

**BETHLEHEM  
CENTER II**  
241 NYS Route 9W  
BETHLEHEM, NY

**NIGRO  
COMPANIES**  
20 CORPORATE WOODS BLVD.  
ALBANY, NEW YORK 12211

**B E R G M A N N**  
Associates  
Engineers / Architects / Surveyors

200 First Federal Plaza  
28 East Main Street, Rochester, New York 14614  
585.252.5151 / 585.252.4857 fax

NO.	DATE	DESCRIPTION	REV.	CRD.
1	12/16/04	REV PER REC CHET	00C	PVG
2	3/29/05	REV PER TOWN ENG COMMENTS 12/17/04	00C	PVG
3	08/01/05	REV PER TOWN ENG COMMENTS 06/30/05	00C	PVG
4	10/14/05	MINOR REVISIONS	00C	PVG
5	2/01/06	REVISED BUILDING ENVELOPE	00C	PVG
6	2/23/06	REVISED BUILDING ENVELOPE	00C	PVG
7	3/19/06	ADDED PARKING SPACE	00C	PVG
8	3/30/06	REVISED ASPHALT FRONT OF PETSMAST	00C	PVG

NOTE:  
Unauthorized alteration of address to this drawing is a violation of the New York State Education Law Article 145, Section 7209.

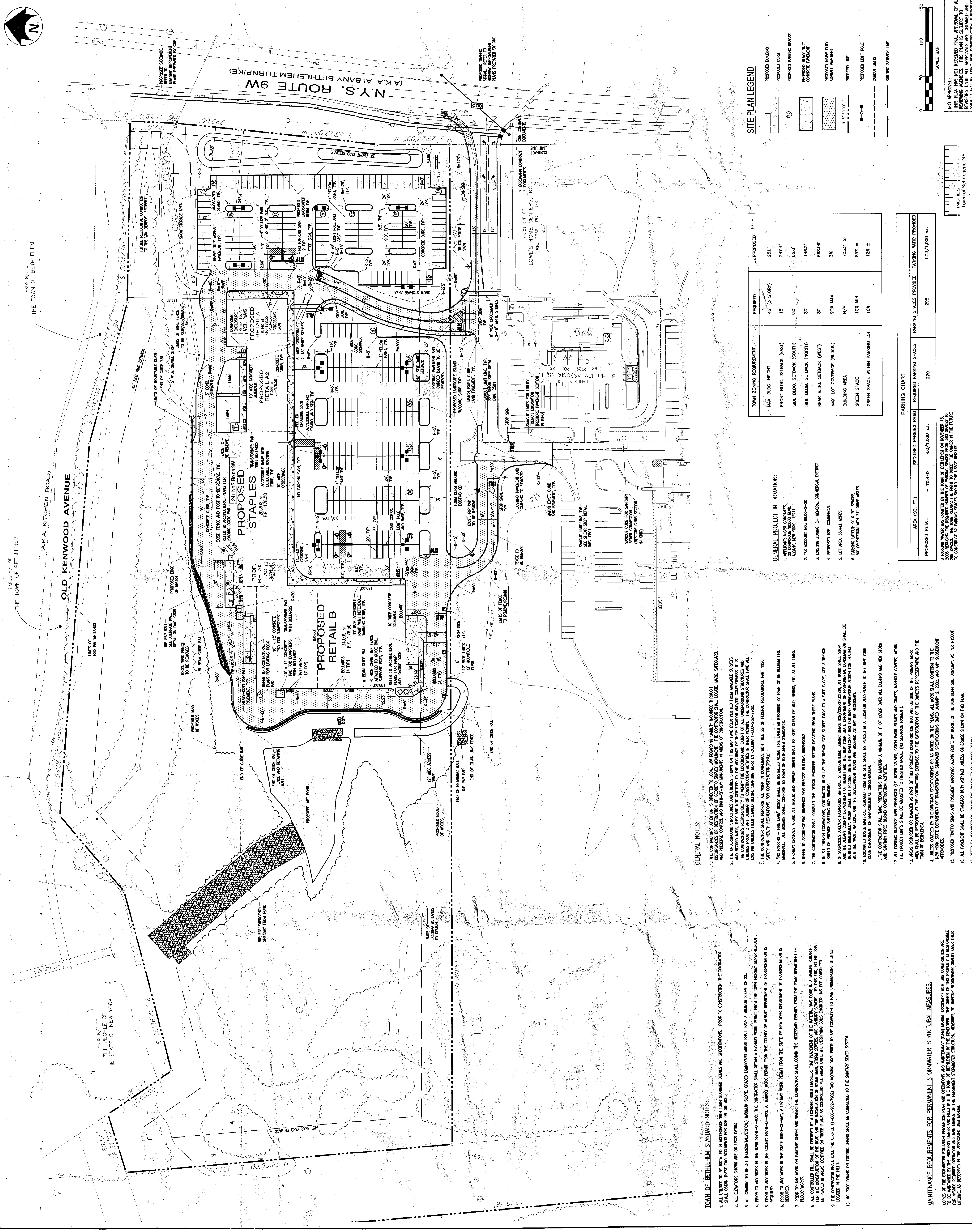
PLANNING  
TO ALBANY COUNTY, NEW YORK  
This Site Plan Approved  
Date 5/11/06

**SITE PLAN**

RECEIVED  
MAY 8 2006  
PLANNING  
TOWN OF BETHLEHEM

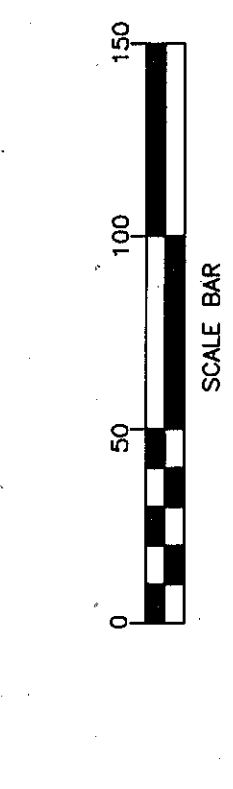
ALBANY COUNTY, NEW YORK  
PLANNING  
TOWN OF BETHLEHEM  
RECEIVED  
MAY 8 2006  
PLANNING  
TOWN OF BETHLEHEM

**C101**



**SITE PLAN LEGEND**

- PROPOSED BUILDING
- PROPOSED CURB
- PROPOSED PARKING SPACES
- PROPOSED NEW DUTY CONCRETE PAVEMENT
- PROPOSED NEW DUTY ASPHALT PAVEMENT
- PROPERTY LINE
- PROPOSED LIGHT POLE
- SWEEP LINE
- BUILDING SETBACK LINE



NOT APPROVED.  
THIS PLAN HAS NOT RECEIVED FINAL APPROVAL OF ALL AGENCIES INVOLVED IN THE REVIEW PROCESS. ALL APPROVALS ARE OBTAINED AND REVISIONS MADE AT THE OWNER'S RISK. THIS PLAN SHOULD NOT BE USED FOR CONSTRUCTION PURPOSES.

TOWN ZONING REQUIREMENT	REQUIRED	PROVIDED	PARKING SPACES PROVIDED	PARKING RATIO PROVIDED
MAX. BLDG. HEIGHT	45' (3 STORY)	25.4'		
FRONT BLDG. SETBACK (EAST)	15'	241.4'		
SIDE BLDG. SETBACK (SOUTH)	30'	66.0'		
SIDE BLDG. SETBACK (NORTH)	30'	148.3'		
REAR BLDG. SETBACK (WEST)	30'	668.08'		
MAX. LOT COVERAGE (BLOSS)	BOX MAX.	3%		
BUILDING AREA	N/A	70,531 SF		
GREEN SPACE	10% MIN.	65% ±		
GREEN SPACE WITHIN PARKING LOT	10%	12% ±		

AREA (SQ. FT.)	REQUIRED PARKING RATIO	REQUIRED PARKING SPACES	PARKING SPACES PROVIDED	PARKING RATIO PROVIDED
PROPOSED RETAIL	- 70,440 s.f.	4.0/1,000 s.f.	279	4.23/1,000 s.f.

**GENERAL PROJECT INFORMATION:**

1. APPLICANT: NIGRO COMPANIES
2. PROJECT ADDRESS: 241 NYS ROUTE 9W, BETHLEHEM, NY 12211
3. EXISTING ZONING: C - GENERAL COMMERCIAL DISTRICT
4. PROPOSED USE: COMMERCIAL
5. LOT AREA: 56,444 ACRES
6. PARKING: 279 SPACES
7. SURVEY: 24 DATE: 1/2006

**GENERAL NOTES:**

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL AGENCIES INVOLVED IN THE REVIEW PROCESS. THE CONTRACTOR SHALL LOCATE, MARK, SATELITE, AND PRESERVE CONTROL AND RIGHT-OF-WAY MONUMENTS IN AREAS OF CONSTRUCTION.
2. THE UNDERGROUND UTILITIES AND UTILITIES SHOWN ON THIS MAP HAVE BEEN PLOTTED FROM AVAILABLE SURVEYS AND RECORD MAPS. THEY ARE NOT GUARANTEED BY THE CONTRACTOR. THE CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO ANY WORK. THE CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO AVOID DAMAGE TO UTILITIES. THE CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO AVOID DAMAGE TO UTILITIES. THE CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO AVOID DAMAGE TO UTILITIES.
3. THE CONTRACTOR SHALL PERFORM ALL WORK IN COMPLIANCE WITH TITLE 20 OF FEDERAL REGULATIONS, PART 170. SAFETY AND HEALTH REGULATIONS FOR CONSTRUCTION (OSHA).
4. "NO PARKING - FIRE LANE" SIGNS SHALL BE INSTALLED ALONG THE LANE AS REQUIRED BY TOWN OF BETHLEHEM FIRE DEPARTMENT. ALL SIGNS SHALL CONFORM TO TOWN OF BETHLEHEM STANDARDS.
5. HOURLY DRAINAGE ALONG ALL ROADS AND PRIVATE DRIVEWAYS SHALL BE KEPT CLEAR OF PAV., CURBS, ETC. AT ALL TIMES.
6. REFER TO ARCHITECTURAL DRAWINGS FOR PRECISE BUILDING DIMENSIONS.
7. THE CONTRACTOR SHALL CONSULT THE DESIGN ENGINEER BEFORE REMOVING FROM THESE PLANS.
8. IN ALL TRENCH EXCAVATIONS, CONTRACTOR MUST LAY THE TRENCH SIDE SLOPES BACK TO A SAFE SLOPE. USE A TRENCH SHIELD OR PROTECTIVE SHEETING AND BRACING.
9. IF SUSPICIOUS AND/OR HAZARDOUS MATERIAL IS ENCOUNTERED DURING DEMOLITION/CONSTRUCTION, ALL WORK SHALL STOP IMMEDIATELY. THE CONTRACTOR SHALL NOTIFY THE TOWN ENGINEER AND THE ALBANY COUNTY DEPARTMENT OF ENVIRONMENTAL CONSERVATION. THE CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO AVOID DAMAGE TO UTILITIES. THE CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO AVOID DAMAGE TO UTILITIES.
10. EXISTING MATERIAL REMOVED FROM THE SITE SHALL BE PLACED AT A LOCATION ACCEPTABLE TO THE NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION.
11. THE CONTRACTOR SHALL TAKE PRECAUTIONS TO MAINTAIN A MINIMUM OF 1' OF COVER OVER ALL EXISTING AND NEW STORM AND SANITARY PIPES DURING CONSTRUCTION ACTIVITIES.
12. ALL EXISTING SURFACE APPURTENANCES (I.E. UTILITY VALVES, CATCH BASIN FRAMES AND GRATES, MANHOLE COVERS) WITHIN THE PROJECT LIMITS SHALL BE MAINTAINED TO FINISHED GRADE (NO SEPARATE PAVEMENT).
13. AREAS DESTROYED OR DAMAGED AS PART OF THIS PROJECT'S CONSTRUCTION THAT ARE OUTSIDE OF THE PRIMARY WORK AREA SHALL BE RESTORED, AT THE CONTRACTOR'S EXPENSE, TO THE SATISFACTION OF THE OWNER'S REPRESENTATIVE AND THE TOWN OF BETHLEHEM.
14. UNLESS COVERED BY THE CONTRACT SPECIFICATIONS OR AS NOTED ON THE PLANS, ALL WORK SHALL CONFORM TO THE TOWN OF BETHLEHEM STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, LATEST EDITION, AND ANY SUBSEQUENT AMENDMENTS.
15. PROPOSED TRENCH SOLES AND PAVEMENT FINISHES SHALL BE FINISHED TO FINISHED GRADE (NO SEPARATE PAVEMENT).
16. ALL PAVED SURFACES SHALL BE STORMWATER DRAINAGE SYSTEMS UNLESS OTHERWISE SHOWN ON THE PLAN.
17. REFER TO ARCHITECTURAL PLANS FOR DUMPSTER ENCLOSURE DETAILS.

**TOWN OF BETHLEHEM STANDARD NOTES:**

1. 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.
2. ALL ELEVATIONS SHOWN ARE ON USGS DATUM.
3. ALL GRADING TO BE 3:1 (HORIZONTAL:VERTICAL) MAXIMUM SLOPE. GRADED LUNY/WAD AREAS SHALL HAVE A MINIMUM SLOPE OF 2%.
4. PRIOR TO ANY WORK IN THE TOWN RIGHT-OF-WAY, THE CONTRACTOR SHALL OBTAIN A PERMIT FROM THE TOWN ENGINEER SUPERINTENDENT.
5. PRIOR TO ANY WORK IN THE COUNTY RIGHT-OF-WAY, A PERMIT SHALL BE OBTAINED FROM THE COUNTY OF ALBANY DEPARTMENT OF TRANSPORTATION & HIGHWAYS.
6. PRIOR TO ANY WORK IN THE STATE RIGHT-OF-WAY, A PERMIT SHALL BE OBTAINED FROM THE STATE OF NEW YORK DEPARTMENT OF TRANSPORTATION & HIGHWAYS.
7. PRIOR TO ANY WORK ON SANITARY SEWER AND WATER, THE CONTRACTOR SHALL OBTAIN THE NECESSARY PERMITS FROM THE TOWN ENGINEER SUPERINTENDENT OF PUBLIC WORKS.
8. ALL CONTROLLED FILL SHALL BE COVERED BY A 18" MINIMUM THICKNESS OF GRANULAR FILL. THE GRANULAR FILL SHALL BE PLACED IN A MANNER SUITABLE FOR THE CONSTRUCTION OF THE ROAD AND THE INSTALLATION OF WATER MAIN, STORM SEWERS, AND SANITARY SEWERS. TO THE END, NO FILL SHALL BE PLACED IN AREAS WHERE CONTROLLED FILL AREAS UNLESS THE CERTIFYING SOILS ENGINEER HAS BEEN CONSULTED.
9. THE CONTRACTOR SHALL CALL THE U.P.F.O. (1-800-962-7962) TWO WORKING DAYS PRIOR TO ANY EXCAVATION TO HAVE UNDERGROUND UTILITIES LOCATED IN THE FIELD.
10. NO ROOF DRAINS OR FLOODING DRAINS SHALL BE CONNECTED TO THE SANITARY SEWER SYSTEM.

**MAINTENANCE REQUIREMENTS FOR PERMANENT STORMWATER STRUCTURAL MEASURES:**

COPIES OF THE STORMWATER PREVENTION PLAN AND OPERATIONS AND MAINTENANCE (O&M) MANUAL ASSOCIATED WITH THIS CONSTRUCTION ARE TO BE MAINTAINED BY THE PROPERTY OWNER AND FILED WITH THE TOWN OF BETHLEHEM BY THE DEVELOPER. THE OWNER IS RESPONSIBLE FOR OBTAINING NECESSARY PERMITS AND APPROVALS FROM ALL AGENCIES INVOLVED IN THE REVIEW PROCESS. THE CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO AVOID DAMAGE TO UTILITIES. THE CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO AVOID DAMAGE TO UTILITIES.