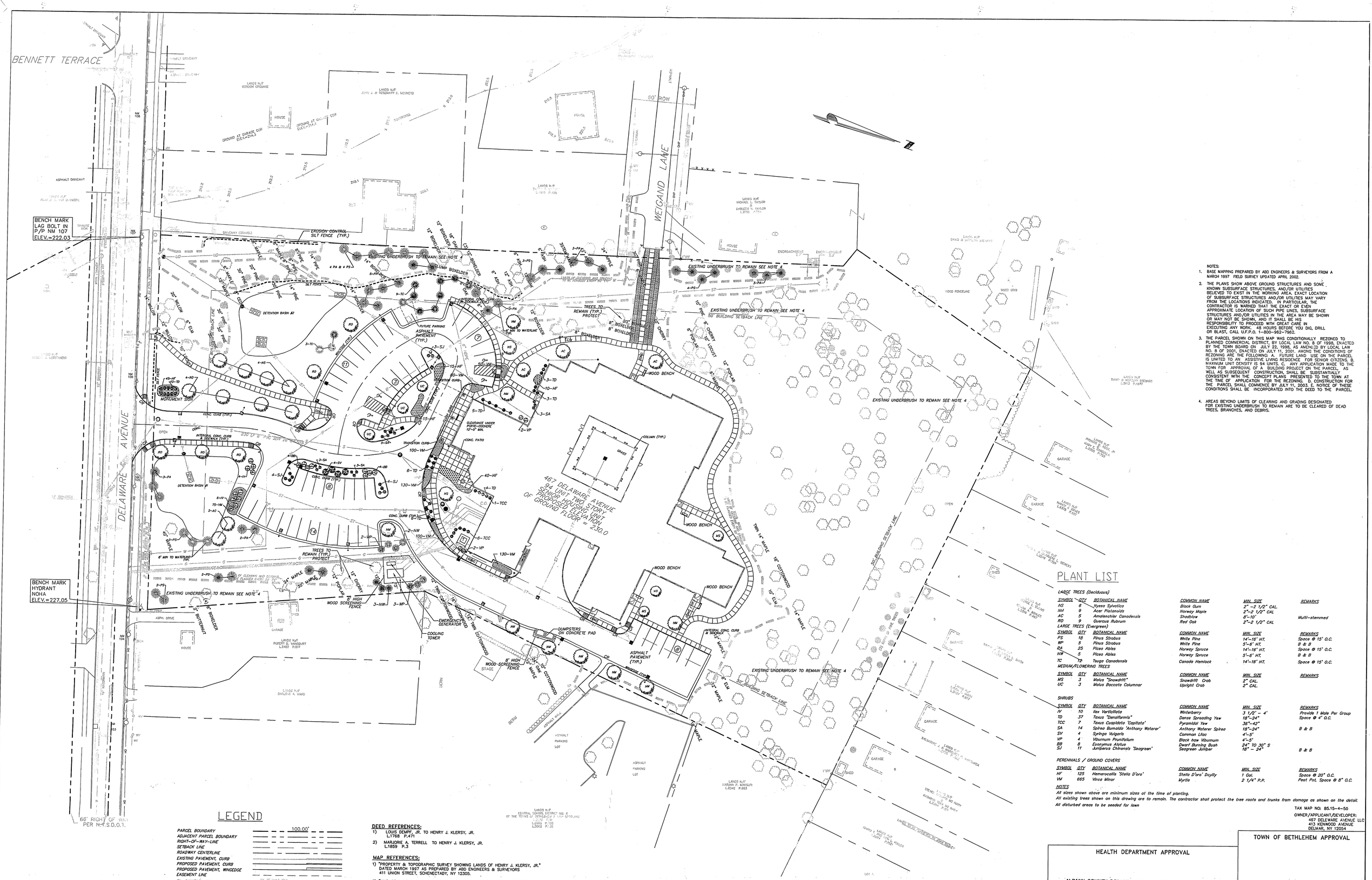

NOTES:

1. BASE MAPPING PREPARED BY ABD ENGINEERS & SURVEYORS FROM A MARCH 1997 FIELD SURVEY UPDATED APRIL 2002.
2. THE PLANS SHOW ABOVE GROUND STRUCTURES AND SOME KNOWN SUBSURFACE STRUCTURES, AND/OR UTILITIES BELIEVED TO EXIST IN THE WORKING AREA. EXACT LOCATION OF SUBSURFACE STRUCTURES AND/OR UTILITIES 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. THE PARCEL SHOWN ON THIS MAP WAS CONDITIONALLY REZONED TO PLANNED COMMERCIAL DISTRICT, BY LOCAL LAW NO. 8 OF 1998, ENACTED BY THE TOWN BOARD ON JULY 22, 1998, AS AMENDED BY LOCAL LAW NO. 8 OF 2001, ENACTED ON JULY 11, 2001. AMONG THE CONDITIONS OF REZONING ARE THE FOLLOWING: A. FUTURE LAND USE ON THE PARCEL IS LIMITED TO AN ASSISTIVE LIVING RESIDENCE FOR SENIOR CITIZENS. B. MAXIMUM UNIT DENSITY IS 94 UNITS. C. ANY APPLICATION MADE TO THE TOWN FOR APPROVAL OF A BUILDING PROJECT ON THE PARCEL, AS WELL AS SUBSEQUENT CONSTRUCTION, SHALL BE SUBSTANTIALLY CONSISTENT WITH THE CONCEPT PLANS PRESENTED TO THE TOWN AT THE TIME OF APPLICATION FOR THE REZONING. D. CONSTRUCTION FOR THE PARCEL SHALL COMMENCE BY JULY 11, 2003. E. NOTICE OF THESE CONDITIONS SHALL BE INCORPORATED INTO THE DEED TO THE PARCEL.
4. AREAS BEYOND LIMITS OF CLEARING AND GRADING DESIGNATED FOR EXISTING UNDERBRUSH TO REMAIN ARE TO BE CLEARED OF DEAD TREES, BRANCHES, AND DEBRIS.

PLANT LIST

LARGE TREES (Deciduous)

SYMBOL	QTY	BOTANICAL NAME	COMMON NAME	MIN. SIZE	REMARKS
NS	6	Nyssa Sylvatica	Black Gum	2" -2 1/2" CAL.	
NM	9	Acer Platanoida	Norway Maple	2"-2 1/2" CAL	
AC	5	Amelanchier Canadensis	Shadblow	8'-10'	Multi-stemmed
RO	9	Quercus Rubrum	Red Oak	2"-2 1/2" CAL	

LARGE TREES (Evergreen)

SYMBOL	QTY	BOTANICAL NAME	COMMON NAME	MIN. SIZE	REMARKS
PS	18	Pinus Strobus	White Pine	14'-16' HT.	Space @ 15' O.C.
WP	5	Pinus Strobus	White Pine	5'-6' HT.	B & B
RA	25	Picea Abies	Norway Spruce	14'-16' HT.	Space @ 15' O.C.
NW	5	Picea Abies	Norway Spruce	5'-6' HT.	B & B
TC	12	Tsuga Canadensis	Canada Hemlock	14'-16' HT.	Space @ 15' O.C.

MEDIUM/FLOWERING TREES

SYMBOL	QTY	BOTANICAL NAME	COMMON NAME	MIN. SIZE	REMARKS
MS	3	Malus "Snowdrift"	Snowdrift Crab	2" CAL.	
UC	3	Malus Baccata Columnar	Upright Crab	2" CAL.	

SHRUBS

SYMBOL	QTY	BOTANICAL NAME	COMMON NAME	MIN. SIZE	REMARKS
IV	10	Ilex Verticillata	Winterberry	3 1/2' - 4'	Provide 1 Male Per Group
TD	37	Taxus "Densiformis"	Dense Spreading Yew	18"-24"	Space @ 4' O.C.
TCC	7	Taxus Cuspidata 'Capitata'	Pyramidal Yew	36"-42"	
SA	14	Spirea Bumalda 'Anthony Waterer'	Anthony Waterer Spirea	18"-24"	B & B
SV	4	Syringa Vulgaris	Common Lilac	4'-5'	
VP	4	Viburnum Prunifolium	Black haw Viburnum	4'-5'	
BB	8	Euonymus Alatus	Dwarf Burning Bush	24" TO 30" S	
SJ	11	Juniperus Chinensis 'Seagreen'	Seagreen Juniper	18" - 24"	B & B

PERENNIALS / GROUND COVERS

SYMBOL	QTY	BOTANICAL NAME	COMMON NAME	MIN. SIZE	REMARKS
HF	125	Hemerocallis "Stella D'oro"	Stella D'oro Daylily	1 Gal.	Space @ 20" O.C.
VM	665	Vinca Minor	Myrtle	2 1/4" P.P.	Peat Pot, Space @ 8" O.C.

NOTES

All sizes shown above are minimum sizes at the time of planting.
All existing trees shown on this drawing are to remain. The contractor shall protect the tree roots and trunks from damage as shown on the detail.
All disturbed areas to be seeded for lawn

TAX MAP NO: 85.15-4-50

OWNER/APPLICANT/DEVELOPER:
467 DELAWARE AVENUE LLC
413 KENWOOD AVENUE
DELMAR, NY 12054

LEGEND

PARCEL BOUNDARY
ADJACENT PARCEL BOUNDARY
RIGHT-OF-WAY-LINE
SETBACK LINE
ROADWAY CENTERLINE
EXISTING PAVEMENT, CURB
PROPOSED PAVEMENT, CURB
PROPOSED PAVEMENT, WINGEDGE
EASEMENT LINE
EX. SANITARY SEWER WITH MANHOLE
EX. STORM SEWER WITH CATCH BASIN, END SECTION
EX. WATERMAIN, VALVE, HYDRANT
EX. UTILITY/LIGHT POLE
SWALE CENTERLINE
EXISTING CONTOUR
PROPOSED CONTOUR
PROPOSED SPOT ELEV. @ x
PROPOSED SAN. SEWER W/MANHOLE
PROPOSED STM. SEWER W/MANHOLE,
PROPOSED STM. SEWER W/CATCH BASIN
END SECTION
SILT FENCE
HAY BALES
PROPOSED BUILDING
EXISTING BUILDING
EXISTING POWER POLE/OH LINES
EX. GAS LINE W/ VALVE
TREES TO BE REMOVED
TREES TO REMAIN

DEED REFERENCES:

1) LOUIS DEMPF, JR. TO HENRY J. KLERSY, JR. L.1768 P.471
2) MARJORIE A. TERRELL TO HENRY J. KLERSY, JR. L.1859 P.3

MAP REFERENCES:

1) "PROPERTY & TOPOGRAPHIC SURVEY SHOWING LANDS OF HENRY J. KLERSY, JR." DATED MARCH 1997 AS PREPARED BY ABD ENGINEERS & SURVEYORS 411 UNION STREET, SCHENECTADY, NY 12305.
2) "MAP OF LAND OF LYDIA L. STRATTON" DATED MAY 16, 1908 AS PREPARED BY FRANK A. SNYDER C.E. AND FILED IN THE ALBANY COUNTY CLERK'S OFFICE ON JUNE 28, 1911 IN BOOK 25, MAP NO. 762.
3) "MAP OF REMAINING LANDS OF LOUIS L. WEIGAND" DATED OCT. 22, 1958 AS PREPARED BY EDWARD BOUTELLE AND SON AND FILED IN THE ALBANY COUNTY CLERK'S OFFICE ON DECEMBER 22, 1958 IN DRAWER 160, MAP NO.3682.
4) STATE OF NEW YORK - DEPARTMENT OF TRANSPORTATION DELAWARE PT.2 - S.H. 41 R.C.R. 75-82, SHEET 9B OF 15
5) FEDERAL WETLANDS AS FLAGGED BY ENVIRONMENTAL DESIGN & RESEARCH, P.C. AND LOCATED ON APRIL 15, 1997 BY ABD ENGINEERS & SURVEYORS
6) "DELMAR SENIOR HOUSING DEVELOPMENT" DATED JANUARY 19, 1999 BY ENVIRONMENTAL DESIGN & RESEARCH, P.C. SHEETS 1-9

DISTURBED WETLAND — 2,170 SF (0.05 AC)
UNDISTURBED WETLAND — 20,084 SF (0.46 AC)
NON JURISDICTIONAL WETLAND — 3,260 SF (0.07 AC)
CONCRETE SIDEWALK (5' WIDE TYP.)

GRAPHIC SCALE
30 0 15 30 60 120
(IN FEET)

INCHES 0 1 2
3870 TOWN OF BETHLEHEM X-10

HEALTH DEPARTMENT APPROVAL

ALBANY COUNTY DEPARTMENT OF HEALTH
DIVISION OF ENVIRONMENTAL HEALTH SERVICES
By direction of the Commissioner of Health, these plans are hereby approved. See last sheet for date and signature.

TOWN OF BETHLEHEM APPROVAL

NO.	DATE	BY	DESCRIPTION
5.	7/23/02	RLT	TOWN COMMENTS
4.	5/21/02	RLT	TOWN COMMENTS
3.	5/21/02	RLT	ADDED TREE NAMES
2.	5/9/02	RLT	COOLING TOWER LOCATION
1.	4/25/02	RLT	TOWN COMMENTS

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

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

DELMAR PLACE ASSISTED LIVING

LANDSCAPING PLAN
467 DELAWARE AVENUE
PCD No. 5

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:	SCALE:	DWG.	SHEET OF
MARCH 28, 2002	1"=30'	2750A-S	5 OF 8

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