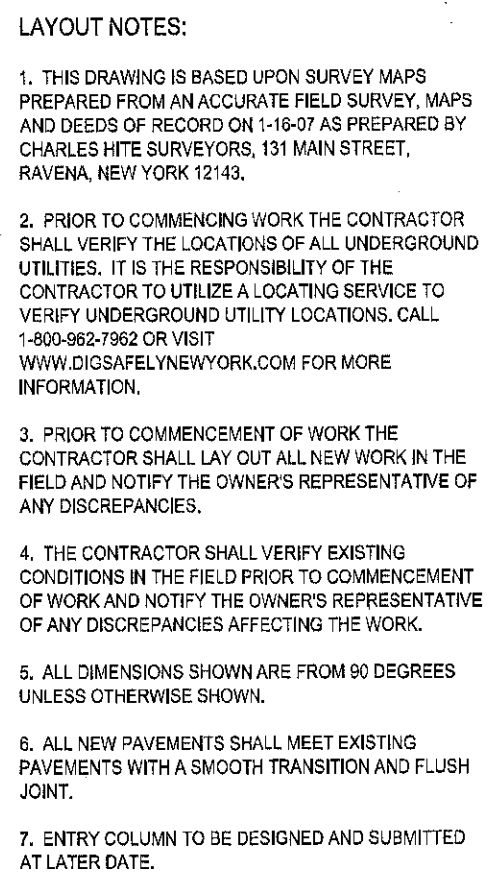
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












West Elevation



Delaware Ave Elevation
#36 Abbey Road



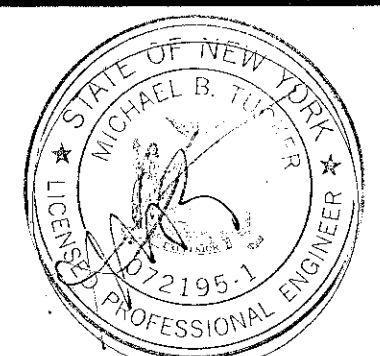
LEGEND:

	EXISTING WATER LINE
	EXISTING SANITARY LINE
	EXISTING GAS LINE
	EXISTING OVERHEAD UTILITY LINE
	EXISTING CONTOUR
	PROPERTY LINE
	PROPERTY CORNER
	PROPERTY CORNER FOUND
	EXISTING SIGNAGE
	EXISTING UTILITY POLE
	EXISTING UNIVERSAL MANHOLE
	EXISTING SANITARY MANHOLE
	EXISTING CATCH BASIN
	EXISTING HYDRANT
	EXISTING AT&T CABLE MARKER
	EXISTING AT&T CABLE AS FLAGGED
	EXISTING WATER VALVE
	EXISTING VERIZON MANHOLE
	EXISTING AT&T CABLE MARKER
	EXISTING CORRUGATED METAL PIPE
	EXISTING ROCK / BOULDER
	EXISTING PLANTER
	EXISTING WETLAND FLAG
	EXISTING TREES
	EXISTING TREE LINE

PLANNING BOARD
TOWN OF BETHLEHEM
ALBANY COUNTY, NEW YORK

This Site Plan Approved _____
James Finnie
Title Chairman
SRA-153-A4
Date May 1, 2012

SPA 153-A4



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TO THIS DOCUMENT IS A VIOLATION OF
APPLICABLE STATE AND/OR LOCAL LAWS

No.	Submittal / Revision	App'd	Date
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Drawn: TAR Date: 04/11
Designed: MBT Date: 04/11
Checked: MBT Date: 04/11

Project Number 111-196

Project Title

The Gables at Delmar

Delaware Avenue
Delmar, NY 12054

Prepared For

Keystone
Builders Inc.

Drawing Title

Layout & Materials Plan

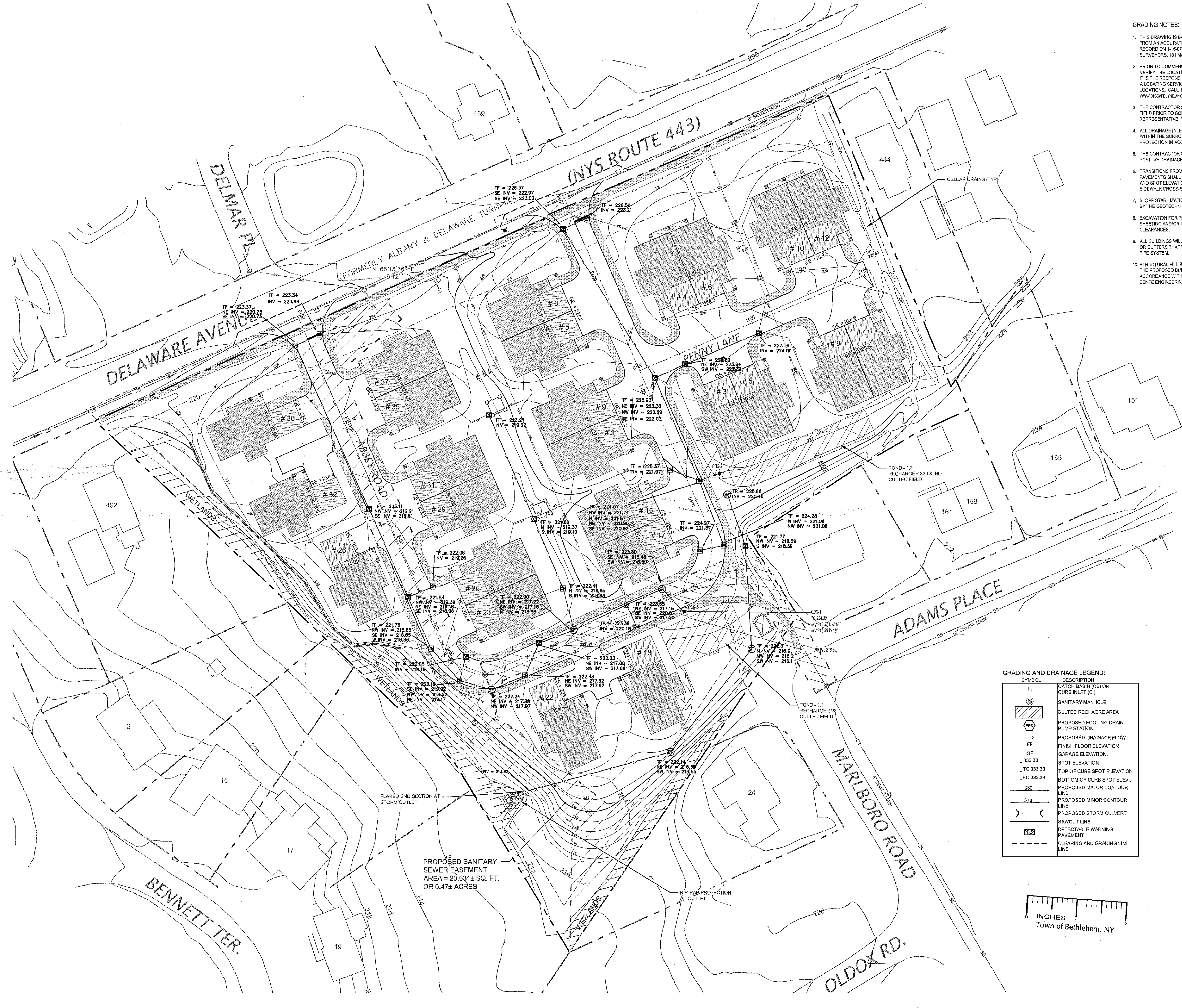
Drawing Scale:
1" = 40'

Date:
01-10-12

Issued For

Drawing Number

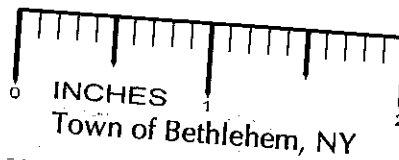
C-5



- GRADING NOTES:
1. THIS DRAWING IS BASED UPON SURVEY MAPS PREPARED FROM AN ACCURATE FIELD SURVEY, MAPS AND DEEDS OF RECORD ON 1-16-07 AS PREPARED BY CHARLES WITE SURVEYORS, 131 MAIN STREET, RAVENNA, NEW YORK 12143.
 2. PRIOR TO COMMENCING WORK THE CONTRACTOR SHALL VERIFY THE LOCATIONS OF ALL UNDERGROUND UTILITIES. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO UTILIZE A LOCATING SERVICE TO VERIFY UNDERGROUND UTILITY LOCATIONS. CALL 1-800-982-7962 OR VISIT WWW.DIGSAFE.NY.NY.GOV FOR MORE INFORMATION.
 3. THE CONTRACTOR SHALL STAKE OUT ALL GRADES IN THE FIELD PRIOR TO CONSTRUCTION AND NOTIFY THE OWNER'S REPRESENTATIVE IMMEDIATELY OF ANY DISCREPANCIES.
 4. ALL DRAINAGE INLETS SHALL BE SET AT THE LOW POINT WITHIN THE SURROUNDING AREA AND RESERVE INLET PROTECTION IN ACCORDANCE WITH SITE DETAILS.
 5. THE CONTRACTOR SHALL GRADE THE SITE TO PROVIDE POSITIVE DRAINAGE TOWARDS DRAIN INLETS.
 6. TRANSITIONS FROM ALL NEW PAVEMENTS TO EXISTING PAVEMENTS SHALL BE SMOOTH AND FLUSH. CONTOURS AND SPOT ELEVATIONS ARE MEANT AS A GUIDE ONLY. SIDEWALK CROSS-SLOPES SHALL NOT EXCEED 2%.
 7. SLOPE STABILIZATION SHALL BE REVIEWED AND APPROVED BY THE GEOTECHNICAL ENGINEER FOR THE PROJECT.
 8. EXCAVATION FOR PIPE INSTALLATION MAY REQUIRE SHEETING AND/OR FRENCH BOX USE DUE TO LIMITED CLEARANCES.
 9. ALL BUILDINGS WILL BE CONSTRUCTED WITH ROOF DRAINS OR GUTTERS THAT WILL BE DISCHARGED TO THE STORM PIPE SYSTEM.
 10. STRUCTURAL FILL SHALL BE USED FILLBACKFILL WITHIN THE PROPOSED BUILDING PAD AND PAVEMENT AREAS IN ACCORDANCE WITH THE GEOTECHNICAL EVALUATION BY DENTE ENGINEERING DATED MAY 31, 2007.

- LEGEND:
- EXISTING WATER LINE
 - EXISTING SANITARY LINE
 - EXISTING GAS LINE
 - EXISTING OVERHEAD UTILITY LINE
 - EXISTING CONTOUR
 - PROPERTY LINE
 - PROPERTY CORNER
 - PROPERTY CORNER FOUND
 - EXISTING SIGNAGE
 - EXISTING UTILITY POLE
 - EXISTING UNIVERSAL MANHOLE
 - EXISTING SANITARY MANHOLE
 - EXISTING CATCH BASIN
 - EXISTING HYDRANT
 - EXISTING AT&T CABLE MARKER
 - EXISTING AT&T CABLE AS FLAGGED
 - EXISTING WATER VALVE
 - EXISTING VERIZON MANHOLE
 - EXISTING AT&T CABLE MARKER
 - EXISTING CORRUGATED METAL PIPE
 - EXISTING ROCK / BOULDER
 - EXISTING PLANTER
 - EXISTING WETLAND FLAG
 - EXISTING TREES
 - EXISTING TREE LINE

- GRADING AND DRAINAGE LEGEND:
- | SYMBOL | DESCRIPTION |
|--------------|-------------------------------------|
| (CB) | CATCH BASIN (CB) OR CURB INLET (CI) |
| (MH) | SANITARY MANHOLE |
| (CRA) | CULVERT RECHARGE AREA |
| (PFS) | PROPOSED FOOTING DRAIN PUMP STATION |
| (FF) | PROPOSED DRAINAGE FLOW |
| (FF) | FINISH FLOOR ELEVATION |
| (GE) | GARAGE ELEVATION |
| (+333.33) | SPOT ELEVATION |
| (+TC 333.33) | TOP OF CURB SPOT ELEVATION |
| (+BC 333.33) | BOTTOM OF CURB SPOT ELEV. |
| (380) | PROPOSED MAJOR CONTOUR LINE |
| (378) | PROPOSED MINOR CONTOUR LINE |
| (C) | PROPOSED STORM CULVERT |
| (S) | SAWCUT LINE |
| (W) | DETECTABLE WARNING PAVEMENT |
| (L) | CLEARING AND GRADING LIMIT LINE |



TOWN OF BETHLEHEM APPROVAL

PLANNING BOARD
TOWN OF BETHLEHEM
ALBANY COUNTY, NEW YORK

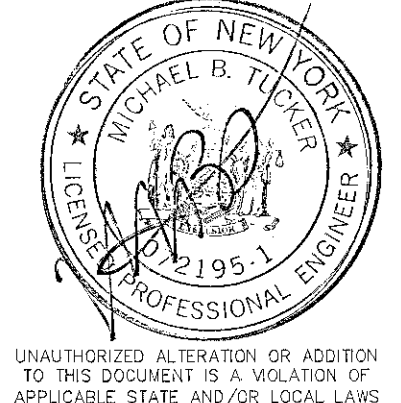
This Site Plan Approved.

Title: *James J. Finner*
Chairman

Date: *May 1, 2012*

Creighton Manning

CREIGHTON MANNING ENGINEERING, LLP
2 WINNERS CIRCLE - ALBANY - NEW YORK - 12205
P: (618) 446-0396 F: (618) 446-0397 WWW.CMELLIP.COM



No. Submittal / Revision App'd Date

Drawn: TAR Date: 04/11
Designed: MBT Date: 04/11
Checked: MBT Date: 04/11

Project Number
111-196

Project Title

The Gables
at Delmar

Delaware Avenue
Delmar, NY 12054

Prepared For

Keystone
Builders Inc.

Drawing Title

Grading
Plan

Drawing Scale:

1" = 40'

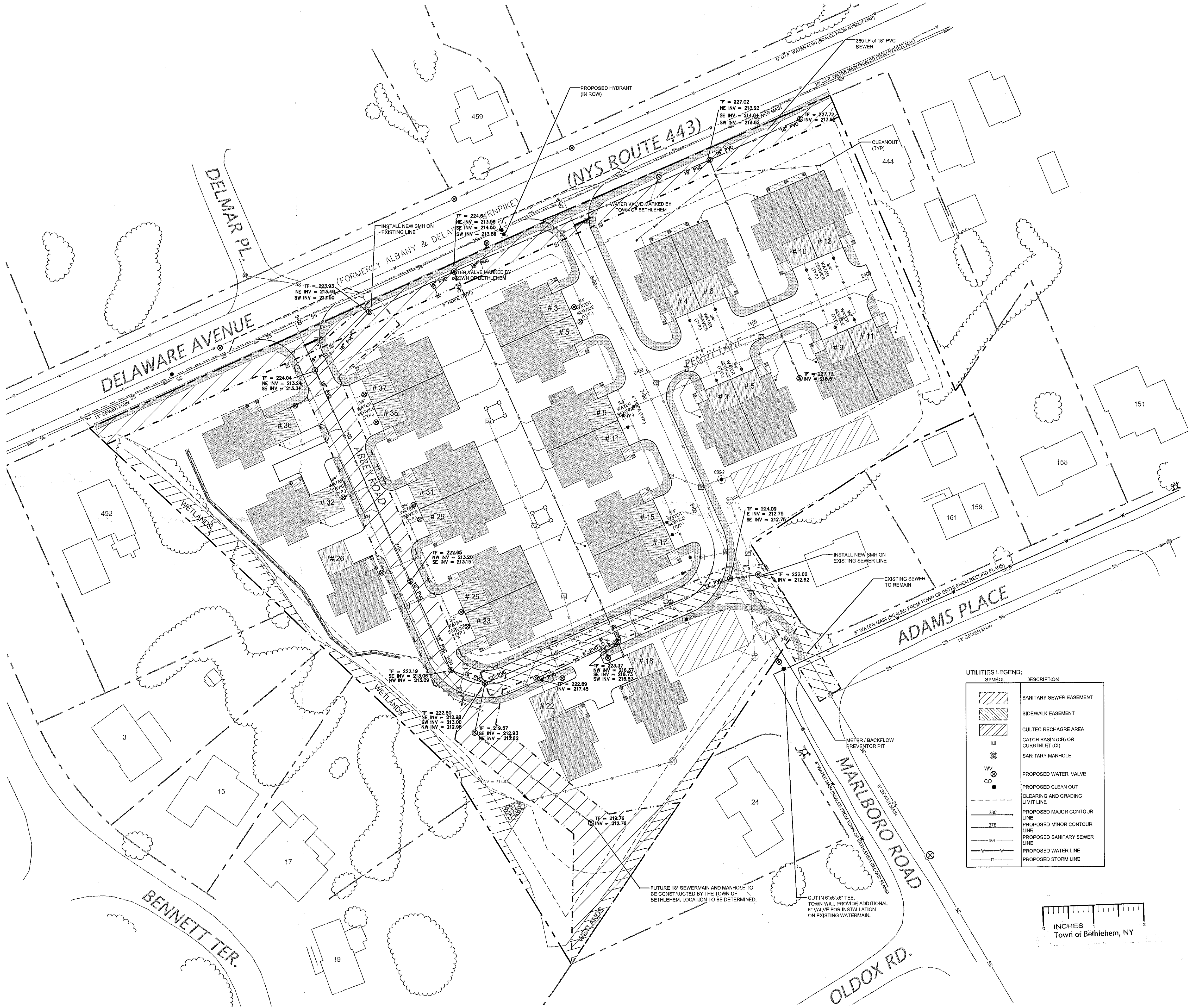
Date:

01-10-12

Issued For

Drawing Number

C-6



UTILITY NOTES:

1. LOCATION OF UTILITIES PUBLIC AND/OR PRIVATE, INDICATED AS EXISTING AND/OR TO BE CONSTRUCTED AS SHOWN ON THE PLANS ARE APPROXIMATE ONLY. THEIR EXACT LOCATION SHALL BE DETERMINED IN THE FIELD. ADDITIONAL UTILITY LINES, WHETHER ABANDONED OR IN SERVICE, MAY EXIST AND IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO CONDUCT OPERATIONS AND TAKE THE NECESSARY PRECAUTIONS TO PREVENT INTERFERENCE WITH, OR DAMAGE TO, THESE OR OTHER FACILITIES DURING THE COURSE OF CONSTRUCTION.
2. IN THE EVENT THE CONTRACTOR DAMAGES AN EXISTING UTILITY SERVICE CAUSING INTERRUPTION IN SAID SERVICE, THE CONTRACTOR SHALL IMMEDIATELY COMMENCE WORK TO RESTORE SERVICE AND MAY NOT CEASE WORK OPERATIONS UNTIL SERVICE IS RESTORED.
3. THE METHOD OF REMOVAL OF EXISTING ROADWAY OR SHOULDER PAVEMENT IN THE IMMEDIATE VICINITY OF UNDERGROUND UTILITIES SHALL BE SUBJECT TO THE APPROVAL OF THE ENGINEER.
4. THE SITE CONTRACTOR SHALL REFER TO THE BUILDING MECHANICAL AND PLUMBING PLANS FOR THE EXACT LOCATIONS AND INVERTS OF ALL THE BUILDING SERVICE CONNECTIONS.
5. THE SITE CONTRACTOR IS ADVISED THAT THE BUILDING CONTRACTOR SHALL BRING ALL UTILITY SERVICES TO A POINT FIVE (5) FEET OUTSIDE THE EXTERIOR FACE OF THE BUILDING WALL. EXTENSION OF ALL UTILITIES BEYOND THIS POINT IS THE RESPONSIBILITY OF THE SITE CONTRACTOR.
6. THE SITE CONTRACTOR IS ADVISED THAT OTHER CONTRACTOR AND/OR UTILITY COMPANIES SHALL BE WORKING IN THE AREA AT THE SAME TIME. THE CONTRACTOR SHALL COORDINATE HIS WORK SUCH THAT THERE WILL BE NO CONFLICT IN OPERATIONS.
7. WATER - 5' MINIMUM COVER
8. SEWER - 4' MINIMUM COVER

PRIVATE UTILITIES:

1. THE CONTRACTOR SHALL NOT INSTALL ANY PORTION OF THE PAVEMENT SECTION INCLUDING CURBS UNTIL ALL PRIVATE UTILITY AND/OR CONDUITS HAVE BEEN INSTALLED.
2. THE SITE CONTRACTOR SHALL BE RESPONSIBLE FOR TRENCH EXCAVATION AND BACKFILL FOR ALL GAS, ELECTRIC AND TELEPHONE LINES/CONDUITS. EXCAVATION AND BACKFILL MATERIAL SHALL CONFORM TO THE REQUIREMENTS OF THE INDIVIDUAL UTILITY COMPANY.
3. THE CONTRACTOR SHALL REFER TO PLANS PREPARED BY EITHER THE APPROPRIATE UTILITY COMPANY OR THE SITE ELECTRICAL ENGINEER FOR THE EXACT LOCATION, SIZE AND TYPE OF THE PROPOSED GAS, ELECTRIC OR TELEPHONE SYSTEMS. ANY LOCATIONS SHOWN ON THESE DRAWINGS ARE PRELIMINARY AND SHOULD NOT BE USED FOR CONSTRUCTION.
4. ALL ROOF DRAINS/GUTTERS SHALL BE CONNECTED DIRECTLY TO THE STORM PIPE SYSTEM.
5. FOR STORM, SANITARY AND WATER SYSTEM DETAILS SEE TOWN OF BETHLEHEM STANDARD DETAIL SHEETS ATTACHED TO THIS DRAWING SET.

PUBLIC UTILITIES:

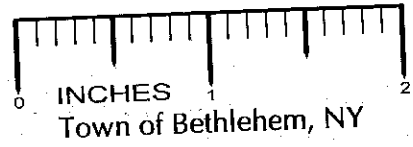
1. NEW 18" SANITARY SEWER LINE TO BE LAID @ SLOPE = 0.12%
2. ALL 18" SEWER MAIN WITHIN EASEMENT AREA SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE TOWN OF BETHLEHEM STANDARDS AND DETAILS.
3. THE EXISTING SANITARY SEWER EASEMENT IS TO BE ABANDONED BY THE TOWN OF BETHLEHEM AND REVERTED BACK TO THE APPLICANT.

LEGEND:

- EXISTING WATER LINE
- EXISTING SANITARY LINE
- EXISTING GAS LINE
- EXISTING OVERHEAD UTILITY LINE
- EXISTING CONTOUR
- PROPERTY LINE
- PROPERTY CORNER
- PROPERTY CORNER FOUND
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- EXISTING UTILITY POLE
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- EXISTING VERIZON MANHOLE
- EXISTING AT&T CABLE MARKER
- EXISTING CORRUGATED METAL PIPE
- EXISTING ROCK / BOULDER
- EXISTING PLANTER
- EXISTING WETLAND FLAG
- EXISTING TREES
- EXISTING TREE LINE

UTILITIES LEGEND:

- | SYMBOL | DESCRIPTION |
|--------------------|-------------------------------------|
| [Hatched Box] | SANITARY SEWER EASEMENT |
| [Hatched Box] | SIDEWALK EASEMENT |
| [Hatched Box] | CULTEC RECHARGE AREA |
| [Box with 'C'] | CATCH BASIN (CB) OR CURB INLET (CI) |
| [Circle with 'M'] | SANITARY MANHOLE |
| [Circle with 'WV'] | PROPOSED WATER VALVE |
| [Circle with 'CO'] | PROPOSED CLEAN OUT |
| [Line] | CLEARING AND GRADING LIMIT LINE |
| [Line] | PROPOSED MAJOR CONTOUR LINE |
| [Line] | PROPOSED MINOR CONTOUR LINE |
| [Line] | PROPOSED SANITARY SEWER LINE |
| [Line] | PROPOSED WATER LINE |
| [Line] | PROPOSED STORM LINE |



TOWN OF BETHLEHEM APPROVAL

PLANNING BOARD
TOWN OF BETHLEHEM
ALBANY COUNTY, NEW YORK

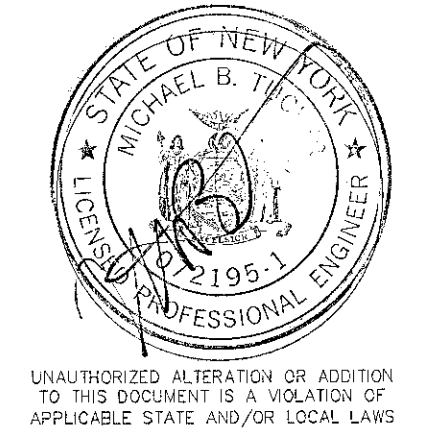
This Site Plan Approved

George Fineran
Chairman
SPA 153 A4

Date: May 1, 2012

Creighton Manning

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2 WINNERS CIRCLE - ALBANY - NEW YORK - 12205
P: (518) 446-0396 F: (518) 446-0397 WWW.CMELLP.COM



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5	TOWN COMMENTS	MBT	4/11

Drawn: TAR Date: 04/11
Designed: MBT Date: 04/11
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Project Number
111-196

Project Title
The Gables at Delmar
Delaware Avenue
Delmar, NY 12054

Prepared For
Keystone Builders Inc.

Drawing Title
Utility Plan

Drawing Scale:
1" = 40'
Date:
01-10-12

Issued For

Drawing Number
C-7



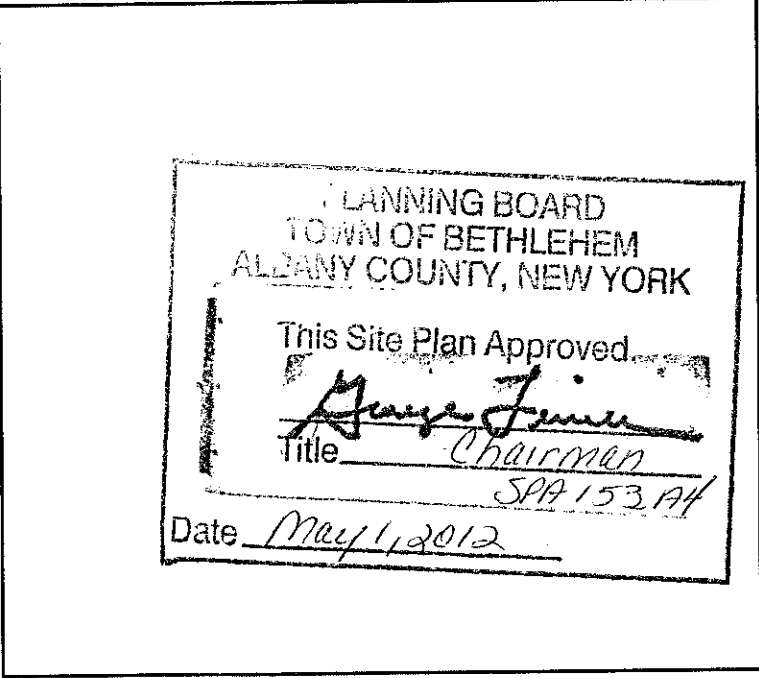
SYMBOL	DESCRIPTION
	EXISTING VEGETATION
	PROPOSED DECIDUOUS TREES
	PROPOSED EVERGREEN TREES
	PROPOSED SHRUBS
	GROUND COVER PLANTING HERMOCALLIS @ 18\"/>
	GROUND COVER PLANTING RUDBECKIA @ 18\"/>
	GROUND COVER PLANTING PACYASANDRA @ 6\"/>
	CATCH BASIN
	SANITARY MAN-HOLE
	AREA DRAIN
	PROPOSED CLEAN OUT
	PROPOSED WATER VALVE
	PROPOSED HYDRANT
	PROPOSED SANITARY SEWER LINE
	PROPOSED WATER LINE
	PROPOSED STORM LINE
	PROPOSED STORM CULVERT
	SITE LIGHT
	CONSTRUCTION LIMIT LINE

PLANTING SCHEDULE:

SYM.	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	REMARKS
TREES					
AG	Amelanchier x grandiflora "Autumn Brilliance"	Apple Serviceberry "Autumn Brilliance"	6-8" HT.	B&B	Speciman
AR	Acer rubrum "October Glory"	October Glory Red Maple	3-3 1/2" CAL.	B&B	
AS	Acer saccharum "Legacy"	Legacy Sugar Maple	3-3 1/2" CAL.	B&B	
BN	Betula nigra "Heritage"	Heritage River Birch	8-10" HT.	B&B	Multi-stem
CK	Cornus kousa	Japanese Dogwood	5-6" HT.	B&B	Multi-stem
FP	Fraxinus pennsylvanica "Summit"	Summit Green Ash	3-3 1/2" CAL.	B&B	
GT	Gleditsia triacanthos Inermis "Skyline"	Skyline Thornless Honeylocust	3-3 1/2" CAL.	B&B	
PS	Pinus strobus	Eastern White Pine	7-8" HT.	B&B	
PP	Picea pungens Glauca	Colorado Blue Spruce	7-8" HT.	B&B	
QP	Quercus palustris	Pin Oak	3-3 1/2" CAL.	B&B	
SHRUBS					
CA	Clethra alnifolia	Compact Summersweet Clethra	24-30" HGT.	#3 CONT.	
CS	Cornus alba "Sibirica"	Red Twig Dogwood	24-30" HGT.	#3 CONT.	
EA	Euonymus alatus "Compactum"	Compact burning bush	18-24" HGT.	#3 CONT.	
JP	Juniperus procumbens	Garden Juniper	24-30" HGT.	#3 CONT.	
IG	Ilex Glabra "Compacta"	Compact Inkberry	18-24" HGT.	#3 CONT.	
RP	Rhododendron "PJM"	PJM Rhododendron	24-30" HGT.	B&B	
SB	Spiraea x bumalda "Anthony Waterer"	Anthony Waterer Spiraea	18-24" HGT.	#3 CONT.	
SV	Spiraea x "Van Houttei"	Van Houttei Spirea	3-4" HGT.	B&B	
SM	Syringa Meyer	Dwarf Korean Lilac	18-24" HGT.	#3 CONT.	
TM	Taxus x media "Hattfield"	Hattfield Upright Yew	18-24" HGT.	B&B	
TN	Taxus x media "Nigra"	Dark Green Spreading Yew	18-24" HGT.	B&B	
TO	Thuja occidentalis "Nigra"	Dark American Arborvitae	4-5" HGT.	B&B	
VC	Viburnum Carlesii "Compactum"	Compact Fragrant Viburnum	18-24" HGT.	#3 CONT.	
VP	Viburnum plicatum tomentosum "Marlesii"	Marles Doublefile Viburnum	24-30" HGT.	#3 CONT.	
PERENNIALS & GROUNDCOVERS					
HA	Hosta "Blue Arrow"	Blue Arrow Hosta	8-12" HGT.	#1 CONT.	
HS	Hammercallis "Stella D'oro"	Stella D'oro Daylily	8-12" HGT.	#1 CONT.	18" O.C.
MS	Miscanthus sinensis	Maiden Grass	24-30" HGT.	#3 CONT.	
PT	Pachysandra Terminalis	Japanese Spurge	6-8" HGT.	80 PLANTS PER PLAT.	6" O.C.
RS	Rudbeckia H. sonora	Blackeyed Susan	8-12" HGT.	#1 CONT.	

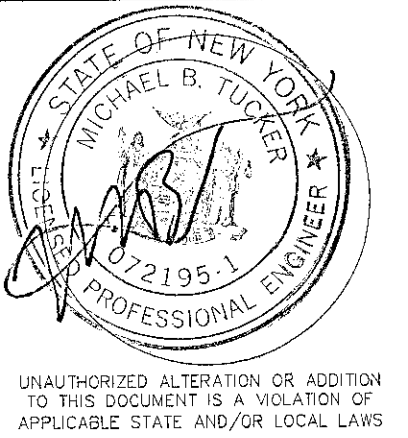
PLANTING NOTES:
1. THE CONTRACTOR SHALL VERIFY FIELD CONDITIONS PRIOR TO COMMENCING PLANTING WORK AND NOTIFY THE OWNER'S REPRESENTATIVE IMMEDIATELY IF CONDITIONS DETRIMENTAL TO NEW AND EXISTING PLANT MATERIAL ARE ENCOUNTERED.
2. PRIOR TO COMMENCING WORK THE CONTRACTOR SHALL VERIFY THE LOCATIONS OF ALL UNDERGROUND UTILITIES. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO UTILIZE A LOCATING SERVICE TO VERIFY UNDERGROUND UTILITY LOCATIONS. CALL 800-827-2822 OR VISIT WWW.DIGSAFEELYNENYORK.COM FOR MORE INFORMATION.
3. THE CONTRACTOR SHALL STAKE LOCATIONS OF ALL PLANT MATERIALS PRIOR TO INSTALLATION. NOTIFY THE OWNER'S REPRESENTATIVE WHEN STAKING IS COMPLETE AT WHICH TIME A MEETING WILL TAKE PLACE WITH ARCHITECT TO DETERMINE FINAL LOCATIONS.
4. THE CONTRACTOR SHALL INSTALL 4" OF TOPSOIL AND SEED ALL AREAS DISTURBED AS A RESULT OF NEW CONSTRUCTION WITH PROSCUE SUN AND SHADE MIX BY LEBANON TURF PRODUCTS OR APPROVED EQUAL.
5. ALL PLANTING BEDS THAT ARE ADJACENT TO BUILDINGS AND DO NOT INCLUDE A DRIP EDGE SHALL RECEIVE WEED CONTROL FABRIC AND 3" OF WASHED COBBLE. ALL PLANTING BEDS THAT INCLUDE A DRIP EDGE SHALL RECEIVE 3" SHREDDED BARK MULCH, WEED CONTROL FABRIC AND GARDEN SHADE EDGE BETWEEN THE EDGE OF THE BED AND DRIP EDGE. STREET TREES SHALL RECEIVE THE SAME BARK MULCH TREATMENT WITH NO WEED CONTROL FABRIC.

TOWN OF BETHEHEM APPROVAL



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Drawn: TAR Date: 04/11
Designed: MGT Date: 04/11
Checked: MGT Date: 04/11

Project Number 111-196

Project Title

The Gables at Delmar

Delaware Avenue
Delmar, NY 12054

Prepared For

Keystone Builders Inc.

Drawing Title

Landscaping Plan

Drawing Scale:

1" = 40'

Date:

01-10-12

Issued For

Drawing Number

C-12