

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 NAVD88 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. REAR YARD 10 FEET
 MAX. BUILDING HEIGHT 40 FEET
 MAX. SIDEWALK 35 FEET
 MIN. LOT WIDTH 100 FEET MIN.
 LOT SIZE 10,000 S.F.
 MAX. LOT COVERAGE 65%

- ZONING INFORMATION ADAPTED FROM: WWW.GENERALCODE.COM
- SETBACK DIMENSIONS ARE ASSUMING PARCELS WILL BE MERGED
- SETBACK LINES DEPICT CURRENT ZONING REGULATIONS AND DO NOT NECESSARILY CORRESPOND WITH REGULATIONS WHEN SUBJECT PARCEL WAS DEVELOPED

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

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

RECEIVED

JUN 16 2011

PLANNING BOARD
 TOWN OF BETHLEHEM
 ALBANY COUNTY, NEW YORK

This Site Plan Approved:
 George J. Turner
 Title: CHAIRMAN
 Date: 6/23/2011 SPA173

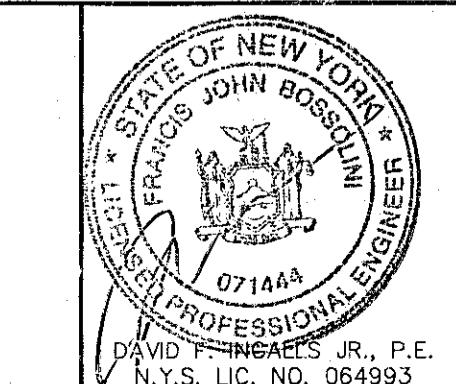
SITE STATISTICS:
 TAX MAP ID# - 86.09-2-11 & 86.09-2-12
 SITE AREA = 0.96± ACRES (PER BENCHMARK PLAT) Town of Bethlehem
 1.01± ACRES (PER HERSHBERG PLAT) Planning Board

PLANNING BOARD APPROVAL

PARKING REQUIREMENTS

1 SPACE PER 400 SF OF OFFICE OR CUSTOMER AREA
 BUILDING FOOTPRINT 3698 SF
 SPACES REQUIRED = 3898/400 = 9.7
 SPACES PROVIDED = 18, INCLUDING (2) HC-ACCESSIBLE

GRAPHIC SCALE	0 10 20 40 80	IN FEET																					
1 inch = 20 ft.																							
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																							
<table border="1"> <tr> <td>G 05.06.11 ADDED (1) LANDSCAPE FLOOD LIGHT</td> <td>JFE</td> <td>UNAUTHORIZED ALTERATION OR ADDITION TO THIS DRAWING IS A VIOLATION OF SECTION 809 SUBMISSION 2, OF THE NEW YORK STATE EDUCATION LAW. ONLY COPIES MADE FROM THE ORIGINAL OF THIS DRAWING BEARING AN ORIGINAL INKED OR EMBOSSED SEAL AND SIGNATURE SHALL BE CONSIDERED TO BE VALID TRUE COPIES.</td> </tr> <tr> <td>F 04.22.11 ADDED NOTE 12 RE: PARCEL MERGER</td> <td>JFE</td> <td></td> </tr> <tr> <td>E 04.08.11 REVISED FOR FINAL REVIEW</td> <td>JFE</td> <td></td> </tr> <tr> <td>D 03.29.11 REVISED PER BBL COMMENTS</td> <td>TAH</td> <td></td> </tr> <tr> <td>C 03.22.11 REVISED PER TOWN COMMENTS</td> <td>TAH</td> <td></td> </tr> <tr> <td>B 03.03.11 REVISED PER CLIENT REVIEW</td> <td>JFE</td> <td></td> </tr> <tr> <td>A 02.24.11 REVISED PER CLIENT REVIEW</td> <td>JFE</td> <td></td> </tr> </table>			G 05.06.11 ADDED (1) LANDSCAPE FLOOD LIGHT	JFE	UNAUTHORIZED ALTERATION OR ADDITION TO THIS DRAWING IS A VIOLATION OF SECTION 809 SUBMISSION 2, OF THE NEW YORK STATE EDUCATION LAW. ONLY COPIES MADE FROM THE ORIGINAL OF THIS DRAWING BEARING AN ORIGINAL INKED OR EMBOSSED SEAL AND SIGNATURE SHALL BE CONSIDERED TO BE VALID TRUE COPIES.	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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NO. DATE:	REVISIONS	BY:																					



ingalls
 ingalls & associates, LLP
 engineers / surveyors

DATE:
 JANUARY, 2011

CHECKED BY: DFI
 JOB NO. 10-116

SCALE: 1" = 20'
 DRAWN BY: TAH
 CADD FILE: 10-116DF
 SHEET 1 OF 6

SPA 173