

- LEGEND**
- PROPERTY BOUNDARY
 - EXISTING SETBACKS
 - TREE LINE / WOODED AREA
 - EXISTING WATER LINE
 - FENCE LINE
 - IRON ROD
 - MANHOLE
 - CATCH BASIN
 - SIGN
 - EXISTING STREET LIGHT
 - OVERHEAD WIRE, UTILITY POLE & DUT WIRE
 - EXISTING WATER VALVE
 - EXISTING GAS VALVE
 - EXISTING HYDRANT
 - CONCRETE
 - BRICK
 - EXISTING TREE
 - PROPOSED LIGHT POLE
 - PROPOSED WALL LIGHT
 - PROPOSED ARCHITECTURAL FLOODLIGHT

SITE AND GENERAL PROJECT NOTES:

- ALL UTILITIES TO BE INSTALLED IN ACCORDANCE WITH TOWN STANDARD DETAILS AND SPECIFICATIONS. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL OBTAIN THESE TWO DOCUMENTS FOR USE ON THE JOB.
- ALL GRADING TO BE 3:1 (HORIZONTAL:VERTICAL) MAXIMUM SLOPE. GRADED LAWN/YARD AREAS SHALL HAVE A MINIMUM SLOPE OF 2%.
- PRIOR TO ANY WORK IN THE RIGHT-OF-WAY, THE CONTRACTOR SHALL OBTAIN A HIGHWAY WORK PERMIT FROM THE TOWN HIGHWAY SUPERINTENDENT, THE COUNTY OF ALBANY DEPARTMENT OF PUBLIC WORKS, OR THE NEW YORK STATE DEPARTMENT OF TRANSPORTATION AS REQUIRED.
- PRIOR TO ANY WORK ON SANITARY SEWER AND WATER, THE CONTRACTOR SHALL OBTAIN THE NECESSARY PERMITS FROM THE TOWN DEPARTMENT OF PUBLIC WORKS.
- UNDERGROUND UTILITIES SHOWN ARE TAKEN FROM FIELD LOCATION WHERE POSSIBLE AND FROM RECORD DATA. THEIR EXACT LOCATION IN THE FIELD MAY DIFFER FROM THAT SHOWN HEREIN AND ADDITIONAL UTILITIES MAY EXIST. THE CONTRACTOR SHALL CALL THE U.F.P.O. (DIG SAFELY NEW YORK AT 1-800-962-7962) TWO WORKING DAYS PRIOR TO ANY EXCAVATION TO HAVE UNDERGROUND UTILITIES LOCATED IN THE FIELD.
- NO SUMP PUMP, ROOF DRAINS, CELLAR DRAINS, OR FOOTING DRAINS SHALL BE CONNECTED TO THE SANITARY SEWER SYSTEM.
- SPOT ELEVATIONS AND CONTOURS ARE BASED ON NAVD83 DATUM.
- THE PROJECT CONTRACTOR SHALL FIELD VERIFY ALL ELEVATIONS PRIOR TO CONSTRUCTION.
- THIS PROJECT IS CONNECTED TO EXISTING MUNICIPAL WATER AND SEWER SERVICES AT STREETSIDE. NO CHANGES TO EXISTING SERVICES SHALL BE MADE OUTSIDE THE FOOTPRINT OF THE EXISTING STRUCTURE.
- A BACKFLOW PREVENTION DEVICE IS REQUIRED ON INCOMING WATER SERVICE. ALL METERING SHALL BE COMPATIBLE WITH SENSUS AMR.
- MAP REFERENCES:**
 - A SURVEY MAP TITLED "NO.251-255 DELAWARE AVENUE" PREPARED BY HERSHBERG & HERSHBERG CONSULTING ENGINEERS & LAND SURVEYORS, DATED 10-11-10.
 - A SURVEY MAP TITLED "SURVEY FOR FRANK AND KAREN PANZA" PREPARED BY BENCHMARK SURVEYING, DATED 27 MAY 1993.
- THE PARCELS IN QUESTION, KNOWN AS 251 AND 255 DELAWARE AVENUE, SHALL BE MERGED INTO ONE LOT OF RECORD.

ZONING INFORMATION

CH COMMERCIAL HAMLET DISTRICT (TOWN OF BETHLEHEM CODES §128-34)

MIN. FRONT YARD FROM RIGHT OF WAY	30 FEET
MIN. FRONT YARD FROM CENTER LINE	55 FEET
MIN. SIDE YARD	10 FEET
MIN. REAR YARD	40 FEET
MAX. BUILDING HEIGHT	35 FEET
MIN. LOT WIDTH	100 FEET MIN.
LOT SIZE	10,000 S.F.
MAX. LOT COVERAGE	65%

OWNER:
FRANK & KAREN PANZA
8232 BROAD PEAK AVENUE
LAS VEGAS, NEVADA 89131

APPLICANT:
BERKSHIRE BANK
ATT: PETER MERWIN
24 NORTH STREET
PITTSFIELD, MA 01201

SITE STATISTICS:

TAX MAP ID# - 86.09-2-11 & 86.09-2-12
SITE AREA = 0.96± ACRES (PER BENCHMARK PLAT)
1.01± ACRES (PER HERSHBERG PLAT)

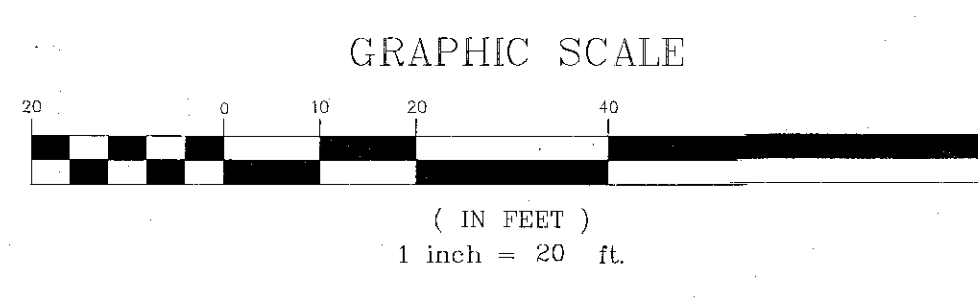
PARKING REQUIREMENTS

1 SPACE PER 400 SF OF OFFICE OR CUSTOMER AREA
BUILDING FOOTPRINT 3698 SF
SPACES REQUIRED = 3698/400 = 9.7
SPACES PROVIDED = 18, INCLUDING (2) HC-ACCESSIBLE

RECEIVED
JUN 16 2011

PLANNING BOARD
TOWN OF BETHLEHEM
ALBANY COUNTY, NEW YORK
This Site Plan Approved by
Date 6/23/2011 SPAT3

PLANNING BOARD APPROVAL

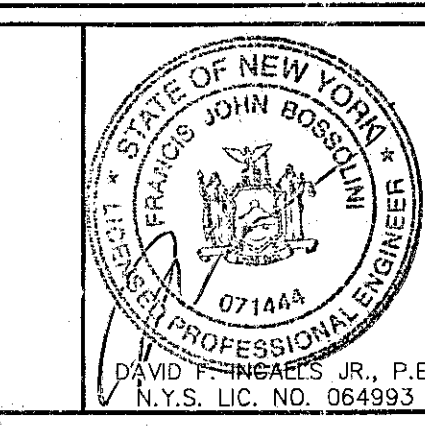


NOTE: 48 HOURS PRIOR TO ANY CONSTRUCTION ACTIVITIES, THE CONTRACTOR SHALL CONTACT DIG SAFELY NEW YORK TO LOCATE ALL UNDERGROUND UTILITIES. 1-800-962-7962

NO.	DATE	REVISIONS	BY
G	05.06.11	ADDED (1) LANDSCAPE FLOOD LIGHT	JFE
F	04.22.11	ADDED NOTE 12 RE: PARCEL MERGER	JFE
E	04.08.11	REVISED FOR FINAL REVIEW	JFE
D	03.29.11	REVISED PER BBL COMMENTS	TAH
C	03.22.11	REVISED PER TOWN COMMENTS	TAH
B	03.03.11	REVISED PER CLIENT REVIEW	JFE
A	02.24.11	REVISED PER CLIENT REVIEW	JFE

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ingalls
ingalls & associates, LLP
engineers / surveyors
2809 GUILDFORD AVENUE
SCHENECTADY, N.Y. 12306
PHONE: (518) 393-7725
FAX: (518) 393-2324

SITE PLAN
BERKSHIRE BANK
255 DELAWARE AVE
TOWN OF BETHLEHEM
ALBANY COUNTY
STATE OF NEW YORK
DATE: JANUARY, 2011
CHECKED BY: DFI
JOB NO. 10-116
DRAWN BY: TAH
CADD FILE: 10-116DF
SCALE: 1" = 20'
SHEET 1 OF 6