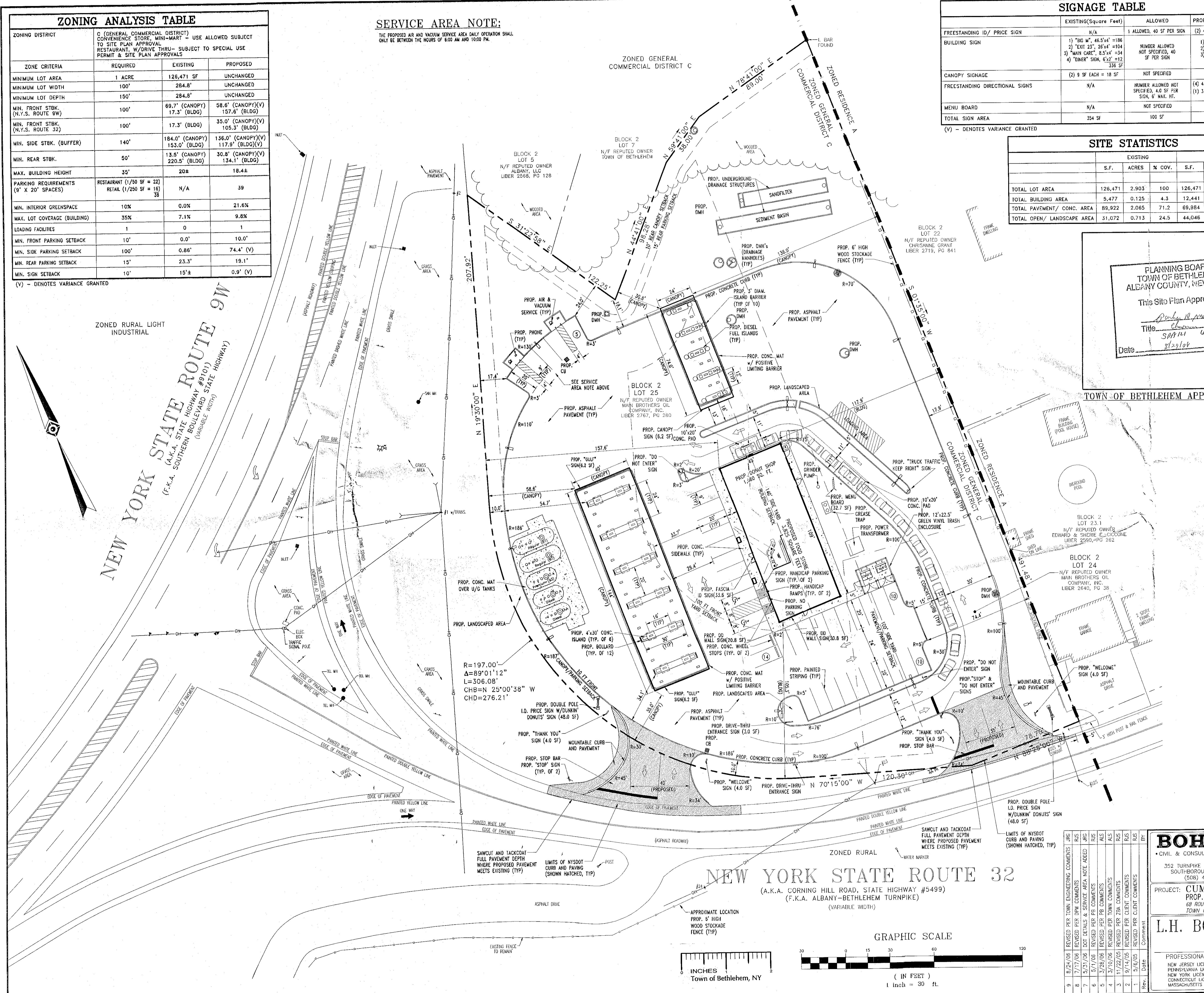


ZONING ANALYSIS TABLE			
ZONING DISTRICT	C (GENERAL COMMERCIAL DISTRICT) CONVENIENCE STORE, MINI-MART - USE ALLOWED SUBJECT TO SITE PLAN APPROVAL RESTAURANT, W/DRIVE THRU - SUBJECT TO SPECIAL USE PERMIT & SITE PLAN APPROVALS		
ZONE CRITERIA	REQUIRED	EXISTING	PROPOSED
MINIMUM LOT AREA	1 ACRE	126,471 SF	UNCHANGED
MINIMUM LOT WIDTH	100'	284.8'	UNCHANGED
MINIMUM LOT DEPTH	150'	284.8'	UNCHANGED
MIN. FRONT STBK. (N.Y.S. ROUTE 9W)	100'	69.7' (CANOPY) (V) 17.3' (BLDG)	58.6' (CANOPY) (V) 157.6' (BLDG)
MIN. FRONT STBK. (N.Y.S. ROUTE 32)	100'	17.3' (BLDG)	35.0' (CANOPY) (V) 105.3' (BLDG)
MIN. SIDE STBK. (BUFFER)	140'	184.0' (CANOPY) 153.0' (BLDG)	136.0' (CANOPY) (V) 117.9' (BLDG) (V)
MIN. REAR STBK.	50'	13.5' (CANOPY) 220.5' (BLDG)	30.8' (CANOPY) (V) 134.1' (BLDG)
MAX. BUILDING HEIGHT	35'	20±	18.4±
PARKING REQUIREMENTS (9' X 20' SPACES)	RESTAURANT (1/50 SF = 22) RETAIL (1/250 SF = 16)	N/A	39
MIN. INTERIOR GREENSPACE	10%	0.0%	21.6%
MAX. LOT COVERAGE (BUILDING)	35%	7.1%	9.8%
LOADING FACILITIES	1	0	1
MIN. FRONT PARKING SETBACK	10'	0.0'	10.0'
MIN. SIDE PARKING SETBACK	100'	0.86'	74.4' (V)
MIN. REAR PARKING SETBACK	15'	23.3'	19.1'
MIN. SIGN SETBACK	10'	15.5±	9.9' (V)

SERVICE AREA NOTE:

THE PROPOSED AIR AND VACUUM SERVICE AREA DAILY OPERATION SHALL
ONLY BE BETWEEN THE HOURS OF 6:00 AM AND 10:00 PM.



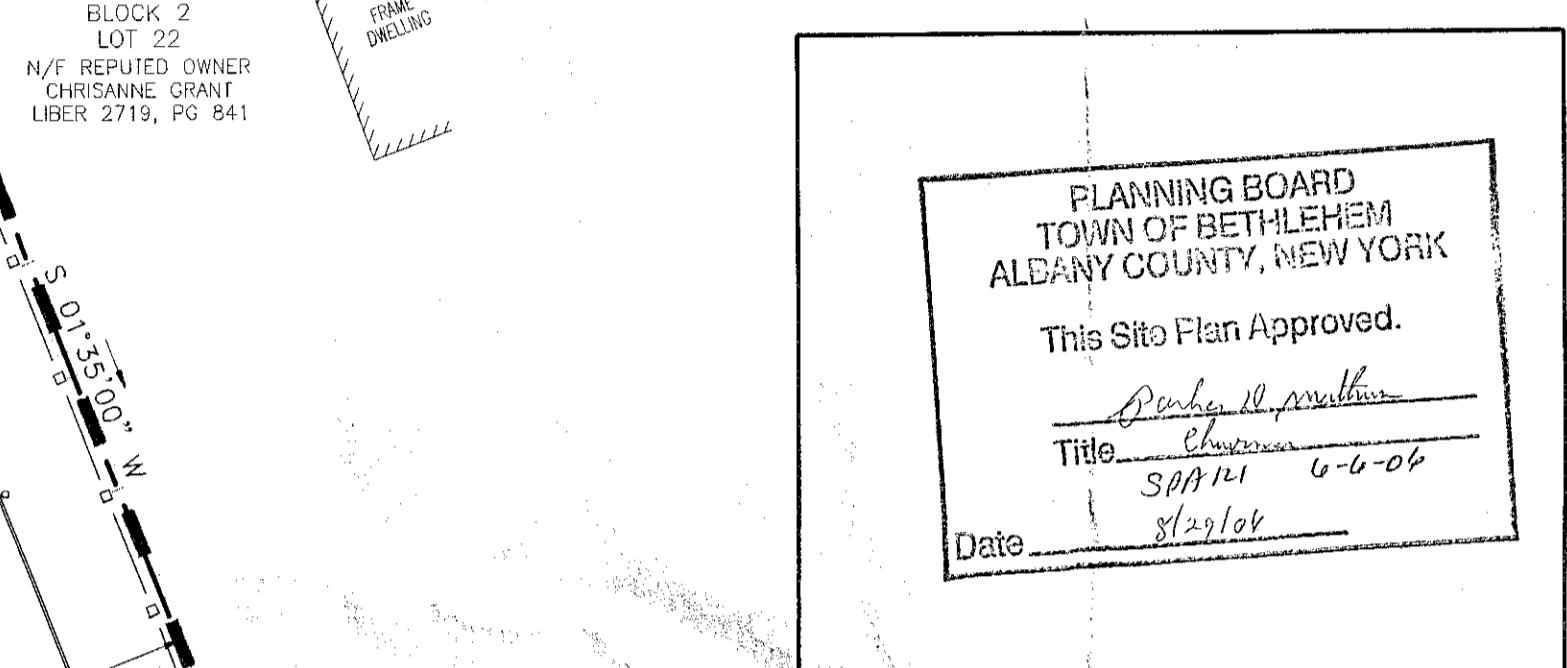
GENERAL NOTES

1. APPLICANT FOR THIS PROJECT IS: CUMBERLAND FARMS, INC.
777 DEBRANE STREET, CANTON, MASS. 02021
ATTENTION: MR. FRANCIS F. SHEFFLIN
2. PROPERTY KNOWN AND DESIGNATED AS TAX MAP I.D. NO. 87.05 BLOCK 2, LOTS 24+25
OF THE TOWN OF BETHLEHEM.
3. REFERENCES:
BOUNDARY & LOCATION SURVEY: CONTROL POINT ASSOCIATES, INC.
776 MOUNTAIN BOULEVARD
WATCHUNG, NEW JERSEY 07069
DATED: JANUARY 4, 2003
4. CONTRACTOR IS RESPONSIBLE FOR ALL EXCAVATION AND THAT IT BE
PERFORMED IN ACCORDANCE WITH CURRENT OSHA STANDARDS, AS WELL AS
ALL METHODS AND MATERIALS OF CONSTRUCTION SHALL CONFORM
TO THE STANDARDS OF THE TOWN OF BETHLEHEM AND STATE OF NEW
YORK REGULATIONS AS APPROPRIATE.
5. THE CONTRACTOR SHALL TAKE CARE DURING CONSTRUCTION
OPERATIONS NOT TO DAMAGE EXISTING CURB, SIDEWALK, PAVEMENT,
ETC. TO REPAIR ANY DAMAGED ITEMS SHALL BE REPLACED AT THE
CONTRACTOR'S EXPENSE.
6. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING THE EXACT
LOCATION AND DEPTH OF UTILITIES, DOWNTOWNS, ETC. BETWEEN
THE FIELD LOCATIONS AND THE PLANS SHALL BE REPORTED TO
THE ENGINEER IMMEDIATELY. THE CONTRACTOR IS RESPONSIBLE THAT
FIELD LOCATIONS AND RECORD DRAWINGS AND MUST BE CONFIRMED
BY THE ENGINEER. ALL EXCAVATION AND CONSTRUCTION WORK
FACILITIES DISTURBED DURING CONSTRUCTION MUST BE REPAIRED OR
REPLACED BY THE CONTRACTOR'S EXPENSE.
7. THE CONTRACTOR IS RESPONSIBLE FOR POSTING THE NECESSARY PERMITS
FOR ALL WORK.
8. ANY DEMOLITION DEBRIS INCLUDING BUILDINGS, CURB, SIDEWALK,
PAVEMENT, ETC. REMOVED DURING CONSTRUCTION, THE CONTRACTOR
SHALL USE A DUMP TRUCK TO REMOVE THE DEBRIS. NO DEBRIS
SHALL BE USED AS, OR INCLUDED IN, BACKFILL MATERIALS.
9. THE CONTRACTOR SHALL INSTALL AND MAINTAIN THE APPROPRIATE
MAINTENANCE AND PROTECTION OF TRAFFIC MEASURES DURING THE
CONSTRUCTION PHASE.
10. CONTRACTOR TO OBTAIN ALL NECESSARY TRADE, BUILDING,
AND DOT PERMITS FOR ALL PROPOSED WORK.
11. CONTRACTOR TO PERFORM ALL WORK WITHIN N.Y.S. ROUTE 9W & 32
IN ACCORDANCE WITH N.Y.S.D.O.T. STANDARDS AND O.S.H.A. GUIDELINES
FOR HIGHWAY CONSTRUCTION WORK WITHIN THE RIGHT-OF-WAY IN THE
EXPEDITED MANNER POSSIBLE WHILE PROVIDING ALTERNATIVE MEANS
OF PEDESTRIAN ACCESS.
12. LIGHT POLES SHALL NOT BE LOCATED WITHIN THE LIGHTING PLANE ADDITIONALLY,
ADJACENT POLES SHALL NOT BE LOCATED ON THE LIGHTING PLANE. LIGHTS
SHALL BE DIRECTIONAL SO AS NOT TO INTRUDE INTO SURROUNDING PROPERTIES.
13. CONTRACTOR TO PERFORM ALL SITE WORK INCLUDING CONCRETE MATS AND
PAVING IN ACCORDANCE WITH CUMBERLAND FARMS, INC. SPECIFICATIONS.
14. CONTRACTOR TO ENSURE EROSION CONTROL MEASURES UTILIZING
SOIL Bales AND Siltation Fences TO PREVENT SOIL EROSION ONTO
ABUTTING PROPERTIES.
15. ALL UNDERGROUND PIPING INSTALLATION SHALL CONFORM TO THE
REQUIREMENTS OF THE DISPENSER AND PIPING MANUFACTURERS.
16. UNDERGROUND PIPING AND SYSTEM COMPONENTS SHALL BE INSTALLED
IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS AND BY
A LICENSED CONTRACTOR CERTIFIED FOR SUCH INSTALLATION BY THE
MANUFACTURER. THE CONTRACTOR SHALL OBTAIN THE APPROPRIATE
MANUFACTURING DETAILS FOR ALL SYSTEM COMPONENTS.
17. ALL EXCAVATED UNSUITABLE MATERIAL MUST BE TRANSPORTED TO AN
APPROVED DISPOSAL LOCATION.
18. CONTRACTOR SHALL OBTAIN PROPER TRADE PERMITS. IT IS THE RESPONSIBILITY
OF THE CONTRACTOR TO OBTAIN TRADE PERMITS FROM THE BUILDING DEPARTMENT 48 HOURS
PRIOR TO THE COMMENCEMENT OF CONSTRUCTION. CONTRACTOR IS
RESPONSIBLE FOR CHECKING TRADE PERMITS AND OBTAINING ALL INSPECTIONS OF THE
PERMITS REQUIRED BY GOVERNING AUTHORITIES.
19. ALL WORK IS TO BE PERFORMED IN ACCORDANCE WITH O.S.H.A.
REQUIREMENTS.
20. SOLID WASTE IS TO BE HANDED OFF BY CONTRACTOR IN ACCORDANCE
WITH ALL LOCAL, STATE AND FEDERAL REGULATIONS.
21. ANY AMENDMENT OF THIS ENGINEERED DOCUMENT WITHOUT THE
PRIOR CONSENT OF THE "ENGINEER OF RECORD" IS STRICTLY PROHIBITED.
22. IN CASE OF DISCREPANCIES BETWEEN PLANS, THE SITE PLAN WILL
SUPPLY THE CLEAREST STANDARD OF ANY CONFLICTS.
23. FEATURES NOT STATED AS "NEW", "PROPOSED", OR "TO BE REMOVED"
SHALL BE CONSIDERED TO BE "EXISTING TO REMAIN".
24. ALL UTILITY LOCATIONS ARE APPROXIMATE. IT IS THE RESPONSIBILITY OF
THE CONTRACTOR TO LOCATE CONDUITS, PIPING, ETC. PRIOR TO
COMMENCEMENT OF EXCAVATION OF THE SITE. THE CONTRACTOR WILL
NEW ONE-CALL SYSTEM (1-800-982-7902 TOLL FREE) 72 HOURS
BEFORE DIGGING, DRILLING, OR BLASTING.
25. THE HOURS OF OPERATION WILL BE 24 HOURS A DAY / 7 DAYS A WEEK.

	EXISTING(Square Feet)	ALLOWED	PROPOSED(Square Feet)
FREESTANDING ID / PRICE SIGN	N/A	1 ALLOWED, 40 SF PER SIGN	(2) 48 SF EACH = 96 SF (V)
BUILDING SIGN			
1) "ORG. M." 48.5'x4' = 186 2) "EXIT 231" 28.5'x4' = 104 3) "MAN CARE" 6.5'x4' = 14 4) "DINER" SIGN, 6.5'x2' = 12 338 SF			
CANOPY SIGNAGE	(2) 9 SF EACH = 18 SF	NOT SPECIFIED	18.6 SF (V)
FREESTANDING DIRECTIONAL SIGNS	N/A		
MENU BOARD	N/A	NOT SPECIFIED	32.7 SF
TOTAL SIGN AREA	354 SF	100 SF	241.5 SF (V)

(V) - DENOTES VARIANCE GRANTED

	EXISTING	PROPOSED
S.F.	ACRES	% COV.
TOTAL LOT AREA	126,471	2.903
TOTAL BUILDING AREA	5,477	0.125
TOTAL PAVEMENT / CONC. AREA	89,922	2.065
TOTAL OPEN / LANDSCAPE AREA	31,072	0.713



BOHLER ENGINEERING, P.C.
• CIVIL & CONSULTING ENGINEERS • PROJECT MANAGERS • ENVIRONMENTAL & SITE PLANNERS •
352 TURNPIKE ROAD, SUITE 105
SOUTHBOROUGH, MA 01772
(508) 480-9900

PROJECT: CUMBERLAND FARMS, INC.
PROP. FOOD STORE & GAS STATION
68 ROUTE 9W - NYS Rte 9W & NYS Rte 32
TOWN OF BETHLEHEM, ALBANY COUNTY, NEW YORK

PROFESSIONAL ENGINEER
NEW JERSEY LICENSE No. 27410
NEW YORK LICENSE No. 37184
CONNECTICUT LICENSE No. 17518
MASSACHUSETTS LICENSE No. 37025

CONSTRUCTION CHECK DATE
4/11/05
DRAWN BY: SMV
PROJECT No: B040587
CADD ID: F-040587SSU
CHECKED BY: RJS
CONSTRUCTION CHECK DATE
4 OF 16
REV. No. 9

SITE PLAN
SCALE: (1) 1"=30'
(V) NONE
DATE: 4/11/05
SHEET No:
DRAWN BY: SMV
PROJECT No: B040587
CADD ID: F-040587SSU
CHECKED BY: RJS
CONSTRUCTION CHECK DATE
4 OF 16
REV. No. 9

CONSTRUCTION CHECK DATE
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