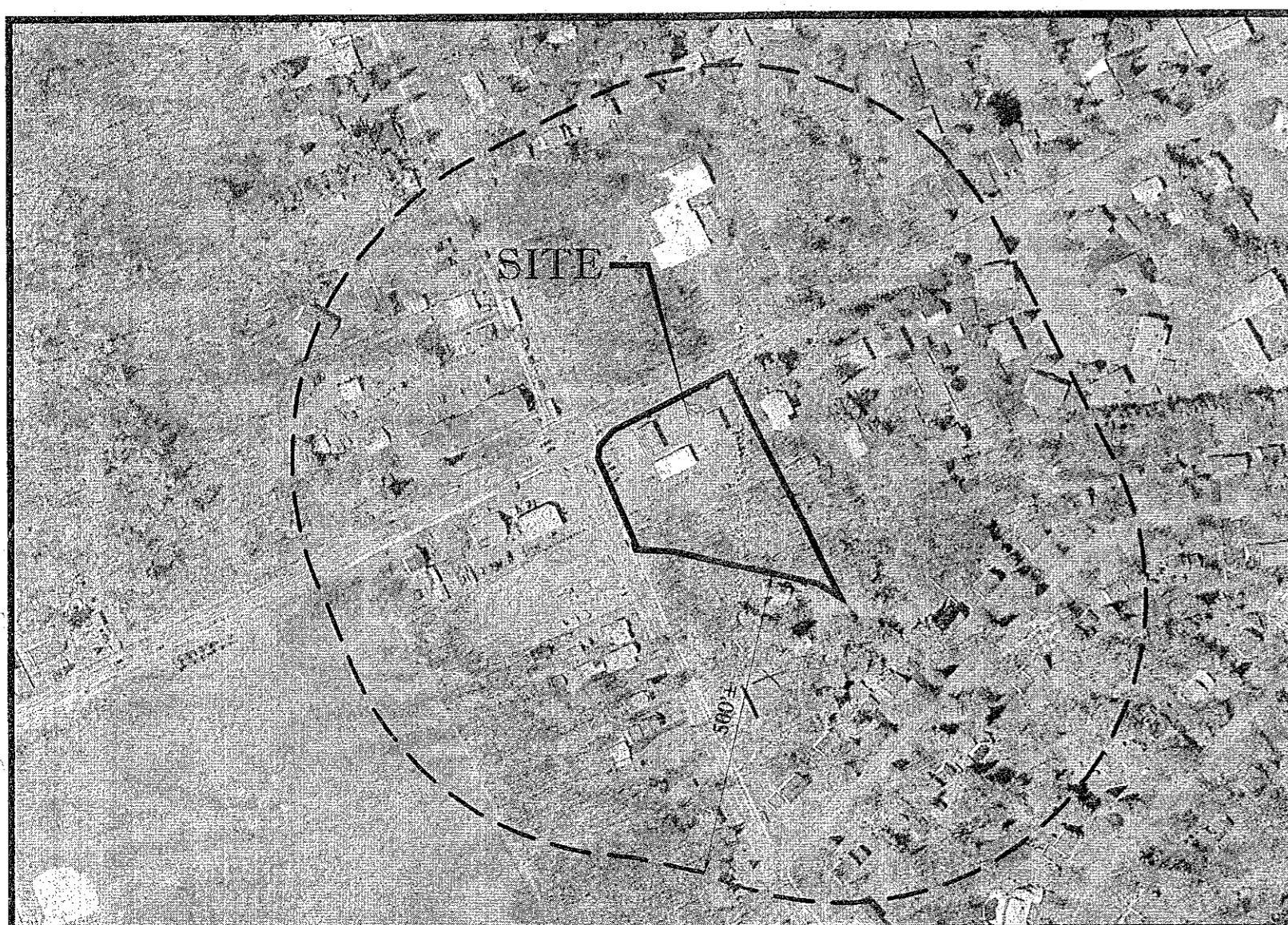


SITE DEVELOPMENT PLANS

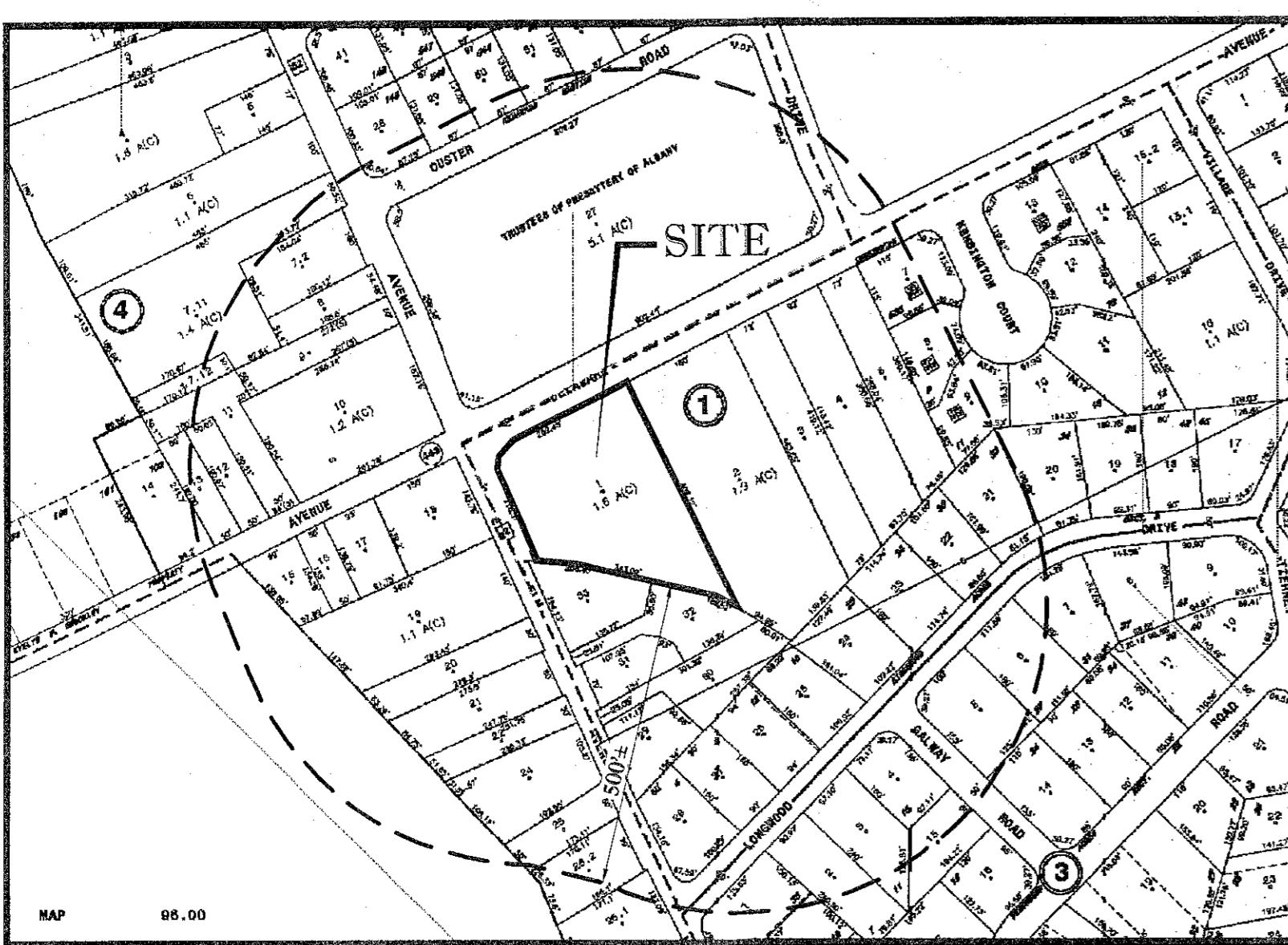
FOR:
DELMAR HOLDINGS

LOCATION OF SITE:

594 DELAWARE AVENUE
TOWN OF BETHLEHEM
ALBANY COUNTY, NEW YORK
TAX MAP SECTION 82.19 - BLOCK 1 - LOT 1

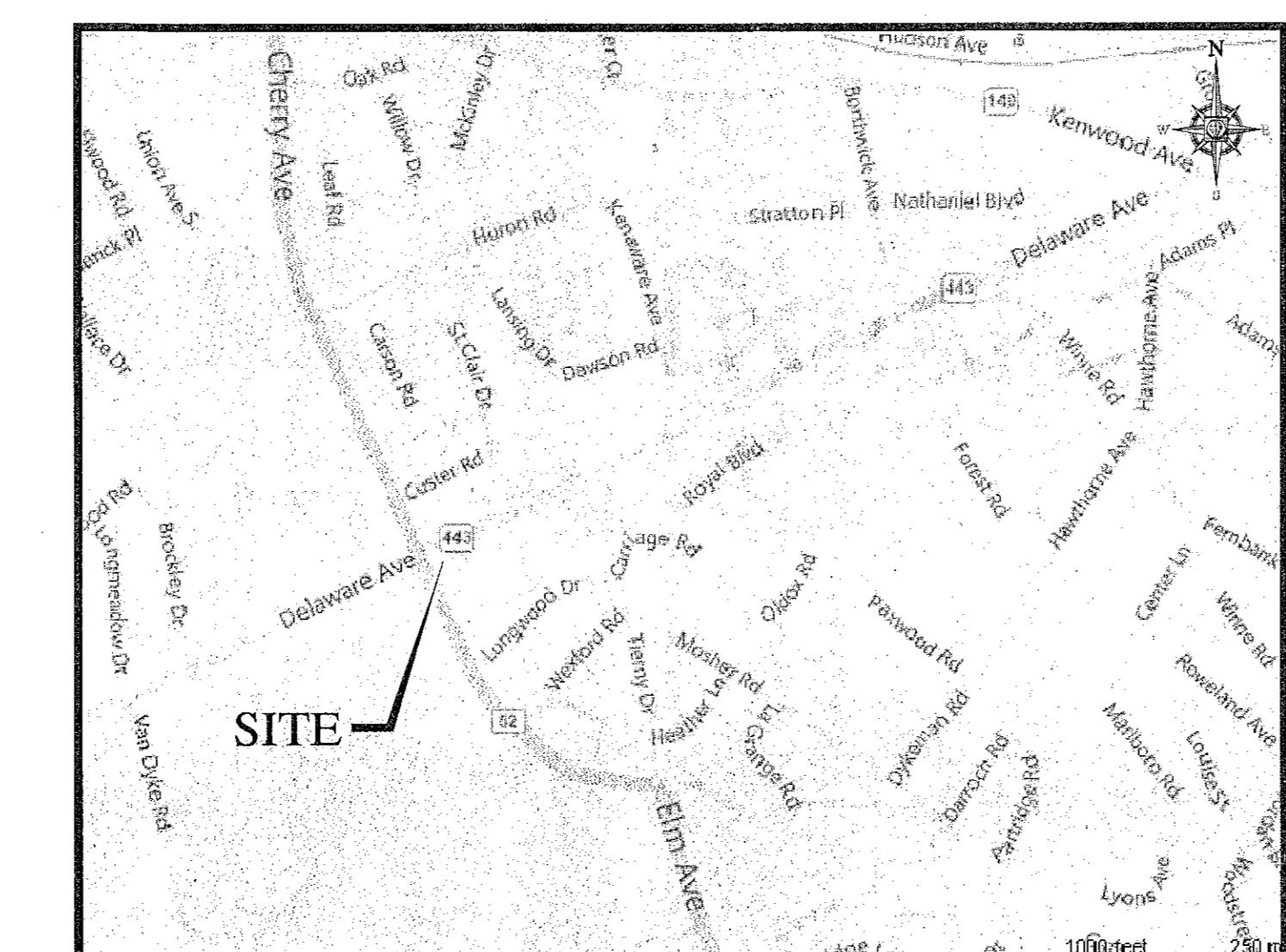


AERIAL PHOTO
SCALE: N.T.S.



TAX MAP
SCALE: N.T.S.

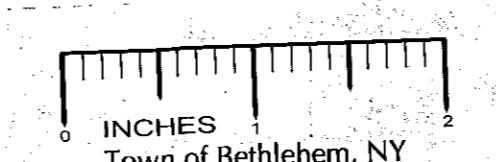
ANY PERSON IS PROHIBITED FROM ALTERING ANYTHING ON THESE DRAWINGS AND/OR THE ACCOMPANYING SPECIFICATIONS, UNLESS IT IS UNDER THE WRITTEN DIRECTION OF A LICENSED PROFESSIONAL ENGINEER OF THE FIRM. IN THE EVENT SUCH ALTERATIONS ARE MADE, THE PROFESSIONAL ENGINEER OF THE FIRM MUST SIGN, SEAL DATE, AND DESCRIBE THE FULL EXTENT OF THE ALTERATION ON THE DRAWINGS AND/OR IN THE SPECIFICATIONS. (NYS EDUCATION LAW SECTION 7009-2)



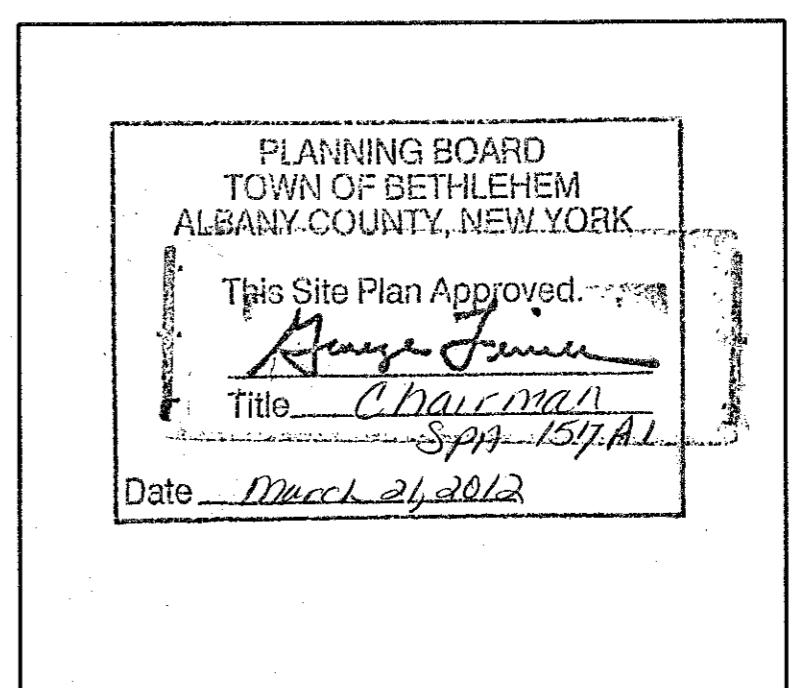
SITE LOCATION MAP
SCALE: N.T.S.

PREPARED BY

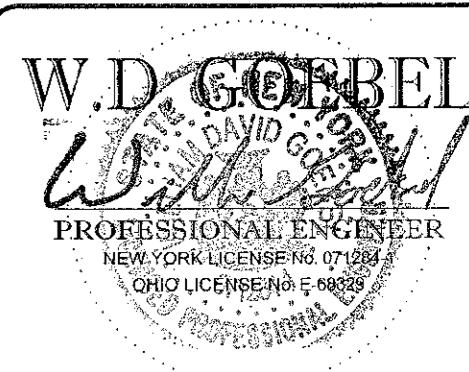
BOHLER
ENGINEERING



TOWN OF BETHLEHEM APPROVAL AREA



FILE



SHEET TITLE:

COVER SHEET

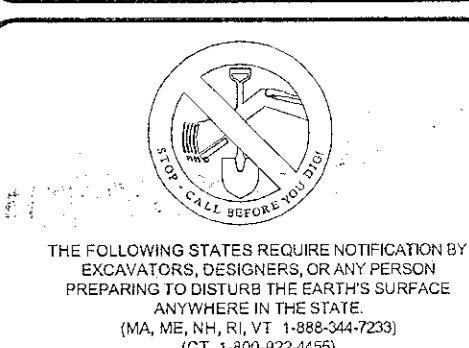
SHEET NUMBER:
1
OF 10
REV. B

SPA 157 A1

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REVISIONS		
REV	DATE	COMMENT
1	07/28/11	REVISED PER TOWN COMMENTS
2	08/23/11	REVISED PER TOWN COMMENTS
3	09/14/11	REVISED PER TOWN & DOT COMMENTS
4	10/26/11	REVISED PER PLANNING COMMENTS
5	11/10/11	REVISED PER TOWN ENG. COMMENTS
6	01/09/12	FOR TOWN APPROVAL
7	02/01/12	PER CLIENT COMMENTS
8	02/13/12	FOR TOWN APPROVAL
9		



PROJECT No.: B100149
DRAWN BY: SG
CHECKED BY: CEB
DATE: 5/6/11
SCALE: 1:480
CAD I.D.: AS SHOWN
B100149S510

PROJECT:
PROPOSED CONVENIENCE STORE MODIFICATIONS

FOR
DELMAR HOLDINGS

594 DELAWARE AVENUE
TOWN OF BETHLEHEM
ALBANY COUNTY, NY

BOHLER
ENGINEERING

5 COMPUTER DRIVE WEST SUITE 203
ALBANY NY, 12205
Phone: (518) 438-9900
Fax: (518) 438-0900
www.BohlerEngineering.com

W.D. GOEBEL
DAVID GOEBEL
PROFESSIONAL ENGINEER
NEW YORK LICENSE NO. 071294
OHIO LICENSED E 90232
PRACTICES IN ALBANY, NY

SHEET TITLE:

COVER SHEET

SHEET NUMBER:
1
OF 10
REV. B

GENERAL DEMOLITION PLAN NOTES

- BOHLER ENGINEERING IS NOT RESPONSIBLE FOR JOB SITE SAFETY OR SUPERVISION.
- ALL DEMOLITION ACTIVITIES ARE TO BE PERFORMED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS AS WELL AS ALL FEDERAL, STATE AND LOCAL REGULATIONS. ANY DISCREPANCIES OR DEVIATIONS SHALL BE IDENTIFIED BY THE CONTRACTOR TO BOHLER ENGINEERING IN WRITING FOR RESOLUTION PRIOR TO INITIATION OF SITE ACTIVITY.
- PRIOR TO STARTING ANY DEMOLITION CONTRACTOR IS RESPONSIBLE FOR:
 - ENSURING THAT COPIES OF ALL APPLICABLE PERMITS AND APPROVALS ARE MAINTAINED ON-SITE AND AVAILABLE FOR REVIEW.
 - INSTALLING THE REQUIRED SOIL, EROSION AND SEDIMENT CONTROL AND/OR TREE PROTECTION MEASURES PRIOR TO SITE DISTURBANCE.
 - LOCATING (VERTICALLY AND HORIZONTALLY) ALL UTILITIES AND SERVICES, INCLUDING, BUT NOT LIMITED TO GAS, WATER, ELECTRIC, SANITARY AND STORM SEWER, TELEPHONE, CABLE, FIBER OPTIC CABLE, ETC. WITHIN THE LIMITS OF DISTURBANCE. THE CONTRACTOR SHALL USE AND COMPLY WITH THE REQUIREMENTS OF THE APPLICABLE UTILITY NOTIFICATION SYSTEM TO LOCATE ALL THE UNDERGROUND UTILITIES.
 - PROTECTING AND MAINTAINING IN OPERATION, ALL ACTIVE SYSTEMS THAT ARE NOT BEING REMOVED DURING ALL DEMOLITION ACTIVITIES.
 - FAMILIARIZING THEMSELVES WITH THE APPLICABLE UTILITY SERVICE PROVIDER AND IS RESPONSIBLE FOR ALL COORDINATION REGARDING UTILITY DEMOLITION REQUIRED FOR THE PROJECT. THE CONTRACTOR SHALL PROVIDE THE OWNER WRITTEN NOTIFICATION THAT THE EXISTING UTILITIES AND SERVICES HAVE BEEN TERMINATED AND ABANDONED IN ACCORDANCE WITH JURISDICTION AND UTILITY COMPANY REQUIREMENTS.
 - COORDINATION WITH UTILITY COMPANIES REGARDING WORKING "OFF-PEAK" HOURS OR ON WEEKENDS AS MAY BE REQUIRED TO MINIMIZE THE IMPACT ON THE AFFECTED PARTIES.
 - A COMPLETE INSPECTION FOR CONTAMINANTS BY A LICENSED ENVIRONMENTAL TESTING AGENCY OF ALL BUILDINGS AND/OR STRUCTURES TO BE REMOVED. SAME SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE LOCAL, STATE, AND FEDERAL ENVIRONMENTAL REGULATIONS. ANY/ALL CONTAMINANTS SHALL BE REMOVED AND DISPOSED OF BY A FEDERALLY LICENSED CONTRACTOR IN ACCORDANCE WITH FEDERAL, STATE, AND LOCAL REGULATIONS. ALL ENVIRONMENTAL WORK INCLUDING HAZARDOUS MATERIALS, ASBESTOS, OR OTHER REFERENCED OR IMPLIED HEREIN IS THE SOLE RESPONSIBILITY OF THE OWNER'S ENVIRONMENTAL CONSULTANT.
 - BOHLER ENGINEERING IS NOT RESPONSIBLE FOR JOB SITE SAFETY OR SUPERVISION. CONTRACTOR IS TO PROCEED WITH THE DEMOLITION IN A SYSTEMATIC AND SAFE MANNER, FOLLOWING ALL THE OSHA REQUIREMENTS, TO ENSURE PUBLIC AND CONTRACTOR SAFETY.
 - THE CONTRACTOR SHALL PROVIDE ALL THE "MEANS AND METHODS" NECESSARY TO PREVENT MOVEMENT, SETTLEMENT, OR COLLAPSE OF EXISTING STRUCTURES AND ANY OTHER IMPROVEMENTS THAT ARE REMAINING ON-SITE OR OFF-SITE. THE DEMOLITION CONTRACTOR IS RESPONSIBLE FOR ALL REPAIRS OF DAMAGE TO ALL ITEMS THAT ARE TO REMAIN AS A RESULT OF THIS ACTIVITIES. ALL REPAIRS SHALL USE NEW MATERIAL. THE REPAIRS SHALL RESTORE THE ITEM TO THE PRE-DEMOLITION CONDITION.
 - IN THE ABSENCE OF SPECIFICATIONS, THE CONTRACTOR SHALL PERFORM EARTH MOVEMENT ACTIVITIES, DEMOLITION AND REMOVAL OF ALL FOUNDATION WALLS, FOOTINGS, AND OTHER MATERIALS WITHIN THE LIMITS OF DISTURBANCE IN ACCORDANCE WITH DIRECTION BY OWNER'S STRUCTURAL OR GEOTECHNICAL ENGINEER.
 - EXPLOSIVES SHALL NOT BE USED WITHOUT PRIOR WRITTEN CONSENT OF BOTH THE OWNER AND APPLICABLE GOVERNMENTAL AUTHORITIES. ALL THE REQUIRED PERMITS AND EXPLOSIVE CONTROL MEASURES THAT ARE REQUIRED BY THE FEDERAL, STATE, AND LOCAL GOVERNMENTS SHALL BE IN PLACE PRIOR TO STARTING AN EXPLOSIVE PROGRAM. THE CONTRACTOR IS ALSO RESPONSIBLE FOR ALL INSPECTION AND SEISMIC VIBRATION TESTING THAT IS REQUIRED TO MONITOR THE EFFECTS ON ALL LOCAL STRUCTURES.
 - CONTRACTOR SHALL PROVIDE TRAFFIC CONTROL, AND GENERALLY ACCEPTED SAFE PRACTICES IN CONFORMANCE WITH THE CURRENT "MANUAL ON UNIFORM TRAFFIC CONTROL," AS WELL AS FEDERAL, STATE, AND LOCAL REGULATIONS WHEN DEMOLITION RELATED ACTIVITIES IMPACT ROADWAYS OR ROADWAY RIGHTS-OF-WAY.
 - CONDUCT DEMOLITION ACTIVITIES IN SUCH A MANNER TO ENSURE MINIMUM INTERFERENCE WITH ROADS, STREETS, SIDEWALKS, WALKWAYS, AND OTHER ADJACENT FACILITIES. STREET CLOSURE PERMITS MUST BE RECEIVED FROM THE APPROPRIATE GOVERNMENTAL AUTHORITY.
 - DEMOLITION ACTIVITIES AND EQUIPMENT SHALL NOT USE AREAS OUTSIDE THE DEFINED PROPERTY LINE WITHOUT WRITTEN PERMISSION OF THE APPLICABLE PROPERTY OWNER, AND/OR APPROPRIATE GOVERNMENT AGENCY.
 - USE DUST CONTROL MEASURES TO LIMIT AIRBORNE DUST AND DIRT RISING AND SCATTERING IN THE AIR IN ACCORDANCE WITH FEDERAL, STATE, AND/OR LOCAL STANDARDS. AFTER THE DEMOLITION IS COMPLETE, ADJACENT STRUCTURES AND IMPROVEMENTS SHALL BE CLEANED OF ALL DUST AND DEBRIS CAUSED BY THE DEMOLITION OPERATIONS. THE CONTRACTOR IS RESPONSIBLE FOR RETURNING ALL ADJACENT AREAS TO THEIR PRE-DEMOLITION CONDITION.
 - CONTRACTOR IS RESPONSIBLE TO SAFEGUARD SITE AS NECESSARY TO PERFORM THE DEMOLITION IN SUCH A MANNER AS TO PREVENT THE ENTRY OF UNAUTHORIZED PERSONS AT ANY TIME.
 - THIS DEMOLITION PLAN IS INTENDED TO IDENTIFY THOSE EXISTING ITEMS/CONDITIONS WHICH ARE TO BE REMOVED. IT IS NOT INTENDED TO PROVIDE DIRECTION OTHER THAN THAT ALL "MEANS AND METHODS" ARE TO BE IN ACCORDANCE WITH STATE, FEDERAL, LOCAL, AND JURISDICTIONAL REQUIREMENTS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL OSHA AND OTHER SAFETY PRECAUTIONS NECESSARY TO PROVIDE A SAFE WORK SITE.
 - DEBRIS SHALL NOT BE BURIED ON THE SUBJECT SITE. ALL DEMOLITION WASTES AND DEBRIS (SOLID WASTE) SHALL BE DISPOSED OF IN ACCORDANCE WITH ALL TOWN, COUNTY, STATE, AND FEDERAL LAWS AND APPLICABLE CODES.

ADA INSTRUCTIONS TO CONTRACTOR:

CONTRACTORS SHALL EXERCISE APPROPRIATE CARE AND PRECISION IN CONSTRUCTION OF ADA (HANDICAPPED) ACCESSIBLE COMPONENTS FOR THE SITE. THESE COMPONENTS, AS CONSTRUCTED, MUST COMPLY WITH ALL APPLICABLE REGULATORY CODES. FINISHED SURFACES ALONG THE ACCESSIBLE ROUTE OF TRAVEL, FROM PARKING SPACE, PUBLIC TRANSPORTATION, PEDESTRIAN ACCESS, INTER-BUILDING ACCESS, TO POINTS OF ACCESSIBLE BUILDING ENTRANCE/EGRESS, SHALL COMPLY WITH THESE ADA CODE REQUIREMENTS. THESE INCLUDE, BUT ARE NOT LIMITED TO THE FOLLOWING:

- PARKING SPACES AND PARKING AISLES - SLOPE SHALL NOT EXCEED 1:8 (1/4" PER FOOT OR NOMINALLY 2%) IN ANY DIRECTION.
- CURB RAMPS - SLOPE SHALL NOT EXCEED 1:2 (8.3%) FOR A MAXIMUM OF SIX (6) FEET.
- LANDINGS - SHALL BE PROVIDED AT EACH END OF RAMPS, SHALL PROVIDE POSITIVE DRAINAGE, AND SHALL NOT EXCEED 1:4 (1/4" PER FOOT OR NOMINALLY 2%) CROSS SLOPE.
- PARKING SPACES AND ACCESSIBLE ROUTE SHALL PROVIDE A 36 INCH OR GREATER UNOBSTRUCTED WIDTH OF TRAVEL (CAR OVERHANGS CANNOT REDUCE THIS MINIMUM WIDTH), THE SLOPE SHALL BE NO GREATER THAN 120 (5.0% OR 58" PER FOOT) IN THE DIRECTION OF TRAVEL, AND SHALL NOT EXCEED 1:8 (1/4" PER FOOT OR NOMINALLY 2.0%) IN CROSS SLOPE. WHERE PATH OF TRAVEL WILL BE GREATER THAN 120 (5.0%), AN ADA RAMP WITH A MAXIMUM SLOPE OF 1:12 (8.3%), FOR A MAXIMUM DISTANCE OF 30 FEET, SHALL BE PROVIDED. THE RAMP SHALL HAVE A 1:4 (1/4" PER FOOT OR NOMINALLY 2%) CROSS SLOPE.
- DOORWAYS - SHALL HAVE A "LEVEL" LANDING AREA ON THE EXTERIOR SIDE UP THE DOOR THAT IS SLOPED NO MORE THAN 1:8 (1/4" PER FOOT OR NOMINALLY 2%) FOR POSITIVE DRAINAGE. THIS LANDING AREA SHALL BE NO LESS THAN 60 INCHES (6 FEET) LONG, EXCEPT WHERE OTHERWISE PERMITTED BY ADA STANDARDS FOR ALTERNATIVE DOORWAY OPENING CONDITIONS (SEE IFC/ANSI A117.1-2009 AND OTHER REFERENCES INCORPORATED BY CODE).

THE CONTRACTOR SHALL REVIEW THE INTENDED CONSTRUCTION WITH THE LOCAL BUILDING CODE OFFICIAL PRIOR TO COMMENCING WORK. ALL PERMITS FOR CONSTRUCTION SHALL BE COORDINATED BY THE CONTRACTOR.

GENERAL SITE PLAN NOTES

- THIS PLAN REFERENCES A SURVEY PREPARED BY:

AUSFELD & WALDRUFF LAND SURVEYORS LLP
514 STATE STREET
SCHENECTADY, NY 12305
DATED: SEPTEMBER 22, 2010
- SPECIFIC RESOURCES, TECHNICAL REPORTS, DESIGN DOCUMENTS, ET AL, RELATED TO THIS PROJECT INCLUDE (BUT MAY NOT BE LIMITED TO) THE FOLLOWING:

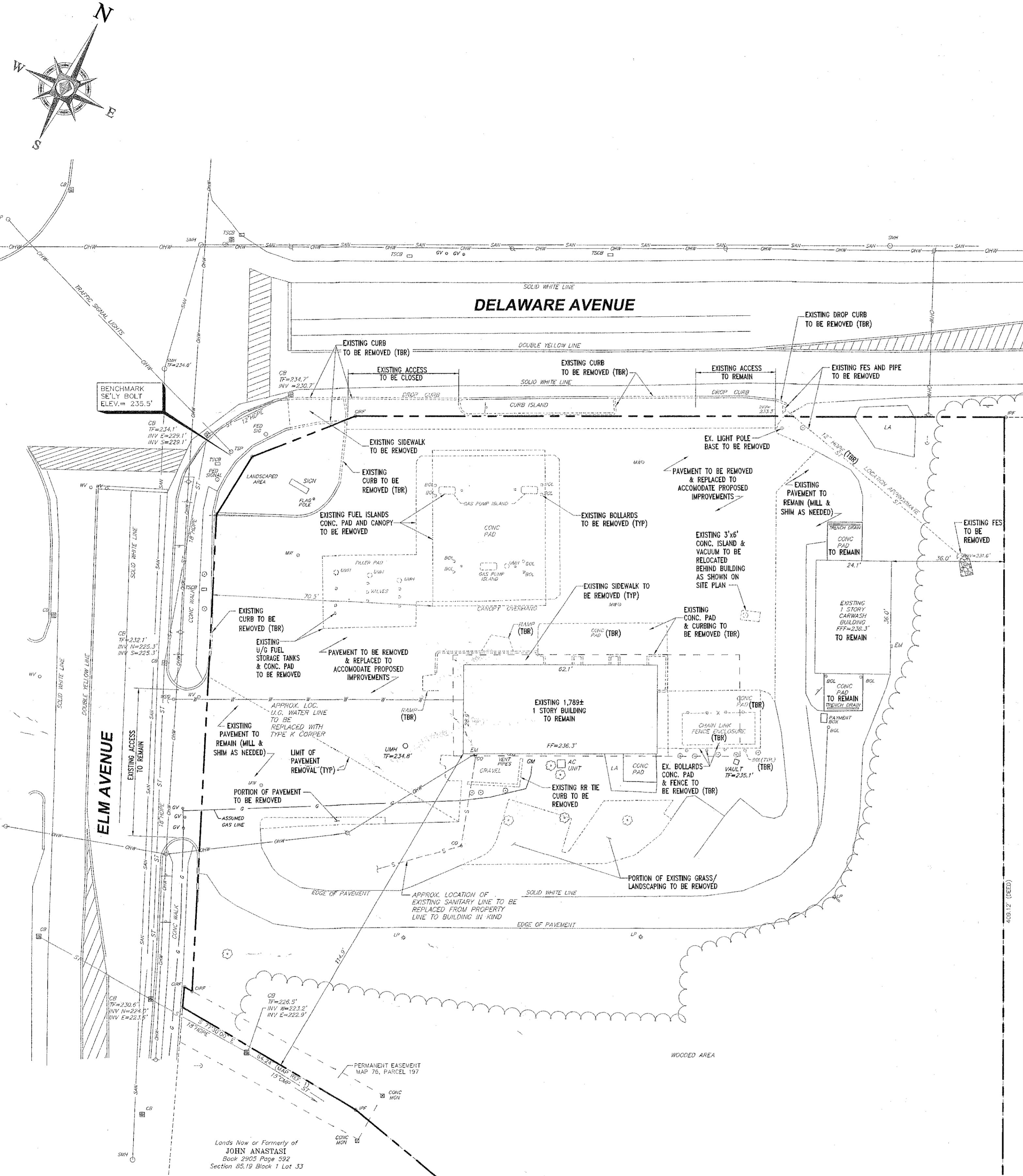
-SURVEY: "BOUNDARY & TOPOGRAPHIC SURVEY OF THE LANDS OF DELMAR HOLDINGS, LLC" PREPARED BY AUSFELD & WALDRUFF LAND SURVEYORS LLP, SCHENECTADY, NY, SCALE: 1"=20', DATED SEPTEMBER 22, 2010
- CONTRACTOR IS RESPONSIBLE FOR OBTAINING THESE DOCUMENTS AND FAMILIARIZING THEMSELVES WITH SAME FOR APPLICATION BOTH PRIOR TO AND DURING CONSTRUCTION.
- ALL ELEVATIONS SHOWN ARE IN REFERENCE TO THE REFERENCED SURVEYOR'S BENCHMARK AND MUST BE VERIFIED BY THE GENERAL CONTRACTOR PRIOR TO GROUNDBREAK.
- APPLICANT:
DELMAR HOLDINGS, LLC
594 DELAWARE AVENUE
DELMAR, NY 12054
- PARCEL DATA: LOT IS SHOWN AS 85.19 - 1 ON THE TOWN OF BETHLEHEM ASSESSOR'S MAP.
- ALL HANDICAP PARKING SPACES SHALL BE CONSTRUCTED TO MEET CURRENT ADA, ANSI & NYS BUILDING CODE REQUIREMENTS.
- PRIOR TO STARTING CONSTRUCTION, THE CONTRACTOR SHALL ENSURE THAT ALL REQUIRED PERMITS AND APPROVALS HAVE BEEN OBTAINED. NO CONSTRUCTION OR FABRICATION SHALL BEGIN UNTIL THE CONTRACTOR HAS RECEIVED AND THOROUGHLY REVIEWED ALL PLANS AND OTHER DOCUMENTS BY ALL OF THE PERMITTING AUTHORITIES.
- THE OWNER/CONTRACTOR SHALL BE FAMILIAR WITH AND RESPONSIBLE FOR ANY/ALL CERTIFICATIONS, INSPECTIONS, ETC. REQUIRED BY ALL GOVERNING JURISDICTIONAL AGENCIES DURING AND AFTER CONSTRUCTION FOR SIGN-OFF AND CERTIFICATE OF OCCUPANCY ISSUANCE, INCLUDING BUT NOT LIMITED TO PROCUREMENT OF SERVICES, SCHEDULING OF FIELD OBSERVATIONS AND COORDINATION WITH REPRESENTATIVES OF THE APPROPRIATE PARTIES.
- ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS AND THE REQUIREMENTS AND STANDARDS OF THE LOCAL GOVERNING AUTHORITY.
- THE GEOTECHNICAL REPORT AND RECOMMENDATIONS SET FORTH THEREIN ARE A PART OF THE REQUIRED CONSTRUCTION DOCUMENTS AND IN CASE OF CONFLICT SHALL TAKE PRIORITY UNLESS SPECIFICALLY NOTED OTHERWISE IN THE PLANS. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IN WRITING OF ANY SUCH DISCREPANCY BETWEEN GEOTECHNICAL REPORT AND PLANS, ETC.
- THE PROPERTY SURVEY SHALL BE CONSIDERED A PART OF THESE PLANS.
- THESE PLANS ARE BASED ON INFORMATION PROVIDED TO BOHLER ENGINEERING AT THE TIME OF PLAN PREPARATION. CONTRACTOR SHALL VERIFY EXISTING CONDITIONS AND NOTIFY BOHLER ENGINEERING IF ACTUAL SITE CONDITIONS DIFFER FROM THOSE SHOWN ON THE PLAN, OR IF THE PROPOSED WORK WOULD BE INHIBITED BY ANY OTHER SITE FEATURES.
- ALL DIMENSIONS SHOWN ON THE PLANS SHALL BE FIELD VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOTIFY ENGINEER IN WRITING IF ANY DISCREPANCIES EXIST PRIOR TO PROCEEDING WITH CONSTRUCTION. NO EXTRA COMPENSATION SHALL BE PAID TO THE CONTRACTOR FOR WORK HAVING TO BE REDONE DUE TO DIMENSIONS OR GRADES SHOWN INCORRECTLY ON THESE PLANS IF SUCH NOTIFICATION HAS NOT BEEN GIVEN.
- CONTRACTOR SHALL REFER TO THE ARCHITECTURAL/BUILDING PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF ENTRY/EXIT POINTS, ELEVATIONS, PRECISE BUILDING DIMENSIONS, EXACT BUILDING UTILITY LOCATIONS.
- DEBRIS SHALL NOT BE BURIED ON THIS SUBJECT SITE AND ALL UNSUITABLE EXCAVATED HAZARDOUS MATERIAL, AND DEBRIS (SOLID WASTE) SHALL BE DISPOSED OF IN ACCORDANCE WITH ALL TOWN, COUNTY, STATE AND FEDERAL LAWS AND APPLICABLE CODES.
- CONTRACTOR IS RESPONSIBLE FOR ALL SHORING REQUIRED DURING EXCAVATION (TO BE PERFORMED IN ACCORDANCE WITH CURRENT OSHA STANDARDS) AND ANY ADDITIONAL PROVISIONS TO ASSURE STABILITY OF CONTIGUOUS STRUCTURES, AS FIELD CONDITIONS DICTATE.
- CONTRACTOR IS TO EXERCISE EXTREME CARE WHEN PERFORMING ANY WORK ACTIVITIES ADJACENT TO PAVEMENT, STRUCTURES, ETC. TO REMAIN, CONTRACTOR SHALL BE RESPONSIBLE FOR TAKING THE APPROPRIATE MEASURES AS NECESSARY TO ENSURE THE STRUCTURAL STABILITY OF PAVEMENT, STRUCTURES, ETC. TO REMAIN, AND TO PROVIDE A SAFE WORK AREA.
- CONTRACTOR IS RESPONSIBLE FOR DOCUMENTING ALL EXISTING DAMAGE AND FOR NOTIFYING CONSTRUCTION MANAGER PRIOR TO START OF CONSTRUCTION. CONTRACTOR IS RESPONSIBLE FOR REPAIRING THE DAMAGE DONE TO ANY EXISTING ITEM DURING CONSTRUCTION SUCH AS BUT NOT LIMITED TO PAVEMENT, STRIPPING, CURB, ETC. THE CONTRACTOR SHALL BE RESPONSIBLE FOR AND SHALL REPLACE ALL SIGNAL INTERCONNECT CABLE, CONDUITS, AND ANY UNDERGROUND ACCESSORY EQUIPMENT DAMAGED DURING CONSTRUCTION. REPAIR SHALL BE EQUAL TO OR BETTER THAN EXISTING CONDITIONS.
- ALL CONCRETE SHALL HAVE THE MINIMUM COMPRESSIVE STRENGTH AT 28 DAYS AS INDICATED IN SPECIFICATIONS UNLESS OTHERWISE NOTED ON THE PLANS, DETAILS AND/OR GEOTECHNICAL REPORT.
- ENGINEER IS NOT RESPONSIBLE FOR CONSTRUCTION METHODS/MEANS FOR COMPLETION OF THE WORK DEPICTED ON THESE PLANS NOR ANY CONFLICTS/SCOPE REVISIONS WHICH RESULT FROM SAME. CONTRACTOR IS RESPONSIBLE FOR DETERMINING METHODS/MEANS FOR COMPLETION OF THE WORK PRIOR TO THE COMMENCEMENT OF CONSTRUCTION AND NOTIFICATION OF OWNER AND ENGINEER OF RECORD WHEN A CONFLICT IS IDENTIFIED.
- ENGINEER OF RECORD IS NOT RESPONSIBLE FOR JOB SITE SAFETY NOR HAVE THEY BEEN RETAINED FOR SUCH PURPOSES.
- ALL CONTRACTORS MUST CARRY STATUTORY WORKER'S COMPENSATION INSURANCE. EMPLOYER'S LIABILITY INSURANCE AND APPROPRIATE LIMITS OF COMMERCIAL GENERAL LIABILITY INSURANCE (CGI). ALL CONTRACTORS MUST HAVE THEIR CGI POLICIES ENDORSED TO NAME BOHLER ENGINEERING, AND ITS SUB-CONSULTANTS AS ADDITIONAL INSURED AND TO PROVIDE CONTRACTUAL LIABILITY COVERAGE SUFFICIENT TO HOLD HARMLESS AND INDEMNIFY OWNER AND ENGINEER OF RECORD AS WELL AS CONTRACTOR. ALL CONTRACTORS MUST FURNISH BOHLER ENGINEERING WITH CERTIFICATIONS OF INSURANCE AS EVIDENCE OF THE REQUIRED INSURANCE PRIOR TO COMMENCING WORK AND UPON RENEWAL OF EACH POLICY DURING THE ENTIRE PERIOD OF CONSTRUCTION. IN ADDITION, ALL CONTRACTORS WILL, TO THE FULLEST EXTENT PERMITTED BY LAW, INDEMNIFY AND HOLD HARMLESS BOHLER ENGINEERING AND ITS SUB-CONSULTANTS FROM AND AGAINST ANY DAMAGES, LIABILITIES OR COSTS, INCLUDING REASONABLE ATTORNEYS' FEES AND DEFENSE COSTS, ARISING OUT OF OR IN ANY WAY CONNECTED WITH THE PROJECT, INCLUDING ALL CLAIMS BY EMPLOYEES OF THE CONTRACTORS.
- NEITHER THE PROFESSIONAL ACTIVITIES OF BOHLER ENGINEERING, NOR THE PRESENCE OF BOHLER ENGINEERING OR ITS EMPLOYEES AND SUB-CONSULTANTS AT A CONSTRUCTION/PROJECT SITE, SHALL ELEVATE THE CONTRACTOR'S OBLIGATION, DUTIES AND RESPONSIBILITIES TO THE CONTRACTOR, DURING CONSTRUCTION, BUT NOT RELATED TO CONSTRUCTION METHODS/MEANS, SERVICE TECHNIQUES OR PROCEDURES NECESSARY FOR PERFORMING, SUPERVISING AND COORDINATING THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS AND ANY HEALTH OR SAFETY PRECAUTIONS REQUIRED BY ANY REGULATORY AGENCIES. BOHLER ENGINEERING AND ITS PERSONNEL HAVE NO AUTHORITY TO EXERCISE ANY CONTROL OVER ANY CONSTRUCTION CONTRACTOR OR ITS EMPLOYEES IN CONNECTION WITH THEIR WORK OR ANY HEAVY EQUIPMENT OR PROGRAMS OR PROCEDURES. THE GENERAL CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR JOB SITE SAFETY. BOHLER ENGINEERING SHALL BE IDENTIFIED AS THE GENERAL CONTRACTOR AND SHALL BE MADE ADDITIONAL INSURED UNDER THE GENERAL CONTRACTOR'S POLICIES OF GENERAL LIABILITY INSURANCE.
- BOHLER ENGINEERING SHALL REVIEW AND APPROVE OR TAKE OTHER APPROPRIATE ACTION ON THE CONTRACTOR'S SUBMISSIONS, SUCH AS SHOP DRAWINGS, PRODUCT DATA SHEETS, AND OTHER DATA, WHICH THE CONTRACTOR IS REQUIRED TO SUBMIT, BUT ONLY FOR THE LIMITED PURPOSE OF CHECKING FOR CONFORMANCE WITH THE DESIGN CONCEPT AND THE INFORMATION SHOWN IN THE CONSTRUCTION MEANS OR METHODS, COORDINATION OF THE WORK WITH OTHER TRADES, OR CONSTRUCTION SAFETY PRECAUTIONS, ALL OF WHICH ARE THE SOLE RESPONSIBILITY OF THE CONTRACTOR. BOHLER ENGINEERING SHALL NOT BE RESPONSIBLE FOR ANY DEFECTS IN THE CONTRACTOR'S WORK, PROVIDED THAT BOHLER ENGINEERING HAS REVIEWED THE ENTIRE ASSEMBLY OF WHICH THE ITEM IS A COMPONENT. BOHLER ENGINEERING SHALL NOT BE RESPONSIBLE FOR ANY DEVIATIONS FROM THE CONSTRUCTION DOCUMENTS NOT BROUGHT TO THE ATTENTION OF BOHLER ENGINEERING IN WRITING BY THE CONTRACTOR. BOHLER ENGINEERING SHALL NOT BE REQUIRED TO REVIEW PARTIAL SUBMISSIONS OR THOSE FOR WHICH SUBMISSIONS OF CORRELATED ITEMS HAVE NOT BEEN RECEIVED.
- IN AN EFFORT TO RESOLVE ANY CONFLICTS THAT ARISE DURING THE DESIGN AND CONSTRUCTION OF THE PROJECT OR FOLLOWING THE COMPLETION OF THE PROJECT, BOHLER ENGINEERING AND THE CONTRACTOR MUST AGREE THAT ALL DISPUTES BETWEEN THEM ARISING OUT OF OR RELATED TO THIS AGREEMENT OR THE PROJECT SHALL BE SUBMITTED TO NON-BINDING MEDIATION UNLESS THE PARTIES MUTUALLY AGREE OTHERWISE.
- THE CONTRACTOR MUST INCLUDE A MEDIATION PROVISION IN ALL AGREEMENTS WITH INDEPENDENT SUBCONTRACTORS AND CONSULTANTS RETAINED FOR THE PROJECT AND TO REQUIRE ALL INDEPENDENT CONTRACTORS AND CONSULTANTS TO INCLUDE A SIMILAR MEDIATION PROVISION IN ALL AGREEMENTS WITH THEIR SUBCONTRACTORS, SUB-CONSULTANTS, SUPPLIERS AND FABRICATORS, THEREBY PROVIDING FOR MEDIATION AS THE PRIMARY METHOD FOR DISPUTE RESOLUTION BETWEEN THE PARTIES TO ALL THOSE AGREEMENTS.
- IF THE CONTRACTOR DEVIATES FROM THE PLANS AND SPECIFICATIONS, INCLUDING THE NOTES CONTAINED THEREON, WITHOUT FIRST OBTAINING PRIOR WRITTEN AUTHORIZATION FOR SUCH DEVIATIONS FROM THE OWNER AND ENGINEER, IT SHALL BE RESPONSIBLE FOR THE PAYMENT OF ALL COSTS TO CORRECT ANY WORK DONE, ALL FINES OR PENALTIES ASSESSED WITH RESPECT THERETO AND ALL COMPENSATORY OR PUNITIVE DAMAGES RESULTING THEREFROM. THE CONTRACTOR SHALL INDEMNIFY AND HOLD THE OWNER AND ENGINEER HARMLESS FROM ALL SUCH COSTS TO CORRECT ANY SUCH WORK AND FROM ALL SUCH FINES AND PENALTIES, COMPENSATION AND PUNITIVE DAMAGES AND COSTS OF ANY NATURE RESULTING THEREFROM.

GENERAL GRADING & UTILITY PLAN NOTES

- LOCATION OF ALL EXISTING AND PROPOSED SERVICES ARE APPROXIMATE AND MUST BE CONFIRMED INDEPENDENTLY WITH LOCAL UTILITY COMPANIES PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION OR EXCAVATION. SANITARY SEWER AND ALL OTHER UTILITY SERVICE CONNECTION POINTS SHALL BE CONFIRMED INDEPENDENTLY BY THE CONTRACTOR IN FIELD PRIOR TO THE COMMENCEMENT OF CONSTRUCTION. ALL DISCREPANCIES SHALL BE REPORTED IMMEDIATELY IN WRITING TO THE ENGINEER. CONSTRUCTION SHALL COMMENCE BEGINNING AT THE LOWEST INVERT (POINT OF CONNECTION) AND PROGRESS UP GRADIENT. ALL PROPOSED INTERFACE POINTS (CROSSINGS) WITH EXISTING UNDERGROUND UTILITIES SHALL BE FIELD VERIFIED BY TEST PIT PRIOR TO COMMENCEMENT OF CONSTRUCTION.
- ALL UTILITIES AND SERVICES INCLUDING, BUT NOT LIMITED TO, GAS, WATER, ELECTRIC, SANITARY AND STORM SEWER, TELEPHONE, CABLE, FIBER OPTIC CABLE, ETC. WITHIN THE LIMITS OF DISTURBANCE SHALL BE VERTICALLY AND HORIZONTALLY LOCATED. THE CONTRACTOR SHALL USE AND COMPLY WITH THE REQUIREMENTS OF THE APPLICABLE UTILITY NOTIFICATION SYSTEM TO LOCATE ALL THE UNDERGROUND UTILITIES. THE CONTRACTOR IS RESPONSIBLE FOR REPAIRS OF DAMAGE TO ANY EXISTING UTILITIES DURING CONSTRUCTION AT NO COST TO THE OWNER.
- IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO REVIEW ALL OF THE DRAWINGS AND SPECIFICATIONS ASSOCIATED WITH THE PROJECT. WORK SCOPE RELATED TO THE INSTALLATION OF CONSTRUCTION UTILITIES SHALL BE COORDINATED BY THE CONTRACTOR. THE CONTRACTOR IS RESPONSIBLE FOR NOTIFYING BOHLER ENGINEERING IN WRITING PRIOR TO THE START OF CONSTRUCTION. FAILURE BY THE CONTRACTOR TO NOTIFY THE PROJECT ENGINEER SHALL CONSTITUTE ACCEPTANCE OF FULL RESPONSIBILITY BY THE CONTRACTOR TO COMPLETE THE SCOPE OF WORK AS DEFINED BY THE DRAWINGS AND IN FULL COMPLIANCE WITH LOCAL REGULATIONS AND CODES.
- DEFINE AND LOCATE VERTICALLY AND HORIZONTALLY ALL ACTIVE UTILITY AND/OR SERVICE SYSTEMS THAT ARE TO BE REMOVED. THE CONTRACTOR IS RESPONSIBLE TO PROTECT AND MAINTAIN ALL ACTIVE SYSTEMS THAT ARE NOT BEING REMOVED/RELOCATED DURING SITE ACTIVITY.
- THE CONTRACTOR SHALL FAMILIARIZE THEMSELVES WITH THE APPLICABLE UTILITY SERVICE PROVIDER REQUIREMENTS FOR ALL COORDINATION REGARDING UTILITY DEMOLITION AS IDENTIFIED OR REQUIRED FOR PROJECT. THE CONTRACTOR SHALL PROVIDE THE OWNER WRITTEN NOTIFICATION THAT THE EXISTING UTILITIES AND SERVICES HAVE BEEN TERMINATED AND ABANDONED IN ACCORDANCE WITH JURISDICTION AND UTILITY COMPANY REQUIREMENTS.
- CONTRACTOR IS RESPONSIBLE FOR COORDINATION OF SITE PLAN DOCUMENTS AND ARCHITECTURAL DESIGN FOR EXISTING UTILITY CONNECTION LOCATIONS, GROUND TRAP REQUIREMENTS, DOOR ACCESS, AND EXTERIOR GRADING. THE UTILITY SERVICE SIZES ARE TO BE DETERMINED BY THE ARCHITECT. THE CONTRACTOR SHALL COORDINATE INSTALLATION OF UTILITIES/SERVICES WITH THE INDIVIDUAL COMPANIES, TO AVOID CONFLICTS AND ENSURE PROPER DEPTHS ARE ACHIEVED. THE JURISDICTION UTILITY REQUIREMENTS SHALL ALSO BE MET, AS WELL AS COORDINATING THE UTILITY TIE-INS/CONNECTIONS PRIOR TO CONNECTING TO THE EXISTING UTILITY/SERVICE, WHERE CONFLICTS EXIST WITH THESE SITE PLANS. ENGINEER IS TO BE NOTIFIED PRIOR TO CONSTRUCTION TO RESOLVE SAME.
- WATER SERVICE MATERIALS, BURIAL DEPTH, AND COVER REQUIREMENTS SHALL BE SPECIFIED BY THE LOCAL UTILITY COMPANY. CONTRACTOR'S PRICE FOR WATER SERVICE SHALL INCLUDE ALL FEES AND APPURTENANCES REQUIRED BY THE UTILITY TO PROVIDE A COMPLETE WORKING SERVICE.
- ALL NEW UTILITIES/SERVICES, INCLUDING ELECTRIC, TELEPHONE, CABLE TV, ETC. ARE TO BE INSTALLED UNDERGROUND. ALL NEW UTILITIES/SERVICES SHALL BE INSTALLED IN ACCORDANCE WITH THE UTILITY/SERVICE PROVIDER INSTALLATION SPECIFICATIONS AND STANDARDS.
- SITE GRADING SHALL BE PERFORMED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS AND THE RECOMMENDATIONS SET FORTH IN THE GEOTECHNICAL REPORT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING AND REPLACING WITH SUITABLE MATERIALS AS SPECIFIED IN THE GEOTECHNICAL REPORT. ALL EXCAVATED OR FILLED AREAS SHALL BE COMPACTED AS OUTLINED IN THE GEOTECHNICAL REPORT. MOISTURE CONTENT AT TIME OF PLACEMENT SHALL BE SUBMITTED IN COMPACTATION REPORT PREPARED BY A QUALIFIED GEOTECHNICAL ENGINEER, REGISTERED WITH THE STATE WHERE THE WORK IS PERFORMED. VERTICALLY, THAT ALL EXCAVATED AREAS ARE TO BE FILLED AND COMPACTED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS. THE CONTRACTOR SHALL NOT USE SUB-BASE FOR SIDEWALKS, CURB, OR ASPHALT THAT IS FREE OF ORGANICS AND OTHER UNSUITABLE MATERIALS. SHOULD SUB-BASE BE DEEMED UNSUITABLE BY OWNER OR OWNER'S REPRESENTATIVE, SUB-BASE IS TO BE REMOVED AND FILLED WITH APPROVED FILL MATERIAL COMPACTED AS DIRECTED BY THE GEOTECHNICAL REPORT.
- ALL FILL, COMPACTION, AND BACKFILL MATERIALS REQUIRED FOR UTILITY INSTALLATION SHALL BE AS PER THE RECOMMENDATIONS PROVIDED IN THE GEOTECHNICAL REPORT AND SHALL BE COORDINATED WITH THE APPLICABLE UTILITY COMPANY SPECIFICATIONS.
- THE CONTRACTOR SHALL COMPLY TO THE FULLEST EXTENT WITH THE LATEST OSHA STANDARDS AND REGULATIONS, OR ANY OTHER AGENCY HAVING JURISDICTION FOR EXCAVATION AND TRENCHING PROCEDURES. THE CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE "MEANS AND METHODS" REQUIRED TO MEET THE INTENT AND PERFORMANCE CRITERIA OF OSHA, AS WELL AS ANY OTHER ENTITY THAT HAS JURISDICTION FOR EXCAVATION AND/OR TRENCHING PROCEDURES.
- PAVEMENT SHALL BE SAW CUT IN STRAIGHT LINES TO THE FULL DEPTH OF THE EXISTING PAVEMENT. ALL DEBRIS FROM REMOVAL OPERATIONS SHALL BE REMOVED FROM THE SITE AT THE TIME OF EXCAVATION. STOCKPILING OF DEBRIS WILL NOT BE PERMITTED.
- THE TOPS OF EXISTING MANHOLES, INLET STRUCTURES, AND SANITARY CLEANOUT TOPS SHALL BE ADJUSTED, IF REQUIRED, TO MATCH PROPOSED GRADES IN ACCORDANCE WITH ALL APPLICABLE STANDARDS.
- THE CONTRACTOR IS RESPONSIBLE FOR VERIFICATION OF EXISTING TOPOGRAPHIC INFORMATION AND UTILITY INVERT ELEVATIONS PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION. CONTRACTOR TO ENSURE 0.75% MINIMUM SLOPE ALONG ALL ISLANDS, GUTTERS, AND CURBS: 1.0% ON ALL CONCRETE SURFACES; AND 1.0% MINIMUM ON ASPHALT, TO PREVENT PONDING. ANY DISCREPANCIES THAT MAY AFFECT THE PUBLIC SAFETY OR PROJECT COST MUST BE IDENTIFIED TO THE ENGINEER IN WRITING IMMEDIATELY, PROCEEDING WITH CONSTRUCTION WITHOUT NOTIFICATION IS DONE SO AT THE CONTRACTOR'S OWN RISK.
- PROPOSED TOP OF CURB ELEVATIONS ARE GENERALLY 6" ABOVE EXISTING LOCAL ASPHALT GRADE UNLESS OTHERWISE NOTED. FIELD ADJUST TO CREATE A MINIMUM OF 0.75% GUTTER GRADE ALONG CURB FACE. ENGINEER TO APPROVE FINAL CURBING CUT SHEETS PRIOR TO INSTALLATION.
- REFER TO SITE PLAN FOR ADDITIONAL NOTES.
- IN CASE OF DISCREPANCIES BETWEEN PLANS OR RELATED TO OTHER PLANS, THE SITE PLAN WILL TAKE PRIORITY. IMMEDIATELY NOTIFY THE ENGINEER IN WRITING OF ANY CONFLICTS.
- CONTRACTOR SHALL BE REQUIRED TO SECURE ALL NECESSARY PERMITS AND APPROVALS FOR ALL OFF-SITE MATERIAL SOURCES AND DISPOSAL FACILITIES. CONTRACTOR SHALL SUPPLY A COPY OF APPROVALS TO ENGINEER AND OWNER PRIOR TO INITIATING WORK.

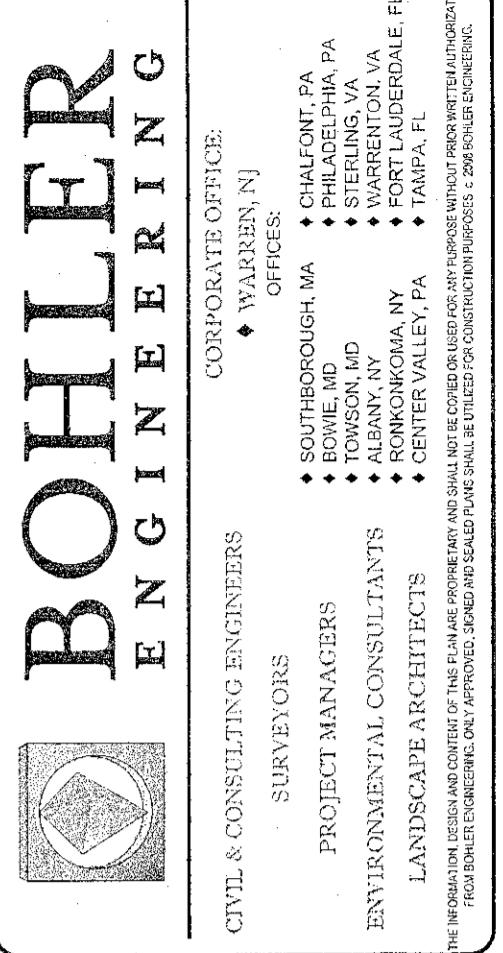
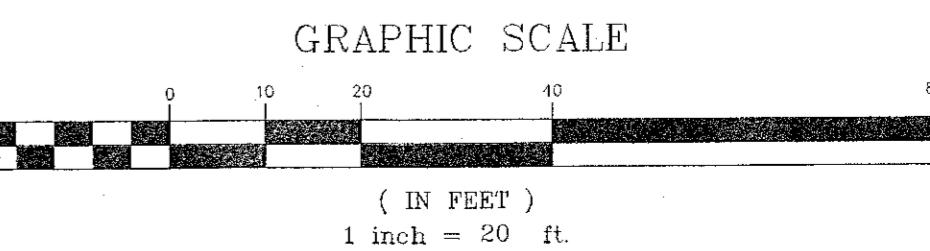
TYPICAL ABBREVIATIONS

KEY	DESCRIPTION
BC	BOTTOM CURB
TC	TOP CURB
EXIST	EXISTING
BM	BENCHMARK
EOP	EDGE OF PAVEMENT
CL	CENTERLINE
FF	FINISHED FLOOR
GF	GARAGE FLOOR (AT DOOR)
VIF	VERIFY IN FIELD
GC	GENERAL CONTRACTOR
BF	BASEMENT FLOOR
BOW	BOTTOM OF WALL GRADE
TOW	TOP OF WALL
GL	GRADE LOWER SIDE OF WALL
GH	GRADE HIGHER SIDE OF WALL
HP	HIGH POINT
LP	LOW POINT
TYP	TYPICAL RADIUS
INT	INTERSECTION
PC	POINT OF CURVATURE
PT</	

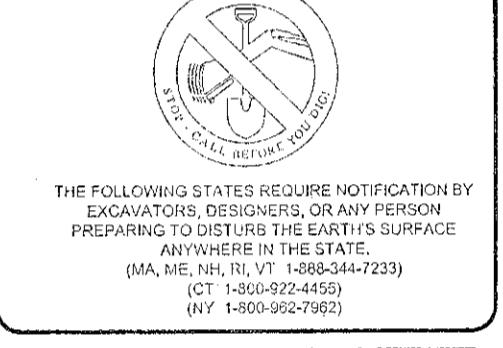


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REFER TO GENERAL NOTES SHEET FOR THIS SHEET NOTES



REVISIONS			
REV	DATE	COMMENT	BY
1	07/26/11	REVISED PER TOWN COMMENTS	SMV
2	08/29/11	REVISED PER TOWN COMMENTS	BR
3	09/14/11	REVISED PER TOWN & OWN COMMENTS	SH
4	10/26/11	REVISED PER PLANNING COMMENTS	SH
5	11/09/11	REVISED PER TOWN ENG. COMMENTS	SH
6	01/09/12	FOR TOWN APPROVAL	SH
7	02/01/12	PER CLIENT COMMENTS	SH
8	02/13/12	FOR TOWN APPROVAL	SH
9			

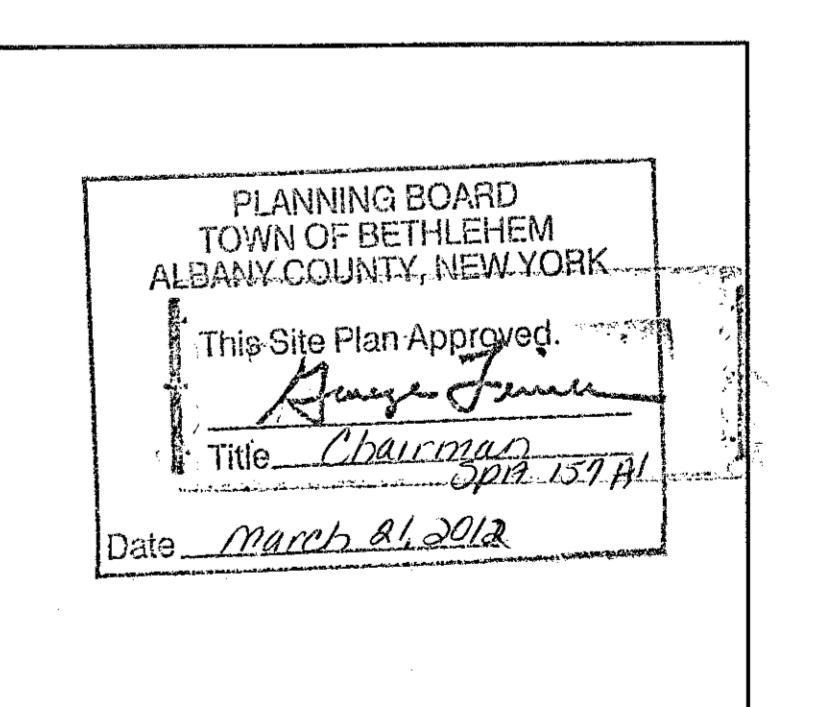


PERMIT SET			
PROJECT No.:	B100149	SG	
DRAWN BY:	CEB		
CHECKED BY:			
DATE:	5/6/11		
SCALE:			
CAD ID:	B100149S10		

PROJECT:
PROPOSED CONVENIENCE STORE MODIFICATIONS
FOR
DELMAR HOLDINGS

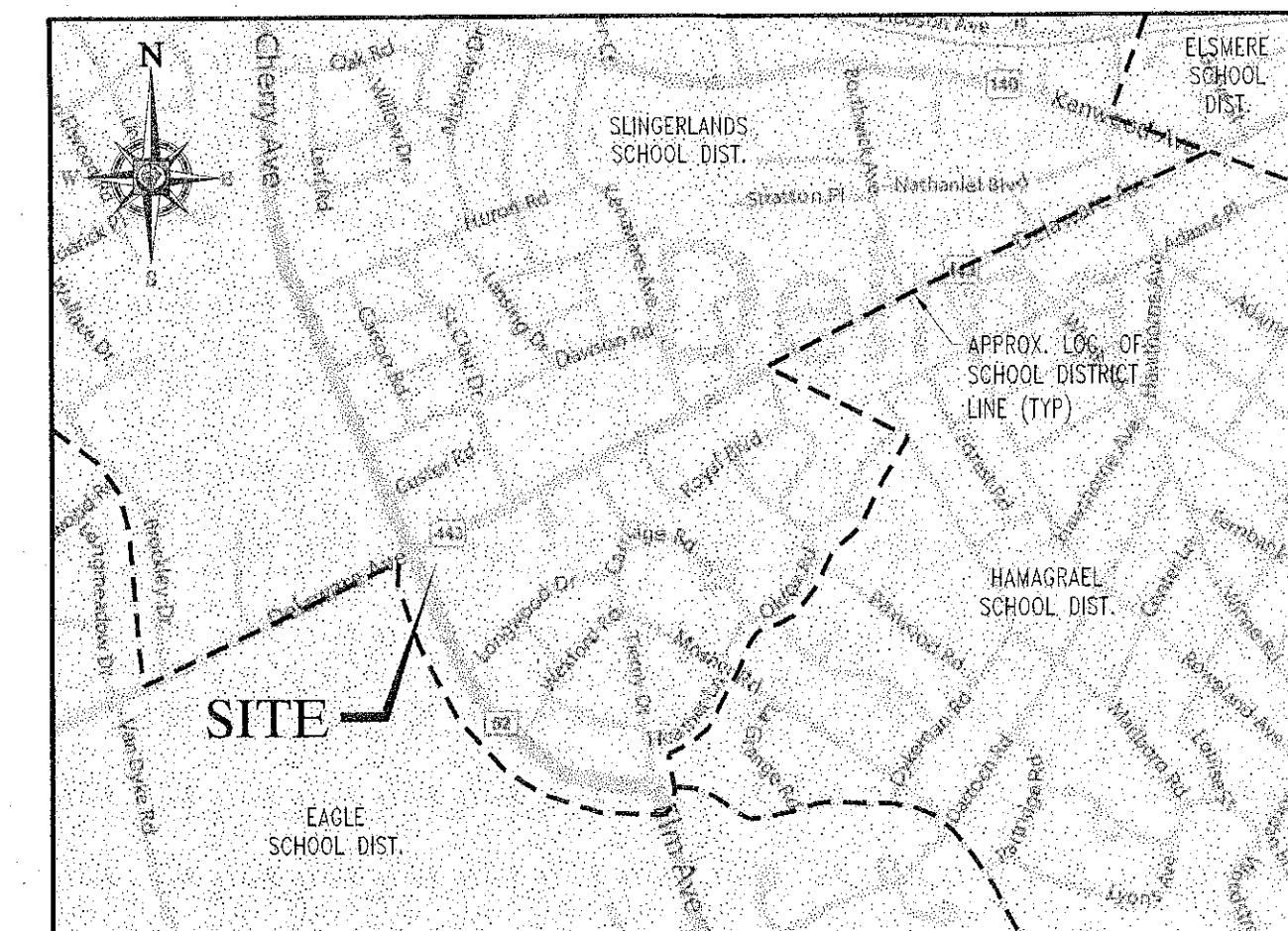
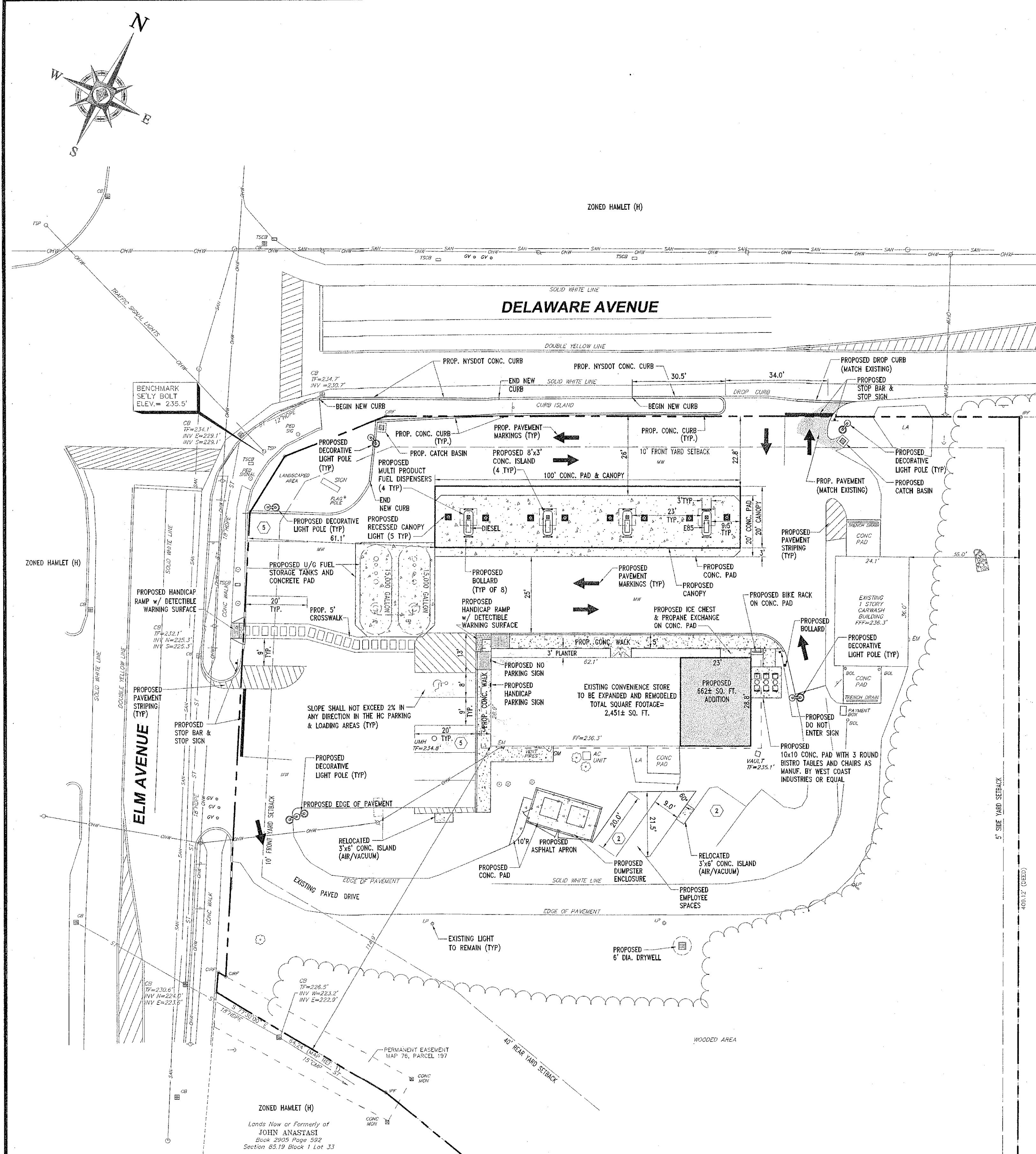
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TOWN OF BETHLEHEM APPROVAL AREA

SHEET TITLE: EXISTING CONDITIONS/ DEMO PLAN
SHEET NUMBER: 3
GRAPHIC SCALE
(IN FEET)
1 inch = 20 ft.
REV. 8



NOTE: SITE IS LOCATED WITH THE DELMAR FIRE DISTRICT, THE TOWN OF BETHLEHEM WATER DISTRICT AND THE TOWN OF BETHLEHEM SEWER DISTRICT.

SITE LOCATION MAP

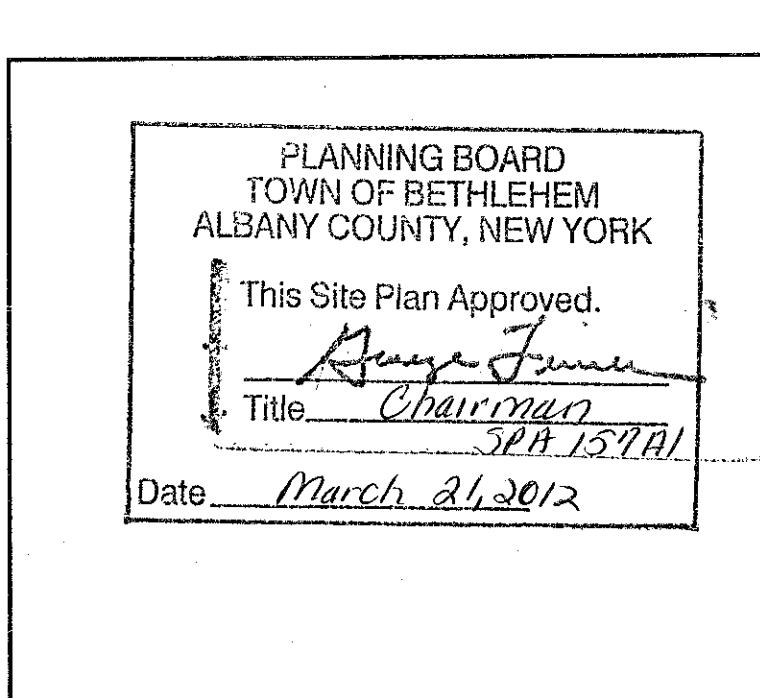
NOT TO SCALE

TOWN OF BETHLEHEM
STANDARD NOTES FOR PLANS:

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 ELEVATION BASE.
3. PRIOR TO ANY WORK IN THE TOWN RIGHT-OF-WAY, THE CONTRACTOR SHALL OBTAIN A HIGHWAY WORK PERMIT FROM THE TOWN HIGHWAY SUPERINTENDENT.
4. PRIOR TO ANY WORK IN THE STATE RIGHT-OF-WAY, A HIGHWAY WORK PERMIT FROM THE NEW YORK STATE DEPARTMENT OF TRANSPORTATION IS REQUIRED.
5. PRIOR TO ANY WORK ON SANITARY SEWER AND WATER, THE CONTRACTOR SHALL OBTAIN THE NECESSARY PERMITS FROM THE TOWN DEPARTMENT OF PUBLIC WORKS.
6. ALL CONTROLLED FILL SHALL BE CERTIFIED BY A LICENSED SOILS ENGINEER, THAT PLACEMENT OF THE MATERIAL WAS DONE IN A MANNER SUITABLE FOR THE CONSTRUCTION OF THE ROAD AND THE INSTALLATION OF WATER MAIN, STORM SEWERS, AND SANITARY SEWERS. TO THIS END, NO FILL SHALL BE PLACED IN AREAS IDENTIFIED ON THESE PLANS AS CONTROLLED FILL AREAS UNTIL THE CERTIFYING SOILS ENGINEER HAS BEEN CONSULTED.
7. FOR PROJECTS WITH PRESERVED FEDERAL WETLANDS, THE TOWN HAS NO CONTROL OVER AND ACCEPTS NO RESPONSIBILITY FOR THE FUTURE DRAINAGE PROBLEMS THAT COULD OCCUR IN THESE AREAS. THIS PERTAINS WHETHER SUCH PROBLEMS ARE A RESULT OF LEAVING THE AREAS AS THEY PRESENTLY EXIST, OR A RESULT OF FUTURE LOT OWNERS FILLING IN AND AROUND THE AREAS WITHOUT REGARD FOR LOCAL DRAINAGE PATTERNS.
8. THE CONTRACTOR SHALL CALL THE U.F.P.O. (1-800-962-7962) THREE WORKING DAYS PRIOR TO ANY EXCAVATION TO HAVE UNDERGROUND UTILITIES LOCATED IN THE FIELD.
9. NO SUMP PUMP, ROOF DRAINS, CELLAR DRAINS, OR FOOTING DRAINS SHALL BE CONNECTED TO THE SANITARY SEWER SYSTEM.
10. LIMITS OF CLEARING AND GRADING ARE TO BE MARKED IN THE FIELD AND SILT FENCING INSTALLED PRIOR TO COMMENCEMENT OF THE SITE WORK.

ZONING ANALYSIS TABLE			
ZONING DISTRICT	H (HAMLET) CONVENIENCE STORE MINI-MART ALLOWED USE SUBJECT TO SITE PLAN APPROVAL		
ZONE CRITERIA	REQUIRED	EXISTING	PROPOSED
MINIMUM LOT AREA	7,000 S.F.	73,078± S.F.	UNCHANGED
MINIMUM LOT WIDTH	50 FT	251.8 FT	UNCHANGED
(FROM DELAWARE AVENUE ROW) MIN. FRONT YARD STBK.	10 FT	10.9 FT	22.8 FT
(FROM ELM AVENUE ROW) MIN. FRONT YARD STBK.	10 FT	70.5 FT	61.1 FT
MIN. REAR YARD STBK.	40 FT	114.9 FT	UNCHANGED
MIN. SIDE YARD STBK.	5 FT	36.0 FT	UNCHANGED
MAX. BUILDING HEIGHT	35 FT	15 FT±	20 FT±
MAX. LOT COVERAGE (BLDG.)	75%	2.4%	3.4%
PARKING REQUIREMENTS 1 SPACE/250 S.F. GROSS FLOOR AREA	(2,451 S.F./250)= 10 SPACES	N/A	14
MIN. HW FRONTAGE	40 FT	423.2 FT	UNCHANGED
MIN. LOT DEPTH	100 FT	288 FT	UNCHANGED

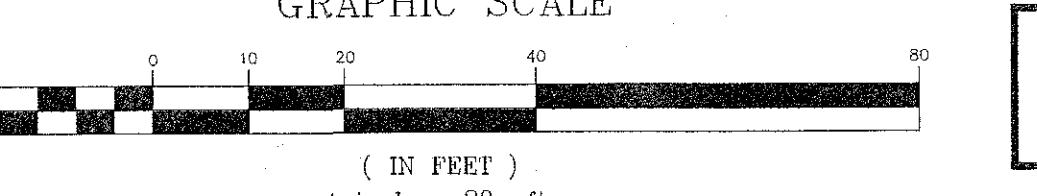
SITE STATISTICS						
	EXISTING			PROPOSED		
	S.F.	ACRES	% COV.	S.F.	ACRES	% COV.
TOTAL LOT AREA	73,078	1.68	100	73,078	1.68	100
TOTAL BUILDING AREA	1,789	0.04	2.4	2,451	0.06	3.4
TOTAL PAVEMENT/ CONC. AREA	26,528	0.61	36.3	25,719	0.59	35.1



OWN OF BETHELHEM APPROVAL AREA

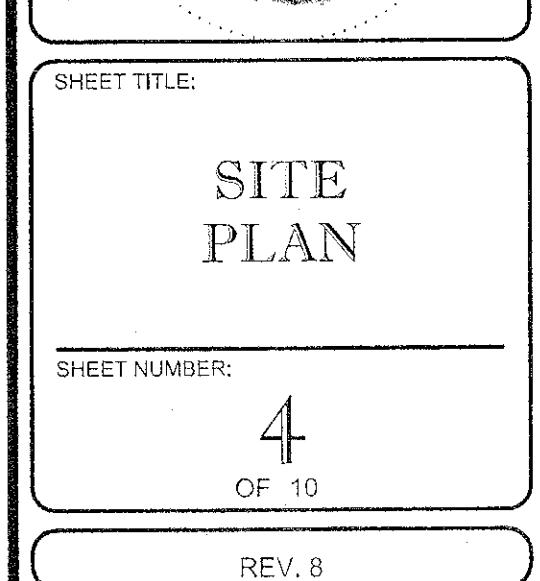
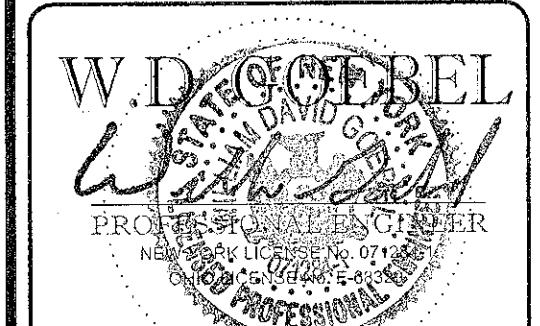
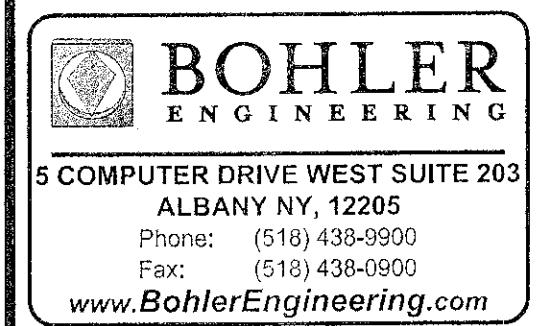
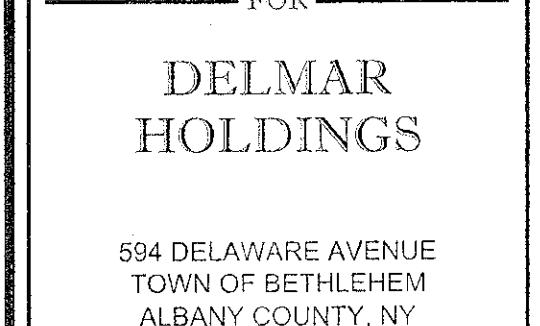
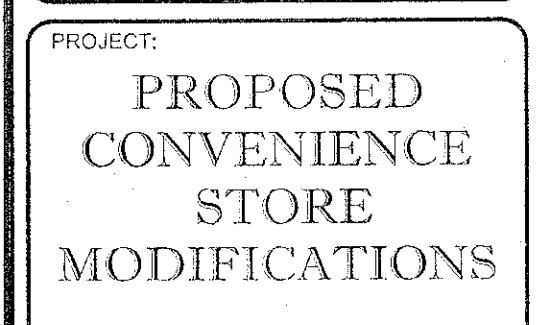
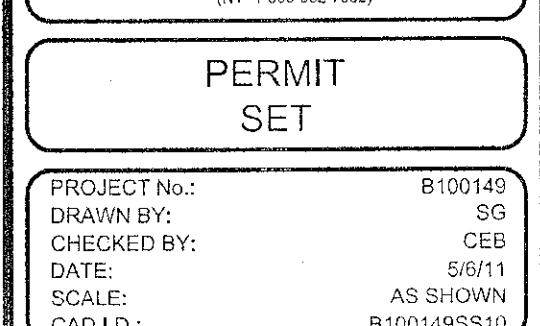
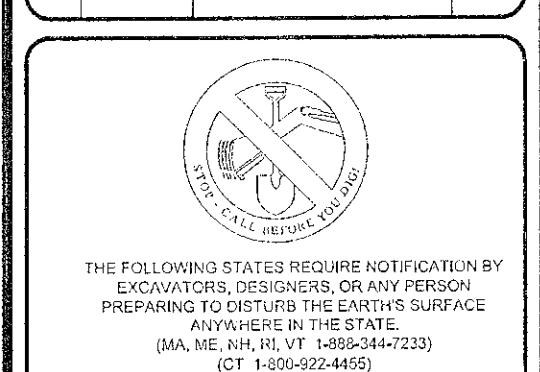
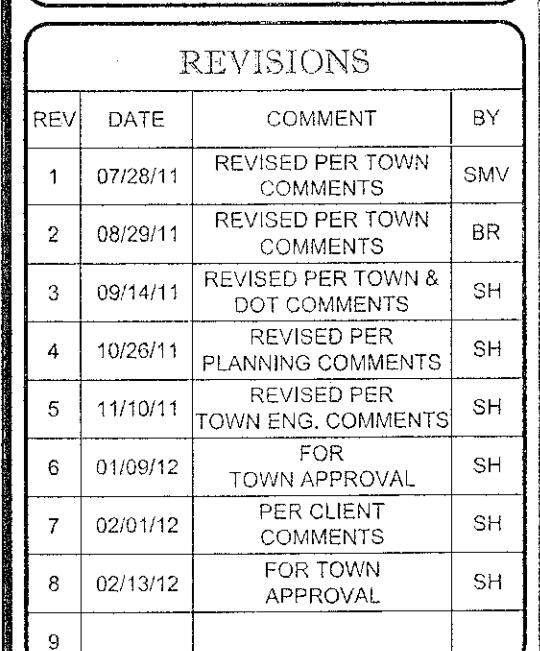
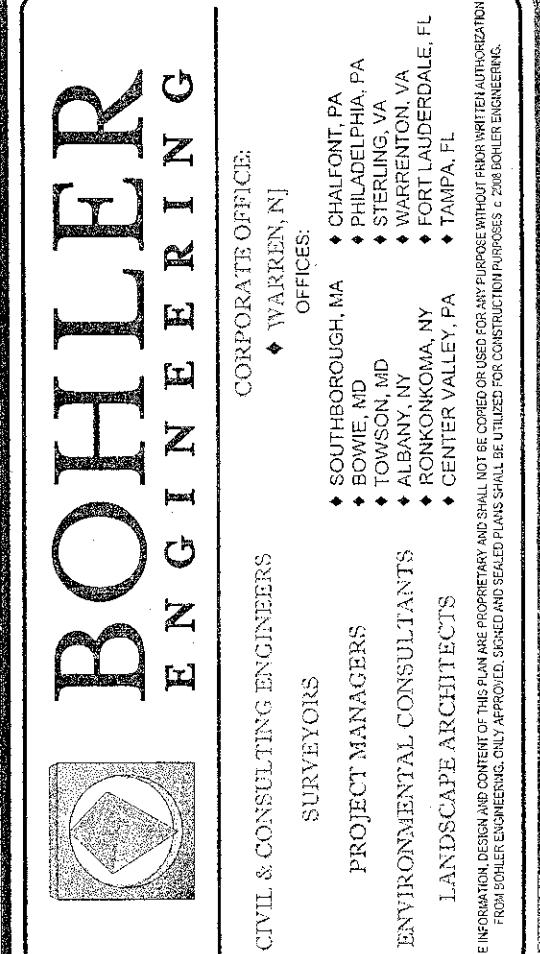


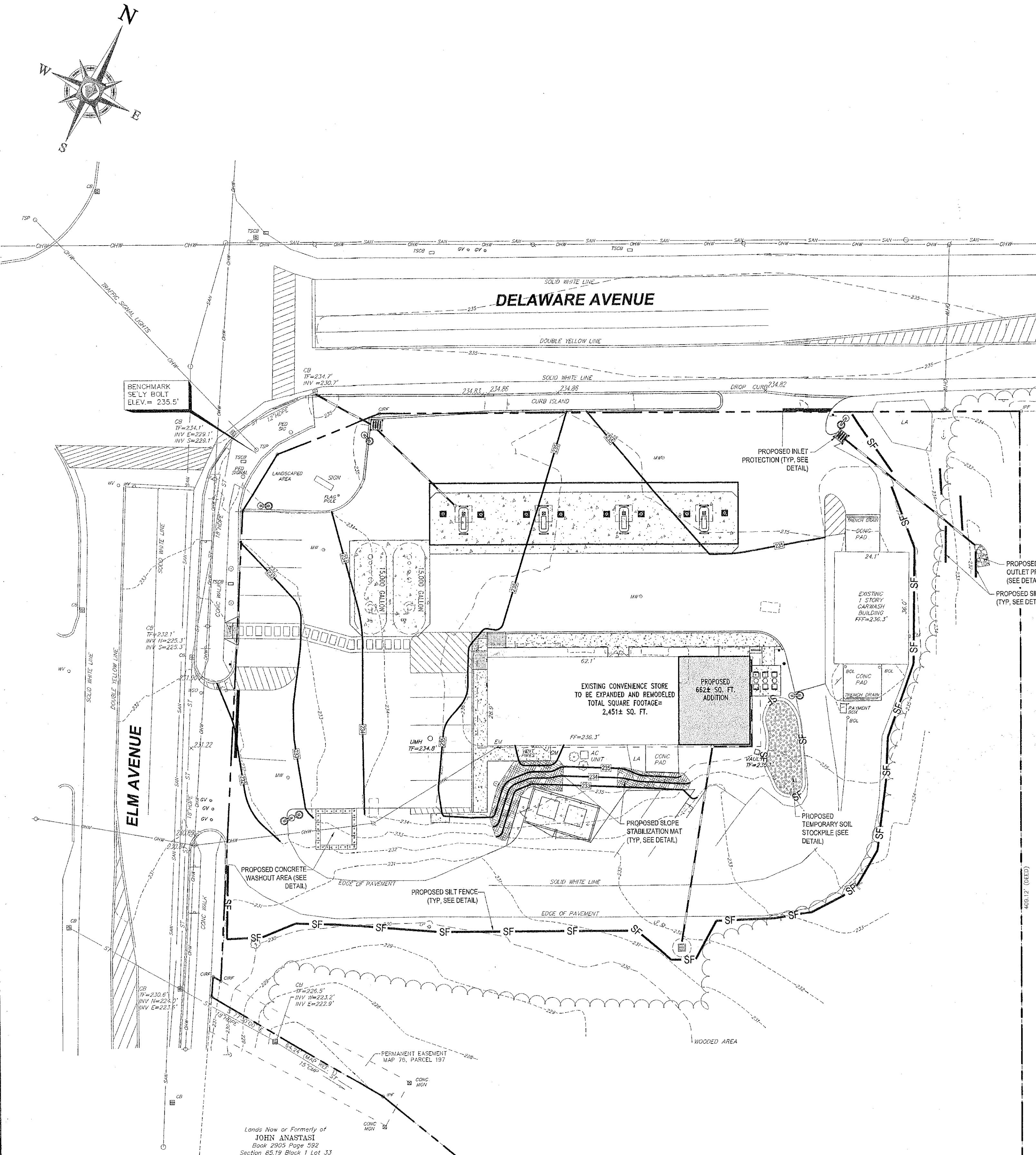
GRADING SCALE



REFER TO GENERAL NOTES SHEET FOR THIS
SHEET NOTES

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EROSION & SEDIMENT CONTROL NOTES

1. ALL SEDIMENT AND EROSION CONTROL MEASURES SHALL BE DONE IN ACCORDANCE WITH ALL FEDERAL, STATE AND LOCAL REGULATIONS.
2. THOSE AREAS UNDERGOING ACTUAL CONSTRUCTION WILL BE LEFT IN AN UNTREATED OR UNVEGETATED CONDITION FOR A MINIMUM TIME. ALL SOILS MUST BE STABILIZED WITHIN 14 DAYS AFTER BEING WORKED.
3. SEDIMENT BARRIERS (SILT FENCE, HAY BARRIERS, ETC.) SHOULD BE INSTALLED PRIOR TO ANY SOIL DISTURBANCE OF THE CONTRIBUTING DRAINAGE AREA ABOVE THEM. MULCH NETTING SHALL BE USED TO ANCHOR MULCH IN ALL AREAS WITH SLOPES GREATER THAN 15%. AFTER OCTOBER 1ST, THE SAME APPLIES FOR ALL SLOPES GREATER THAN 8%.
4. INSTALL SEDIMENT BARRIERS AT TOE OF SLOPE TO FILTER SILT FROM RUNOFF. SEE DETAILS FOR PROPER INSTALLATION. SEDIMENT BARRIERS WILL REMAIN IN PLACE PER NOTE #5.
5. ALL EROSION CONTROL STRUCTURES WILL BE INSPECTED, REPLACED AND/OR REPAIRED EVERY 7 DAYS AND IMMEDIATELY FOLLOWING ANY SIGNIFICANT RAINFALL OF SNOW MELT OR WHEN NO LONGER SERVICEABLE DUE TO SEDIMENT ACCUMULATION OR DECOMPOSITION. SEDIMENT DEPOSITS SHOULD BE REMOVED AFTER EACH STORM EVENT. THEY MUST BE REMOVED WHEN DEPOSITS REACH APPROXIMATELY ONE HALF THE HEIGHT OF THE BARRIER. SEDIMENT CONTROL DEVICES SHALL REMAIN IN PLACE AND BE MAINTAINED BY THE CONTRACTOR UNTIL AREAS UPSLOPE ARE STABILIZED BY TURF.
6. NO SLOPES, EITHER PERMANENT OR TEMPORARY, SHALL BE STEEPER THAN TWO TO ONE (2 TO1).
7. IF FINAL SEEDING OF THE DISTURBED AREAS IS NOT COMPLETED 45 DAYS PRIOR TO THE FIRST KILLING FROST USE TEMPORARY MULCH (DORMANT SEEDING MAY BE ATTEMPTED AS WELL) TO PROTECT THE SITE AND DELAY SEEDING UNTIL THE NEXT RECOMMENDED SEEDING PERIOD.
8. TEMPORARY SEEDING OF DISTURBED AREAS THAT HAVE NOT BEEN FINAL GRADED SHALL BE COMPLETED 45 DAYS PRIOR TO THE FIRST KILLING FROST TO PROTECT FROM SPRING RUNOFF PROBLEMS.
9. DURING THE CONSTRUCTION PHASE, INTERCEPTED SEDIMENT WILL BE RETURNED TO THE SITE AND REGRADED ONTO OPEN AREAS.
10. REVEGETATION MEASURES WILL COMMENCE UPON COMPLETION OF CONSTRUCTION EXCEPT AS NOTED ABOVE. ALL DISTURBED AREAS NOT OTHERWISE STABILIZED WILL BE GRADED, SMOOTHED, AND PREPARED FOR FINAL SEEDING AS FOLLOWS:
 - a) FOUR INCHES OF LOAM WILL BE SPREAD OVER DISTURBED AREAS AND SMOOTHED TO A UNIFORM SURFACE.
 - b) APPLY LIMESTONE AND FERTILIZER ACCORDING TO SOIL TEST. IF SOIL TESTING IS NOT FEASIBLE ON SMALL OR VARIABLE SITES, OR WHERE TIMING IS CRITICAL, FERTILIZER MAY BE APPLIED AT THE RATE OF 800 LB PER ACRE OR 18.4 LB PER 1,000 SF USING 10-20-20 OR EQUIVALENT. APPLY GROUND LIMESTONE (EQUIVALENT TO 50% CALCIUM PLUS MAGNESIUM OXIDE) AT A RATE OF 3 TONS PER ACRE (138 LB PER 1,000 SF).

c) FOLLOWING SEED BED PREPARATION, DITCHES AND BACK SLOPES WILL BE SEEDED TO A MIXTURE OF 47% CREEPING RED FESCUE, 5% REDTOP, AND 48% TALL FESCUE. THE LAWN AREAS WILL BE SEEDED TO A PREMIUM TURF MIXTURE OF 44% KENTUCKY BLUEGRASS, 44% CREEPING RED FESCUE, AND 12% PERENNIAL RYEGRASS: SEEDING RATE IS 1.03 LBS PER 1,000 SF LAWN QUALITY SOD MAY BE SUBSTITUTED FOR SEED.

d) HAY MULCH AT THE RATE OF 70-90 LBS PER 1,000 SF. A HYDRO-APPLICATION OF WOOD OR PAPER FIBER SHALL BE APPLIED FOLLOWING SEEDING. A SUITABLE BINDER SUCH AS CURASOL OR RMB PLUS WILL BE USED ON HAY MULCH FOR WIND CONTROL.

11. ALL TEMPORARY EROSION CONTROL MEASURES SHALL BE REMOVED ONCE THE SITE IS STABILIZED.
12. WETLANDS WILL BE PROTECTED W/HAYBALES AND/OR SILT FENCE INSTALLED AT THE EDGE OF THE WETLAND OR THE BOUNDARY OF WETLAND DISTURBANCE.
13. ALL PAVED AREAS ON THE SITE ARE TO BE SWEEP SEMI-ANNUALLY. ADDITIONALLY, BOTTOMS OF ALL CATCH BASINS AND MANHOLES ARE TO BE CLEANED SEMI-ANNUALLY.

MULCH AND MULCH ANCHORING

<u>MULCH</u>	<u>LOCATION</u>	<u>RATE (1000 SF)</u>
PROTECT AREA	STRAW OR HAY	100 POUNDS
WINDY AREA	SHREDDED OR CHOPPED CORNSTALKS	185-275 POUNDS
	STRAW OR HAY (ANCHORED)*	100 POUNDS
MODERATE TO HIGH VELOCITY AREAS OR STEEP SLOPES GREATER THAN 3:1	JUTE MESH OR EXCELSIOR MAT	AS REQUIRED AS REQUIRED

GREATERTHAN 3:1

* A HYDRO-APPLICATION OF WOOD, OR PAPER FIBER MAY BE APPLIED FOLLOWING SEEDING. A SUITABLE BINDER SUCH AS CURASOL OR RMB PLUS SHALL BE USED ON HAY MULCH FOR WIND CONTROL.

MULCH ANCHORING

ANCHOR MULCH WITH PEG AND TWINE (1 SQ. YD/BLOCK); MULCH NETTING(AS PER MANUFACTURED); WOOD CELLULOSE FIBER (750 LBS/ACRE); CHEMICAL TACK (AS PER MANUFACTURERS SPECIFICATIONS); USE OF A SERRATED STRAIGHT DISK. WETTING FOR SMALL AREAS AND ROAD DITCHES MAY BE PERMITTED.

CONSTRUCTION SEQUENCE NOTES

1. THIS PLAN REPRESENTS THE EROSION AND SEDIMENT CONTROL MEASURES TO BE ESTABLISHED PRIOR TO CONSTRUCTION AND TO BE MAINTAINED THROUGHOUT THE CONSTRUCTION PROCESS UNTIL DISTURBED AREAS HAVE BEEN STABILIZED. DEPICTED HEREIN ARE EXISTING, PROPOSED AND TEMPORARY CONTOURS AS DEFINED IN THE LEGEND ON THIS SHEET. THE PROPOSED PLANIMETRIC AND DRAINAGE FEATURES ARE SHOWN IN A LIGHT LINE TYPE FOR REFERENCE. THE PURPOSE OF THIS PLAN IS TO PROVIDE DIRECTION TO THE CONTRACTOR TO INSURE NO EROSION OR OFF-SITE SEDIMENT DISCHARGE OCCURS FROM THE CONSTRUCTION OF THIS SITE. TEMPORARY FLOW DIRECTION, SWALES AND BERMS ARE DEPICTED ON THE PLAN TO DIRECT STORMWATER TO THE TEMPORARY SEDIMENT TRAPS. AS GRADES ARE ESTABLISHED, THE CONTRACTOR MAY NEED TO CONSTRUCT ADDITIONAL SWALES OR BERMS NOT SHOWN HEREON TO INSURE STORMWATER IS DIRECTED TO THE TRAPS.
2. EXCAVATION WORK SHALL NOT BE CARRIED OUT DURING PERIODS OF INCLEMENT WEATHER.
3. CONSTRUCTION AND MAINTENANCE OF EROSION AND SILTATION CONTROL MEASURES SHALL BE IN ACCORDANCE WITH THE NEW YORK STATE GUIDELINES FOR URBAN EROSION AND SEDIMENT CONTROL.
4. INSTALL SILTATION FENCE ALONG THE LIMITS OF DISTURBANCE AS SHOWN HEREON.
5. CONSTRUCT STABILIZED CONSTRUCTION ENTRANCE AS SHOWN.
6. CONSTRUCT THE TEMPORARY STONE OUTLET SEDIMENT TRAP AND CONCRETE WASHOUT AREA AS SHOWN. ONCE ALL EROSION AND SEDIMENT CONTROL DEVICES ARE ESTABLISHED AS SHOWN HEREON, THE CLEARING AND DEMOLITION PROCESS CAN COMMENCE AS SHOWN ON THE DEMOLITION PLAN.
7. INLET PROTECTION SHALL BE INSTALLED ON PROPOSED DRAINAGE STRUCTURES AS THEY ARE INSTALLED.
8. ALL EROSION CONTROL DEVICES SHALL BE INSPECTED EVERY 7 DAYS OR AFTER EACH RAINFALL OF 0.5 INCHES OR GREATER. OPERATOR SHALL INSPECT FOR SIGNS OF FAILURE. REPAIR AND OR REPLACEMENT OF ANY DEFICIENT DEVICES SHALL BE THE OPERATORS HIGHEST PRIORITY. EACH DAY THE OPERATOR SHALL:
 - A. INSPECT SECURITY OF SILTATION FENCE. CONTRACTOR SHALL RE-SECURE REPLACE OR REPAIR ANY UNSTABLE, TORN OR BROKEN SECTIONS.
 - B. INSPECT INLET PROTECTION AND FABRIC TO INSURE ALL SEDIMENT IS EFFECTIVELY TRAPPED. REMOVE BUILDUP OF SEDIMENT AND CHECK DEVICES FOR DEFICIENCIES OR INSTABILITY.
 - C. INSPECT SWALES AND BERMS TO INSURE STORM WATER IS FOLLOWING THE INTENDED PATH WITHOUT CREATING UNNECESSARY EROSION OR BANK FAILURE. REPAIR, STABILIZE OR RE-GRADE UNSTABLE SLOPES.
 - D. SEDIMENT SHALL BE REMOVED FROM TRAPS AND RESTORED TO THE ORIGINAL DIMENSIONS WHEN SEDIMENT HAS ACCUMULATED TO 1/2 THE DESIGN DEPTH.
9. DISTURBED AREAS INTENDED AS GREEN SPACE SHALL BE FINE GRADED, TOPSOILED, SEEDED AND MULCHED AT THE EARLIEST POSSIBLE STAGE IN THE CONSTRUCTION SEQUENCE.
10. WHEN THE UTILITY INSTALLATION IS COMPLETE, PROPOSED PAVEMENT AREAS SHALL BE STABILIZED BY COMPACTION AND GRAVEL SUBBASE SHALL BE PLACED. ALL EROSION CONTROL BARRIERS, SILT FENCE, SWALES, BERMS, PIPES, STRUCTURES AND OUTLETS SHALL BE INSPECTED REGULARLY THROUGHOUT THE CONSTRUCTION PROCESS TO INSURE THEY ARE EFFECTIVELY TRAPPING SEDIMENT. ALL OF THE ABOVE SHALL BE CLEANED, REPAIRED OR REPLACED AS NEEDED.
11. EROSION CONTROL MEASURES SHALL REMAIN IN PLACE UNTIL THE CONSTRUCTION PROCESS IS COMPLETE AND DISTURBED AREAS ARE STABILIZED.
12. CONTRACTOR SHALL MARK OUT INFILTRATION AREA WITH CONSTRUCTION FENCE DURING ALL STAGES OF CONSTRUCTION TO INSURE VEHICULAR TRAFFIC DOES NOT ENTER THIS AREA. DESIGN ENGINEER SHALL OBSERVE EXCAVATION OF INFILTRATION TRENCH AREA PRIOR TO PLACING STONE, FABRIC AND PIPING. THE SIDEWALLS AND BOTTOM OF INFILTRATION TRENCHES SHALL BE RAKED TO ELIMINATE SMOOTHED SOILS FROM MACHINE EXCAVATION. EXCAVATION OF THE INFILTRATION TRENCHES SHALL NOT TAKE PLACE WHEN SOILS ARE UNDULY WET. THE DRAINAGE SYSTEM SHALL NOT BE CONNECTED TO THE INFILTRATION TRENCHES UNTIL ALL CONTRIBUTING AREAS HAVE BEEN STABILIZED. CURTAIN DRAIN SHALL BE INSTALLED AFTER ADJACENT UPHILL SLOPE AND ALL CONTRIBUTION DRAINAGE AREAS HAVE ACHIEVED PERMANENT STABILIZATION. CURTAIN DRAIN SHALL NOT BE CONNECTED TO INFILTRATION SYSTEMS.

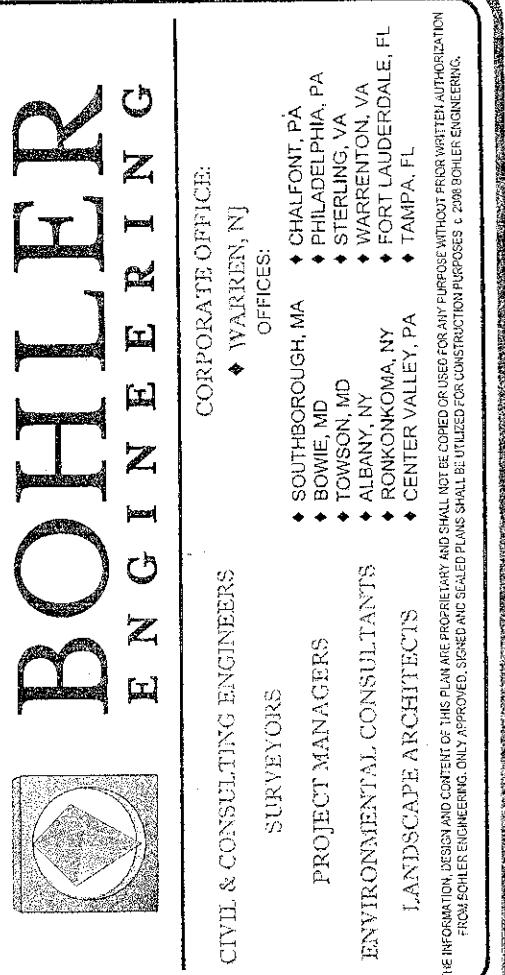
Lands Now or Formerly of
MATTHEW QUATRARO
Book 2815 Page 381
Section 85 12 Block 1 Lot

REFER TO SOIL EROSION CONTROL NOTES AND DETAILS FOR TYPICAL NOTES AND DETAILS

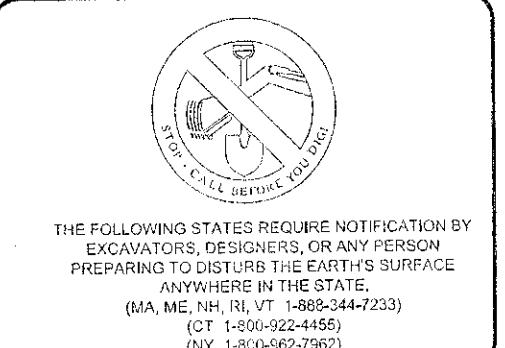
REFER TO GENERAL NOTES SHEET FOR THIS
SHEET NOTES AND TYPICAL MASTER
LEGEND

WILSON, JR. - BETHLEHEM APPROVAL AREA

PLANNING BOARD
TOWN OF BETHLEHEM
WY COUNTY, NEW YORK



REVISIONS			
REV	DATE	COMMENT	BY
1	07/28/11	REVISED PER TOWN COMMENTS	SMV
2	08/29/11	REVISED PER TOWN COMMENTS	BR
3	09/14/11	REVISED PER TOWN & DOT COMMENTS	SH
4	10/26/11	REVISED PER PLANNING COMMENTS	SH
5	11/10/11	REVISED PER TOWN ENG. COMMENTS	SH
6	01/09/12	FOR TOWN APPROVAL	SH
7	02/01/12	PER CLIENT COMMENTS	SH
8	02/13/12	FOR TOWN APPROVAL	SH
9			



PERMIT SET	
PROJECT No.:	B100149
DRAWN BY:	SG
CHECKED BY:	CEB
DATE:	9/27/10
SCALE:	AS SHOWN
CAD I.D.:	B100149SS10

PROJECT: **PROPOSED
CONVENIENCE
STORE
MODIFICATIONS**

594 DELAWARE AVENUE
TOWN OF BETHLEHEM
ALBANY COUNTY, NY

A circular embossed seal for W.D. Gobbel, Professional Engineer. The outer ring contains the text "NEW YORK STATE BOARD OF PROFESSIONAL ENGINEERS" at the top and "APRIL 1971" at the bottom. The center of the seal contains the name "W.D. GOBEL" in large letters, with "DAVID" written vertically below "GOBEL". Below the name is a signature that appears to read "W.D. Gobbel". At the bottom of the seal, the text "PROFESSIONAL ENGINEER" is repeated, and at the very bottom, the date "07/20/81". The seal is embossed on a metal plate.

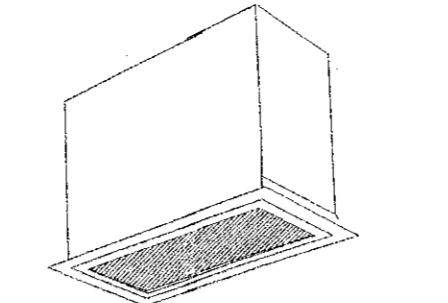
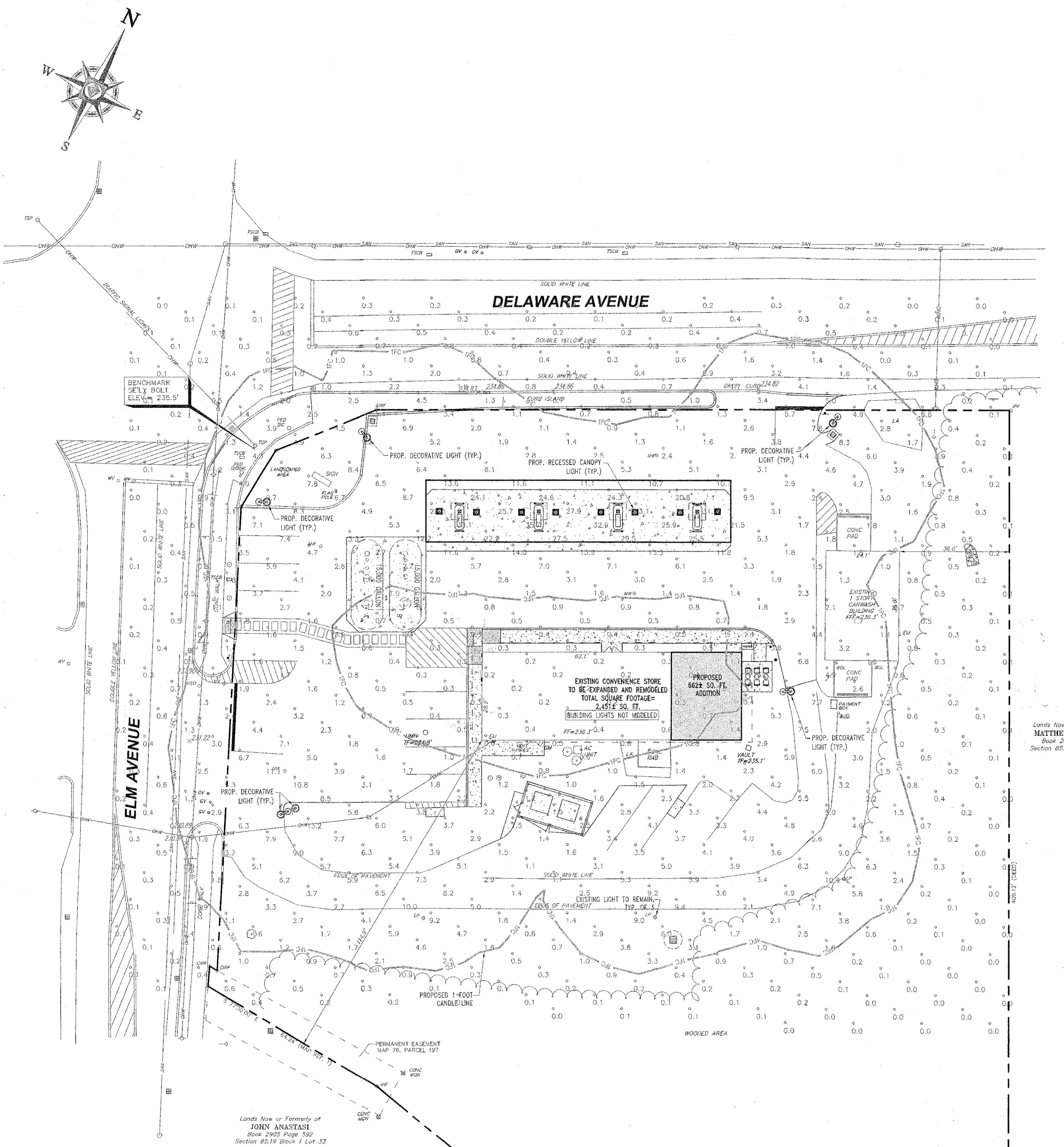
SHEET TITLE:

EROSION & SEDIMENT CONTROL PLAN

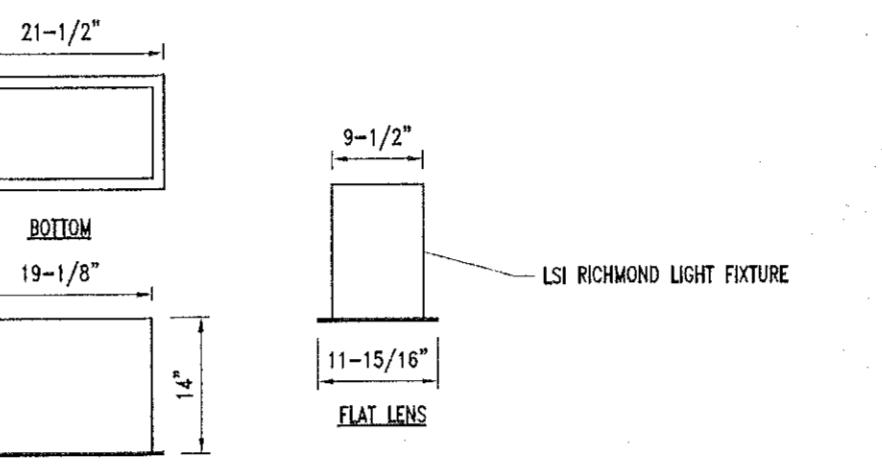
SHEET NUMBER:

6
OF 10

REV. 8



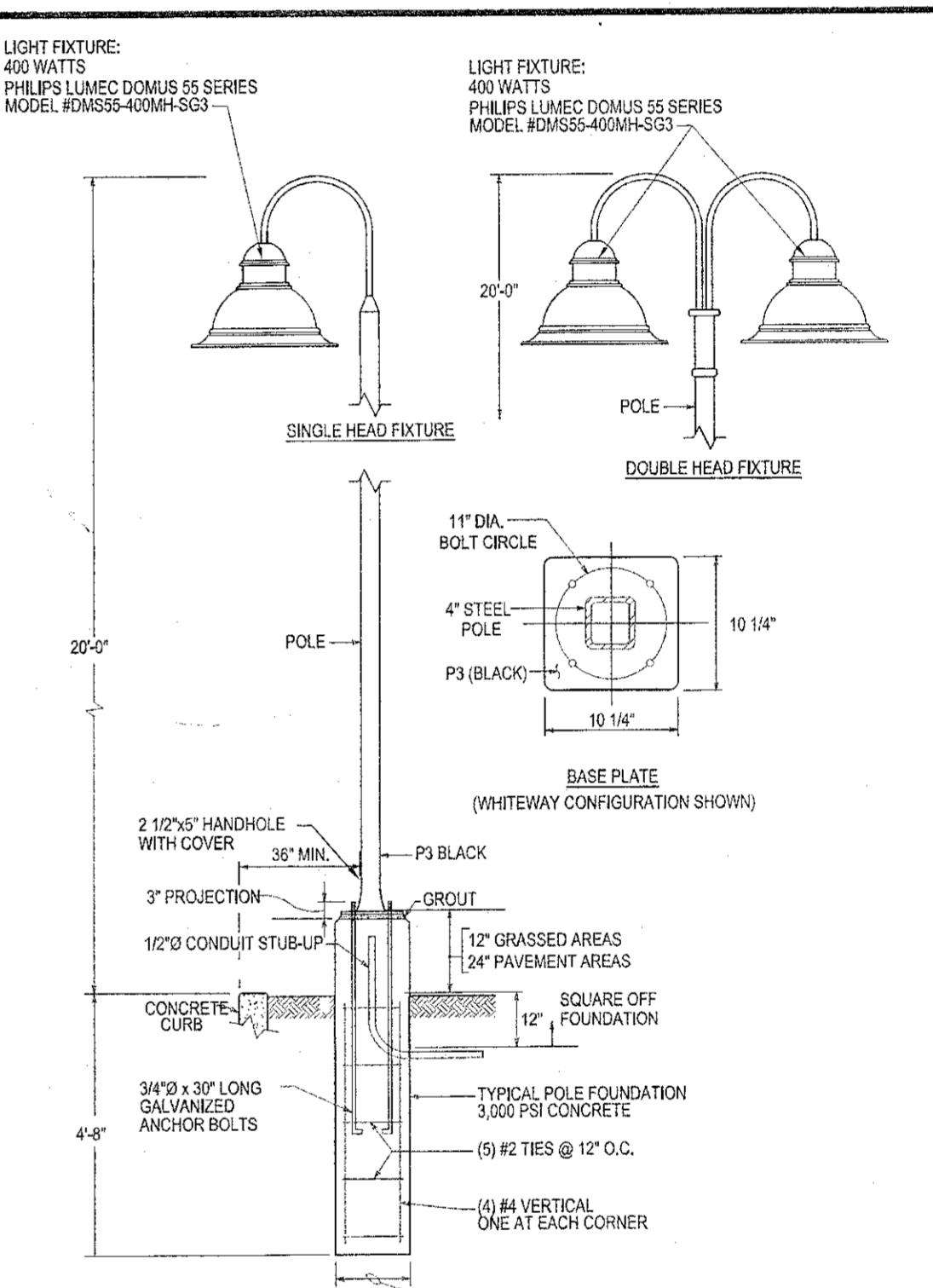
**RICHMOND
CANOPY LIGHTING
RIC-S-400-SMH-73
(5 REQUIRED)**



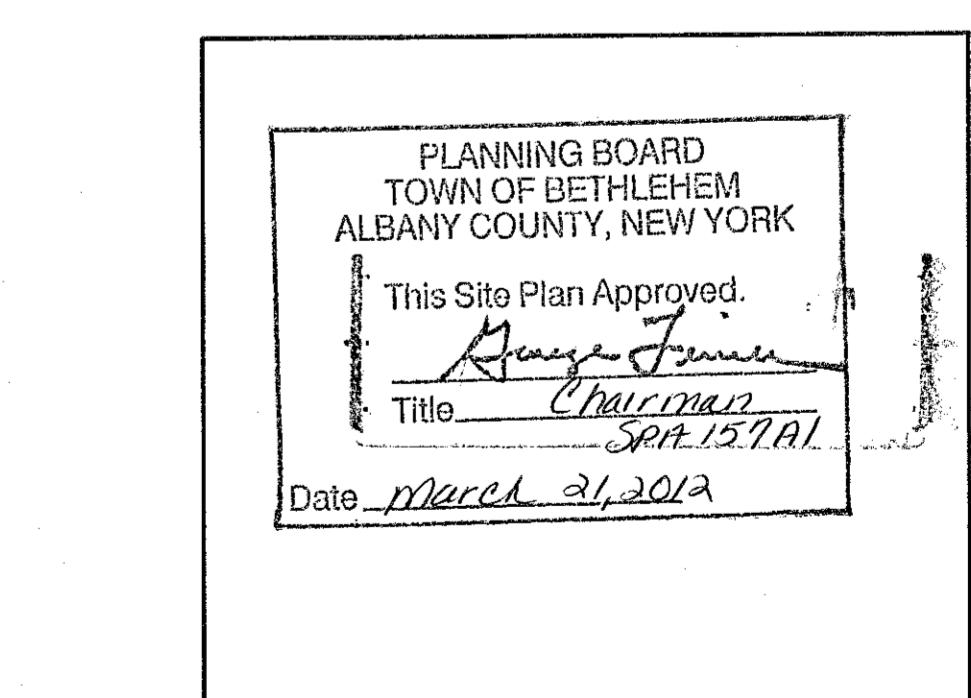
TYPICAL CANOPY LIGHT DETAIL
NOT TO SCALE

LIGHTING NOTES:

1. THIS LIGHTING PLAN DEPICTS PROPOSED SUSTAINED ILLUMINATION LEVELS CALCULATED USING DATA PROVIDED BY THE NOTED MANUFACTURER. ACTUAL SUSTAINED SITE ILLUMINATION LEVELS AND PERFORMANCE OF LUMINAIRES MAY VARY DUE TO VARIATIONS IN WEATHER, ELECTRICAL VOLTAGE, TOLERANCE IN LAMPS, THE SERVICE LIFE OF EQUIPMENT AND LUMINAIRES AND OTHER RELATED VARIABLE FIELD CONDITIONS.
2. THE LIGHT LOSS FACTORS USED IN THESE LIGHTING CALCULATIONS ARE 0.80 FOR ALL HIGH PRESSURE SODIUM LUMINAIRES AND 0.72 FOR ALL METAL HALIDE LUMINAIRES UNLESS OTHERWISE SPECIFIED. THESE FACTORS ARE INDICATIVE OF TYPICAL LIGHTING INDUSTRY MODELING STANDARDS.
3. THE LIGHTING VALUES AND CALCULATION POINTS DEPICTED ON THIS PLAN ARE ALL ANALYZED ON A HORIZONTAL GEOMETRIC PLANE AT ELEVATION ZERO (GROUND LEVEL) UNLESS OTHERWISE NOTED.
4. THE LUMINAIRES, LAMPS AND LENSES SHALL BE REGULARLY INSPECTED, MAINTAINED TO ENSURE THAT THEY FUNCTION PROPERLY. THIS WORK MAY INCLUDE, BUT IS NOT LIMITED TO, VISUAL INSPECTIONS, CLEANING OF LENSES, AND RELAMPING (IF NECESSARY) AT LEAST ONCE EVERY SIX (6) MONTHS.
5. WHERE APPLICABLE, THE EXISTING CONDITION LIGHT LEVELS ILLUSTRATED ARE REPRESENTATIVE OF AN APPROXIMATION UTILIZING LUMINAIRES DATA FOR SIMILAR FIXTURES. UNLESS ACTUAL FIELD MEASUREMENTS ARE TAKEN WITH A LIGHT METER, DUE TO FACTORS SUCH AS FIXTURE MAINTENANCE, EQUIPMENT TOLERANCES, WEATHER CONDITIONS, ETC., ACTUAL LIGHT LEVELS MAY DIFFER. EXISTING LIGHT LEVELS DEPICTED ON THIS PLAN SHOULD BE CONSIDERED APPROXIMATE.
6. THIS LIGHTING PLAN IS INTENDED TO SHOW THE LOCATIONS AND TYPES OF LUMINAIRES, POWER SYSTEM, CONDUITS, WIRING AND OTHER ELECTRICAL COMPONENTS ARE THE RESPONSIBILITY OF THE ARCHITECT AND/OR LIGHTING CONTRACTOR AS INDICATED IN THE CONSTRUCTION CONTRACT DOCUMENTS. THESE ITEMS SHALL BE INSTALLED AS REQUIRED BY STATE AND LOCAL REGULATIONS. CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLATION OF LIGHTING FIXTURES AND APPURTENANCES IN ACCORDANCE WITH ALL APPLICABLE BUILDING AND ELECTRICAL CODES.
7. ANY LIGHT LOCATIONS THAT CONFLICT WITH DRAINAGE, UTILITIES, OR OTHER STRUCTURES SHALL BE BROUGHT TO THE ATTENTION OF THE DESIGNER BY THE CONTRACTOR PRIOR TO THE START OF CONSTRUCTION.
8. WHEN A BANK ATM IS INCLUDED IN THE PLAN, THE LIGHTING DESIGN REPRESENTS BOHLER'S UNDERSTANDING AND INTERPRETATION OF THE REGULATORY LIGHTING LEVELS INTENDED BY PUBLISHED STANDARDS.
9. LIGHTING CONTRACTOR TO COORDINATE WITH THE PROJECT ARCHITECT REGARDING POWER SOURCE FROM WITHIN THE BUILDING, AND TIMING DEVICES NECESSARY TO MEET THE DESIGN INTENT.
10. THE LIGHTING CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE CONTRACTOR REQUIREMENTS INDICATED IN THE SITE PLAN, INCLUDING BUT NOT LIMITED TO GENERAL NOTES, GRADING AND UTILITY NOTES, SITE SAFETY, AND GOVERNMENTAL REGULATIONS.

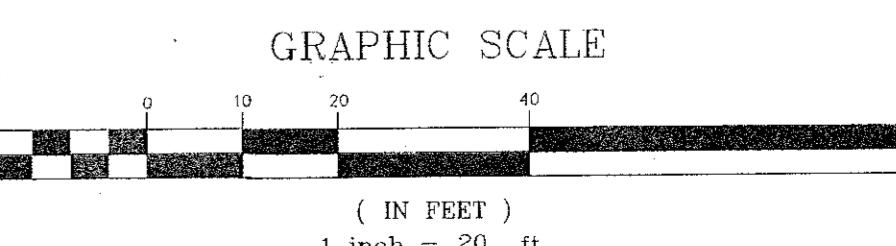


DECORATIVE AREA LIGHT DETAIL



TOWN OF BETHLEHEM APPROVAL AREA

**THIS PLAN TO BE UTILIZED FOR
LIGHTING PURPOSES ONLY**



**BOHLER
ENGINEERING**

Corporate Office:
• WARREN NJ
• CHALMERS, PA
• PHILADELPHIA, PA
• ALBANY, NY
• WILMINGTON, DE
• PORT LAUDERDALE, FL
• TAMPA, FL
Project Managers:
• SURVEYORS
• ENVIRONMENTAL CONSULTANTS
• LANDSCAPE ARCHITECTS
Civil & Consulting Engineers:
• General Civil Engineering
• Structural Engineering
• Geotechnical Engineering
• Environmental Engineering
• Land Surveying
• Construction Management
• Project Management

REVISIONS			
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7	02/01/12	PER CLIENT COMMENTS	SH
8	02/13/12	FOR TOWN APPROVAL	SH
9			



PERMIT SET

PROJECT No.: B100149
DRAWN BY: GCB
CHECKED BY: PWD
DATE: 9/2/10
SCALE: AS SHOWN
CAD ID: B100149SS10

**PROPOSED
CONVENIENCE
STORE
MODIFICATIONS**

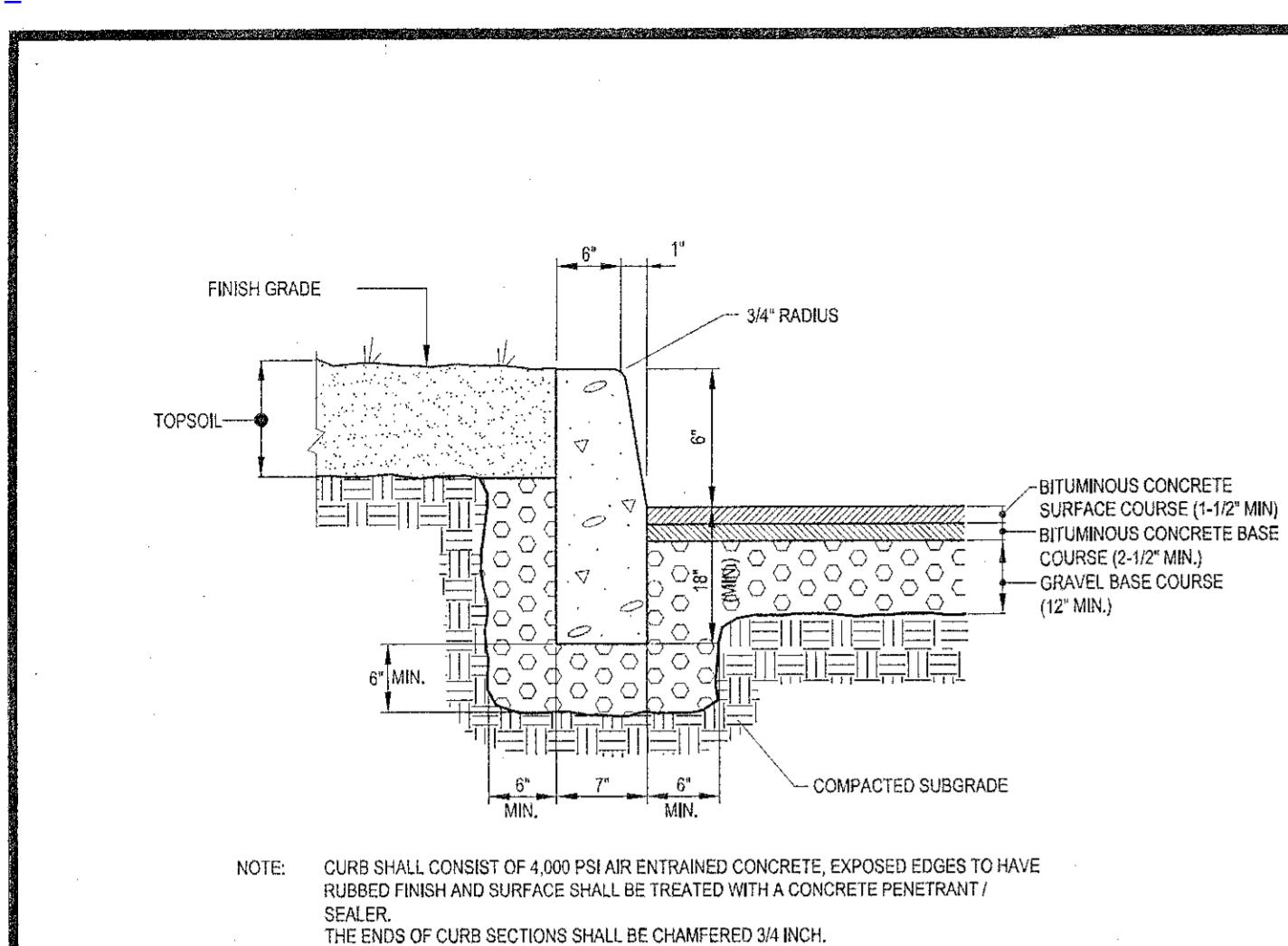
FOR
DELMAR
HOLDINGS

5 COMPUTER DRIVE WEST SUITE 203
ALBANY NY, 12205
Phone: (518) 438-6900
Fax: (518) 436-0900
www.BohlerEngineering.com

W.D. BOHLER
DAVID
PROFESSIONAL ENGINEER
07/12/2012
PROFESSIONAL ENGINEER

LIGHTING PLAN

SHEET NUMBER: 7
GRAPHIC SCALE
(IN FEET)
1 inch = 20 ft.
REV. 8



NOTE: CURB SHALL CONSIST OF 4.000 PSI AIR ENTRAINED CONCRETE. EXPOSED EDGES TO HAVE RUBBED FINISH AND SURFACE SHALL BE TREATED WITH A CONCRETE PENETRANT / SEALER. THE ENDS OF CURB SECTIONS SHALL BE CHAMFERED 3/4 INCH.

THE CORNERS OF CURB SECTIONS SHALL MATCH THE ADJACENT CURB IN SIZE, COLOR AND FINISH.

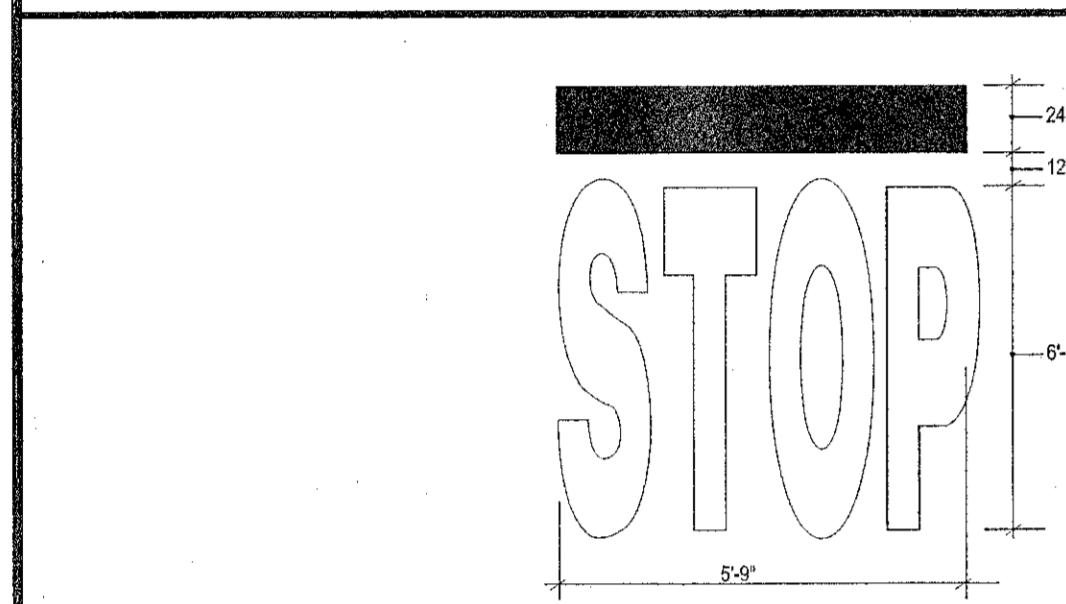
CURB, CURB CORNERS OR EDGING SHALL BE FITTED TOGETHER AS CLOSELY AS POSSIBLE.

EXPANSION JOINTS SHALL BE INSTALLED AT A MAXIMUM OF TWENTY FEET (20') ON CENTER USING PRE-FORMED EXPANSION JOINT FILLER HAVING A THICKNESS OF 1/2 INCH.

PAVEMENT SECTION PREPARED WITHOUT THE BENEFIT OF A GEOTECHNICAL REPORT OR RECOMMENDATION, IT IS REQUIRED THAT THIS DETAIL IS REVIEWED BY A QUALIFIED GEOTECHNICAL ENGINEER PRIOR TO CONSTRUCTION.

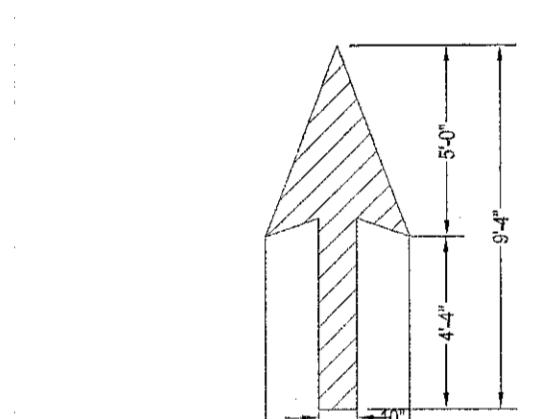
CONCRETE CURB DETAIL

N.T.S.



'STOP' BAR DETAIL

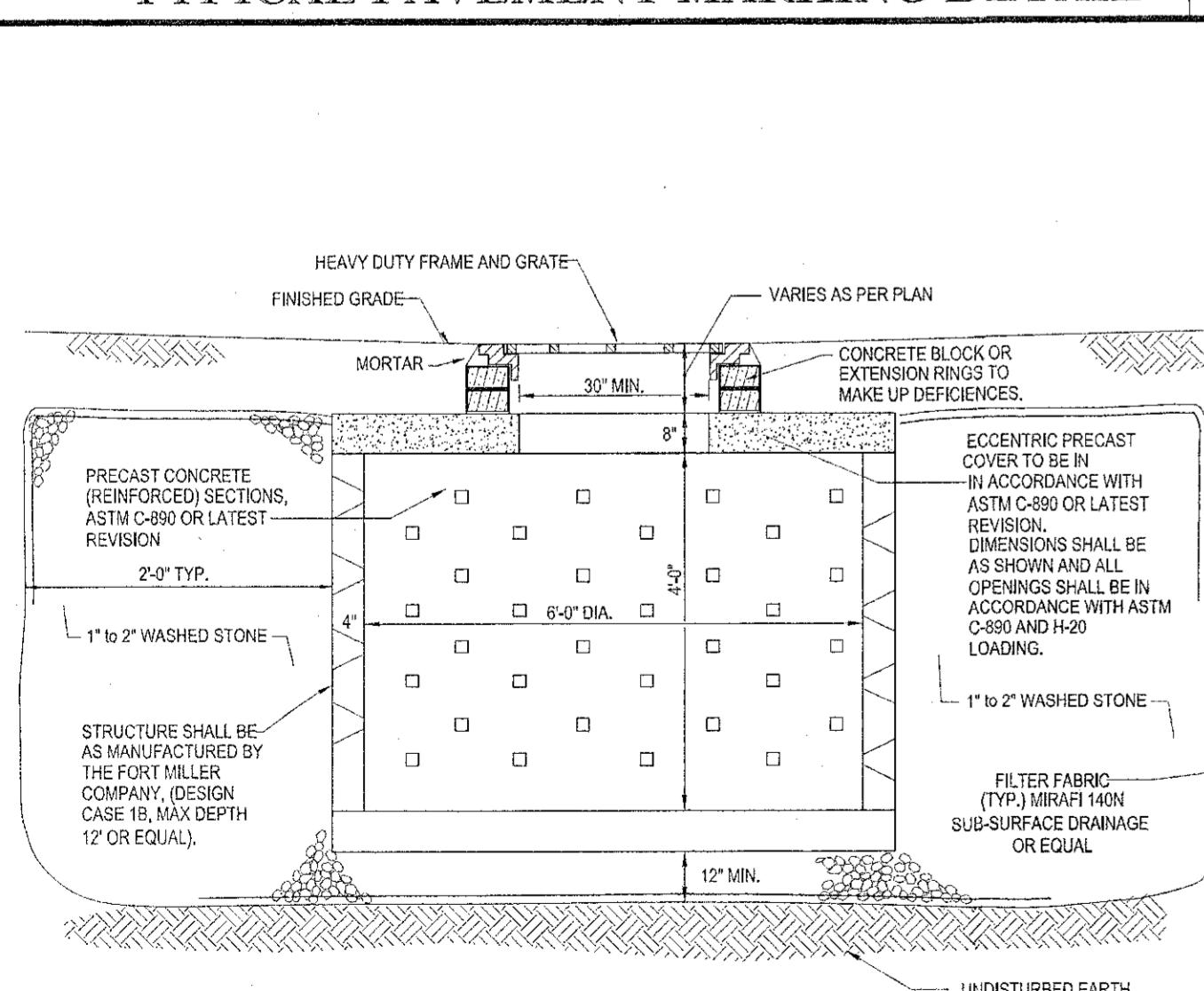
N.T.S.



PAVEMENT MARKING ARROW, TYPE 1
WHITE
(AREA 12.0 SQ.FT.)

TYPICAL PAVEMENT MARKING DETAIL

N.T.S.



EXPANSION JOINTS SHALL BE INSTALLED EVERY 20 FEET WITH SCORE JOINTS EVERY 5 FEET. EXPANSION JOINTS SHALL ALSO BE PLACED WHERE THE SIDEWALK ABUTS THE BUILDING, BETWEEN ADJACENT SLABS, CURBS OR AT PENETRATION STRUCTURES. EXPANSION JOINTS ARE TO BE 1/2" WIDE PREMOLED BITUMINOUS MATERIAL. SLOPE ACROSS SIDEWALK TO BE 1/4" PER FOOT TOWARDS PAVEMENT.

TYPICAL 6' DRY WELL DETAIL

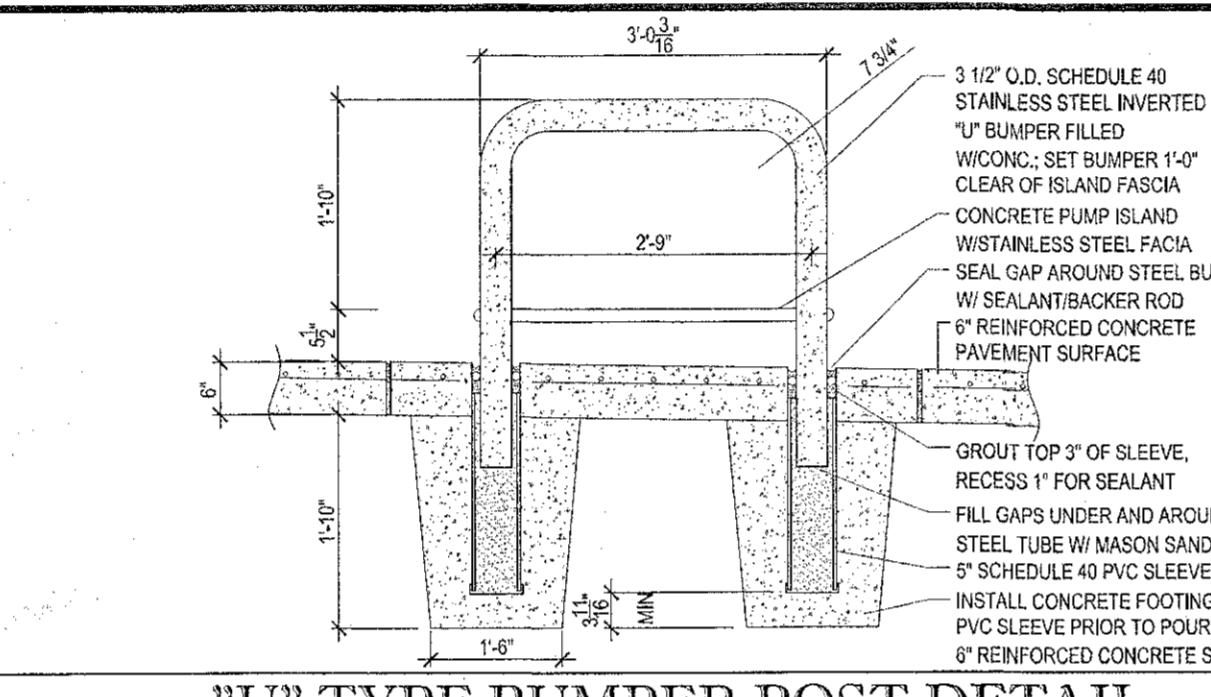
N.T.S.

STRUCTURE SHALL BE AS MANUFACTURED BY THE FORT MILLER COMPANY DESIGN CASE 16, MAX DEPTH 12' OR EQUIVALENT.

UNDISTURBED EARTH

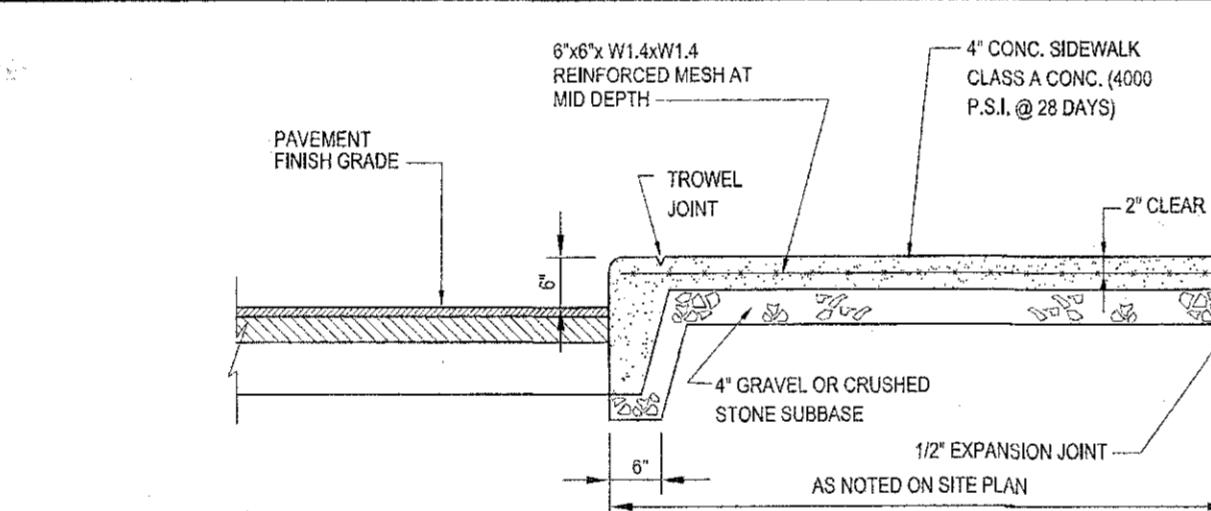
HANDICAP / NO PARKING SIGN DETAILS

N.T.S.



"U" TYPE BUMPER POST DETAIL

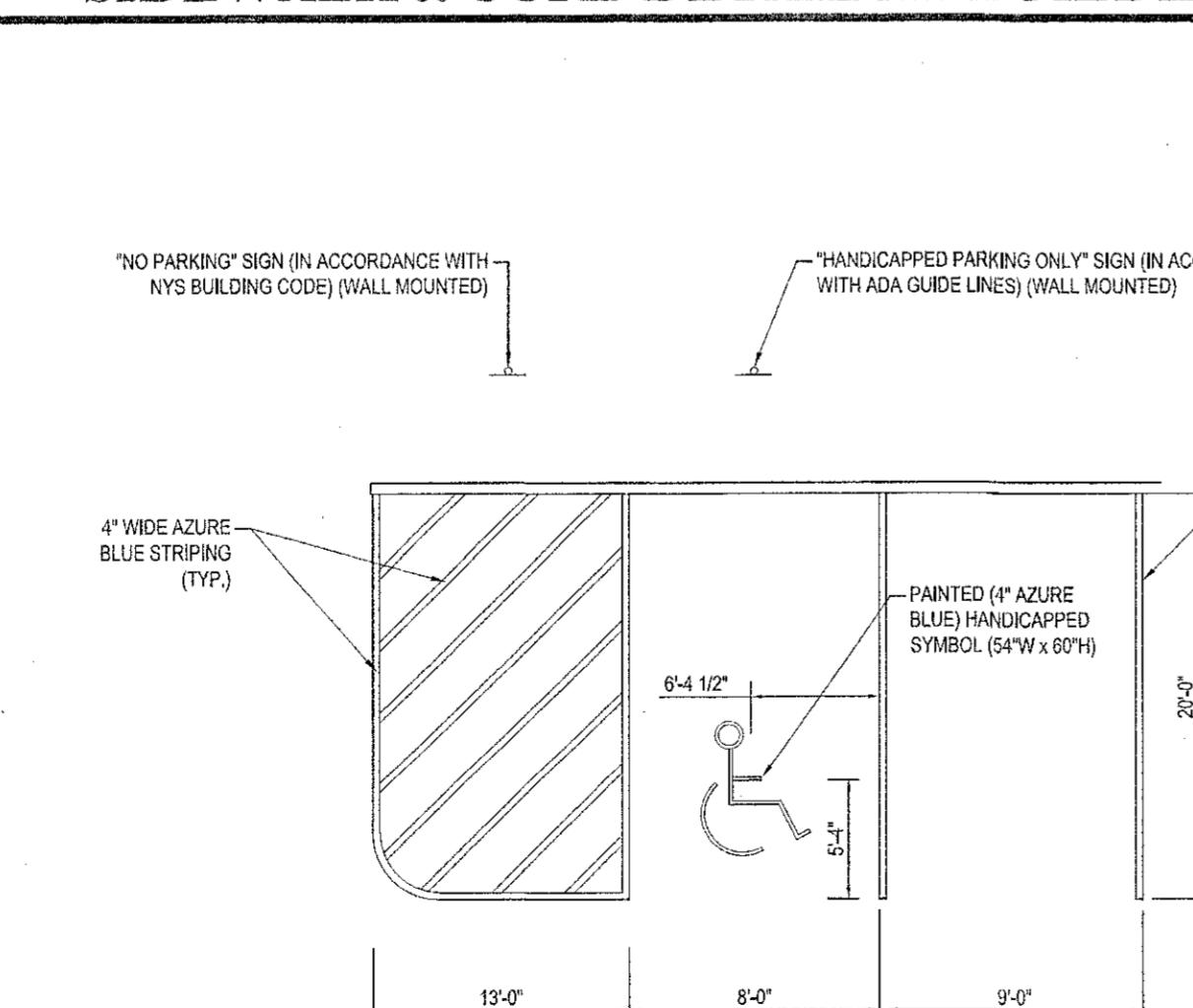
N.T.S.



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SIDEWALK & CURB DETAIL AT BUILDING

N.T.S.



HANDICAPPED STALL MARKINGS & PARKING LOT STRIPING DETAIL

N.T.S.

STRUCTURE SHALL BE AS MANUFACTURED BY THE FORT MILLER COMPANY DESIGN CASE 16, MAX DEPTH 12' OR EQUIVALENT.

UNDISTURBED EARTH

TRUNCATED DOME PATTERN DETAIL

N.T.S.

NOTE TO DESIGNER:
IF A WALK CROSSES OR ADJOINS A VEHICULAR WAY WHERE THE WALKING SURFACE AND PAVEMENT ARE NOT SEPARATED BY CURBS, RAILING OR OTHER ELEMENTS, THE BOUNDARY BETWEEN THE AREA SHALL BE DEFINED BY A CONTINUOUS DETECTABLE WARNING WHICH IS MIN. 36" WIDE (ADA ACCESSIBLE GUIDELINES PRINTED 11-4-06) AND MIN. 24" DEPTH.

TOP VIEW

ELEVATION (ENLARGED)

NOTE:
1. TRUNCATED DOME SHALL CONTRAST VISUALLY WITH ADJOINING SURFACES, EITHER LIGHT OR DARK OR DARK ON LIGHT.
2. DETECTABLE TO INSTALL DETECTABLE WARNING WHEN SIDEWALK INTERSECTS A HAZARDOUS VEHICULAR AREA.

3. DOMES SHALL HAVE A BASE DIAMETER OF 0.9 IN (23 mm) MIN. TO 1.4 IN (36 mm) MAX, AND A TOP DIA. OF 50% TO 65% MAX. OF THE BASE DIA.

4. TRUNCATED DOMES SHALL HAVE A HEIGHT OF 0.2' (5.1 mm).

5. TRUNCATED DOMES SHALL HAVE A CENTER TO CENTER SPACING OF 1.6 IN (41 mm) MIN. AND 2.4 IN (61 mm) MAX. AND A BASE SPACING OF 0.65 IN (16.5 mm) MIN. MEASURED BETWEEN THE MOST ADJACENT DOMES ON THE GRID.

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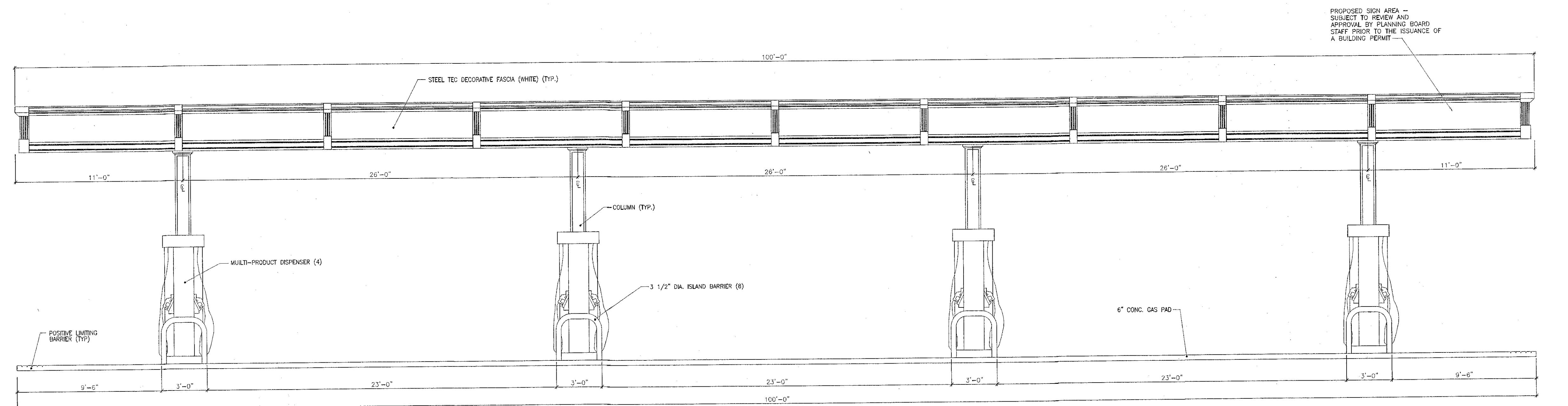
TOP VIEW

ELEVATION (ENLARGED)

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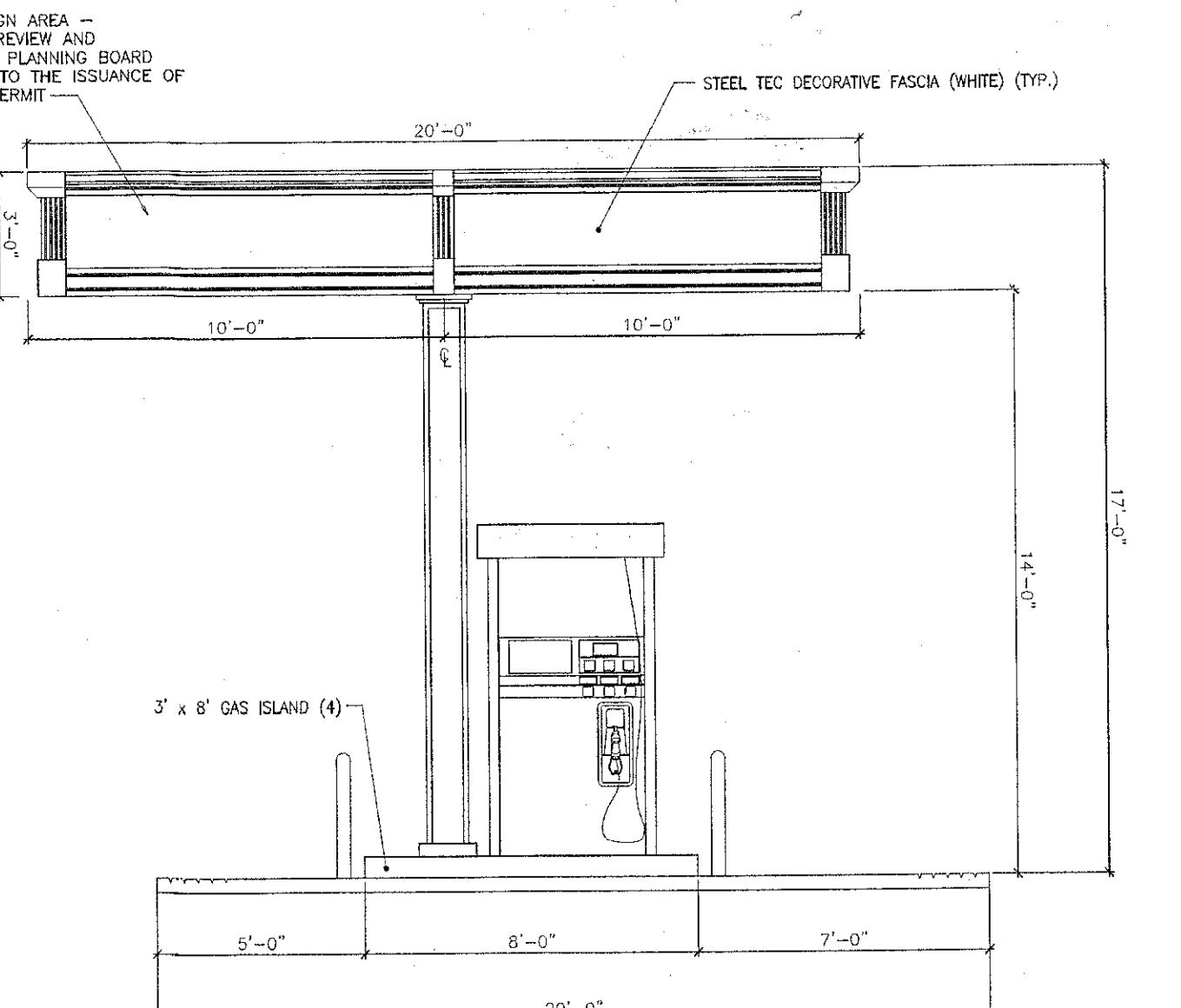
TOP VIEW

ELEVATION (ENLARGED)



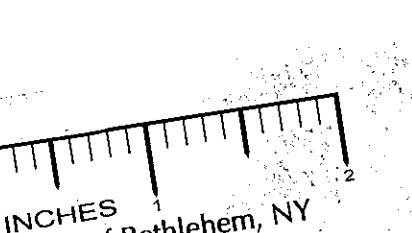
FRONT ELEVATION

SCALE: 1/4"=1'-0"



SIDE ELEVATION

SCALE: 1/4"=1'-0"



TOWN OF BETHLEHEM APPROVAL AREA

THIS PLAN IS NOT INTENDED FOR
CONSTRUCTION PURPOSES

BOHLER
ENGINEERING

CONTRACTOR OFFICES:
• WARREN, NJ
• CHALFONNE, PA
• BOWIE, MD
• STERLING, VA
• PHILADELPHIA, PA
• RONKONKOMA, NY
• CENTER VALLEY, PA
• TAMPA, FL

PROJECT MANAGERS:
• CIVIL & CONSULTING ENGINEERS
• SURVEYORS
• LANDSCAPE ARCHITECTS
• ENVIRONMENTAL CONSULTANTS
• PROJECT MANAGERS
• SURVEYORS
• LANDSCAPE ARCHITECTS
• ENVIRONMENTAL CONSULTANTS
• PROJECT MANAGERS
• SURVEYORS
• LANDSCAPE ARCHITECTS
• ENVIRONMENTAL CONSULTANTS

REVISIONS			
REV	DATE	COMMENT	BY
1	02/13/12	FOR TOWN APPROVAL	SH
2			
3			
4			
5			
6			
7			
8			
9			



THE FOLLOWING STATES REQUIRE APPROVAL BY
THE PLANNING BOARD OR ANY PERSON
PREFERRING TO DISTURB THE EARTH'S SURFACE
ANNUALLY OR QUARTERLY
(MA, ME, NH, RI, VT 1-800-344-7233)
(CT 1-800-222-4050)
(NY 1-800-682-7950)

PERMIT
SET

PROJECT No.: B100149
DRAWN BY: SG
CHECKED BY: CEB
DATE: 12/16/11
SCALE: AS SHOWN
CAD ID: B100149SS10

PROJECT:
PROPOSED
CONVENIENCE
STORE
MODIFICATIONS

FOR
DELMAR
HOLDINGS

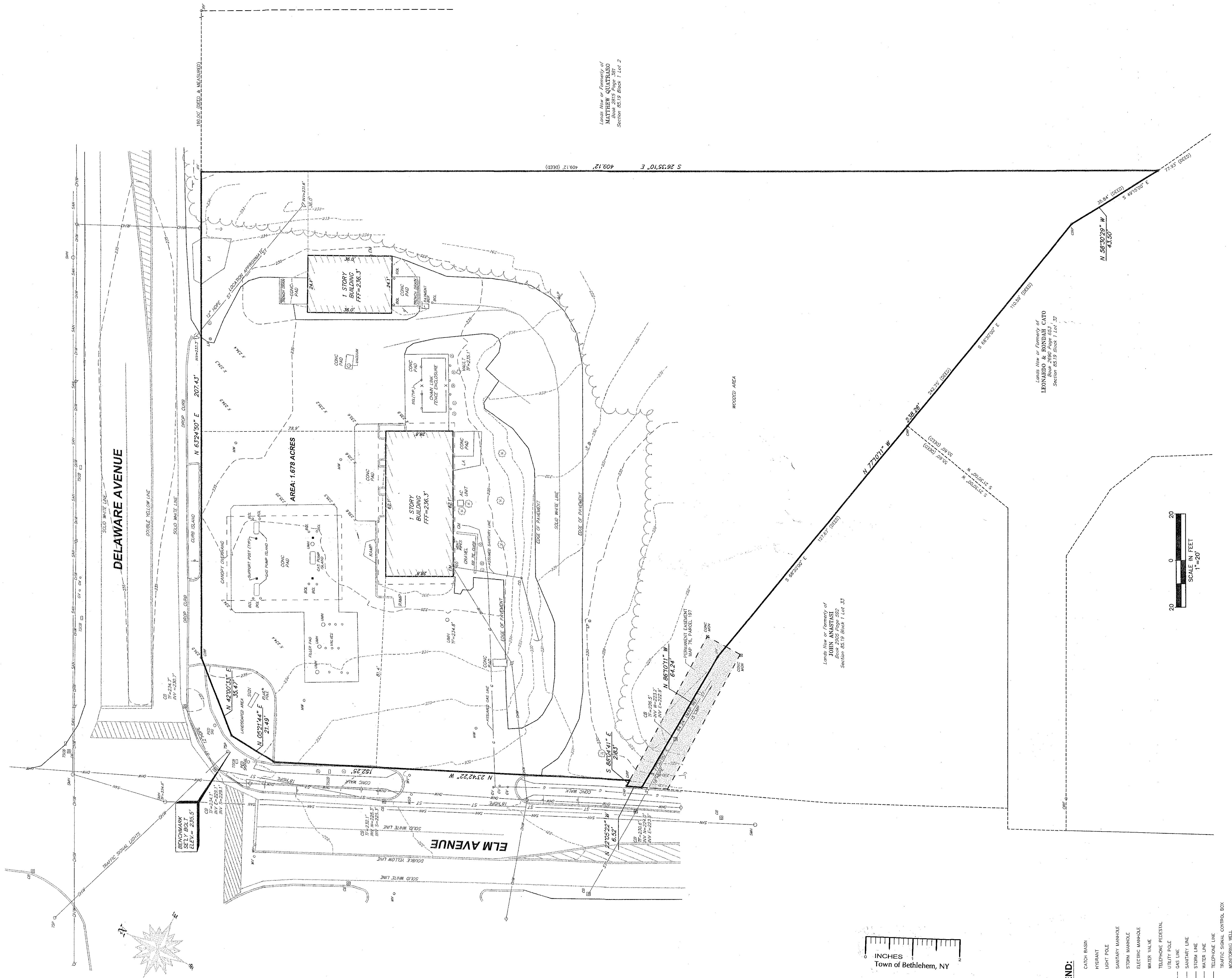
594 DELAWARE AVENUE
TOWN OF BETHLEHEM
ALBANY COUNTY, NY

BOHLER
ENGINEERING
5 COMPUTER DRIVE WEST SUITE 203
ALBANY NY, 12205
Phone: (518) 438-9900
Fax: (518) 438-0900
www.BohlerEngineering.com

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PROFESSIONAL ENGINEER
NEW YORK LICENSED AND CERTIFIED
BY THE STATE OF NEW YORK
PRACTICING ENGINEER
IN THE STATE OF NEW YORK
SHEET TITLE:

CANOPY
ELEVATIONS

SHEET NUMBER:
1
OF 1
REV. 1



GENERAL NOTES:

NORTH IS ORIENTED TO MAP REFERENCE 2.

VERTICAL DATUM IS FROM MAP REFERENCE 3

UNAUTHORIZED ALTERATION OR ADDITION TO A SURVEY MAP BEARING A LICENSED LAND SURVEYOR'S SEAL IS A VIOLATION OF SECTION 7209, SUBDIVISION 2 OF THE NEW YORK STATE EDUCATION LAW.

ONLY COPIES FROM THE ORIGINAL OF THIS SURVEY MARKED WITH AN ORIGINAL OF THE LAND SURVEYOR'S INKED SEAL OR THIS EMBOSSED SEAL SHALL BE CONSIDERED TO BE VALID TRUE COPIES.

SURVEYED FROM RECORD DESCRIPTION AND AS IN POSSESSION, SUBJECT TO COVENANTS, EASEMENTS, RESTRICTIONS, CONDITIONS AND AGREEMENTS OF RECORD.

SURVEY SUBJECT TO ANY RIGHT, TITLE OR INTEREST THE

TAX PARCEL NUMBER:

SEC. 82.19 - BLK. 1- LOT 1

DEED REFERENCES:

1. ANDRA ACKERMAN TO DELMAR HOLDINGS, LLC, DATED AUGUST 12, 2009 AND RECORDED IN THE ALBANY COUNTY CLERKS OFFICE IN DEED BOOK 2957 AT PAGE 102.
2. JOSEPH J. LAFALCE TO JOHN ANASTASI, DATED NOVEMBER 9, 2007 AND RECORDED IN THE ALBANY COUNTY CLERKS OFFICE IN DEED BOOK 2905, PAGE 592.
3. MARY CURRAN LUSSIER TO LEONARDO AND REEDAH CATO, DATED SEPTEMBER 4, 2001 AND RECORDED IN THE ALBANY COUNTY CLERKS OFFICE IN DEED BOOK 2690, PAGE 653.

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ANDRA ACKERMAN TO DELMAR HOLDINGS, LLC, DATED AUGUST 12, 2009
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PAGE 102.

JOSEPH J. LAFALCE TO JOHN ANASTASI, DATED NOVEMBER 9, 2007 AND
RECORDED IN THE ALBANY COUNTY CLERKS OFFICE IN DEED BOOK 2905, PAGE
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NOVEMBER 4, 2001 AND RECORDED IN THE ALBANY COUNTY CLERKS OFFICE IN
BOOK 2690, PAGE 653.

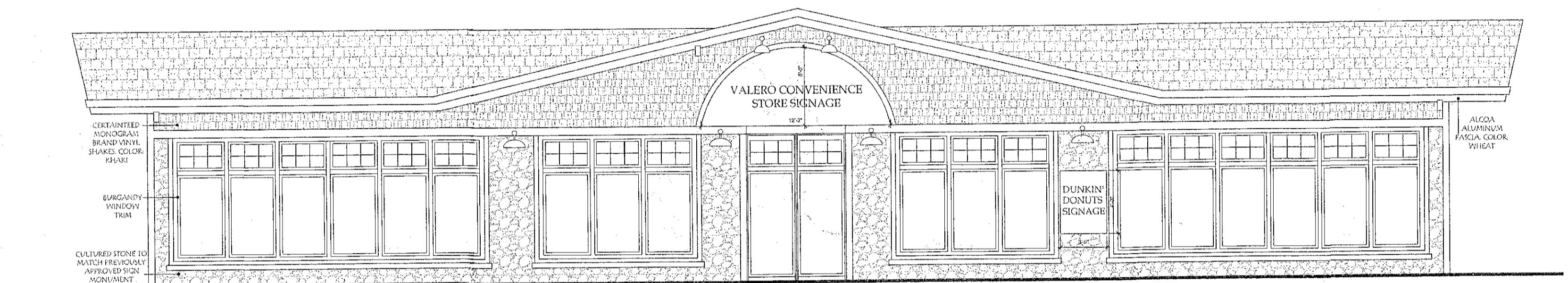
This Site Plan

Title Chairman
SPK 15791
Date March 21, 2012

ELM AVENUE & DELAWARE AVENUE
BOUNDARY & TOPOGRAPHIC SURVEY

OF THE LANDS OF
DELMAR HOLDINGS, LLC

UEETCS\2010\10-560\dwg\10-560-bm.dwg

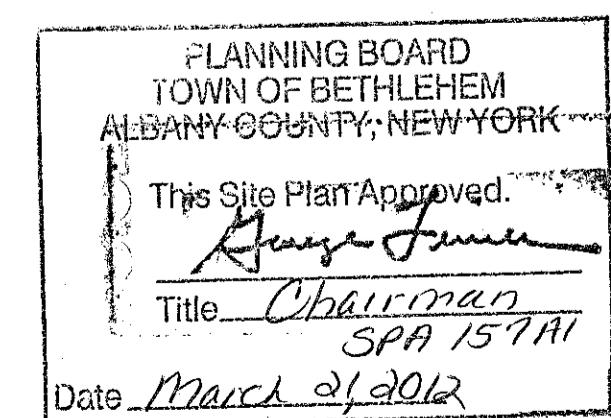
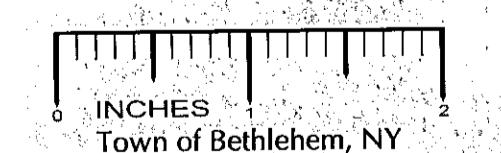


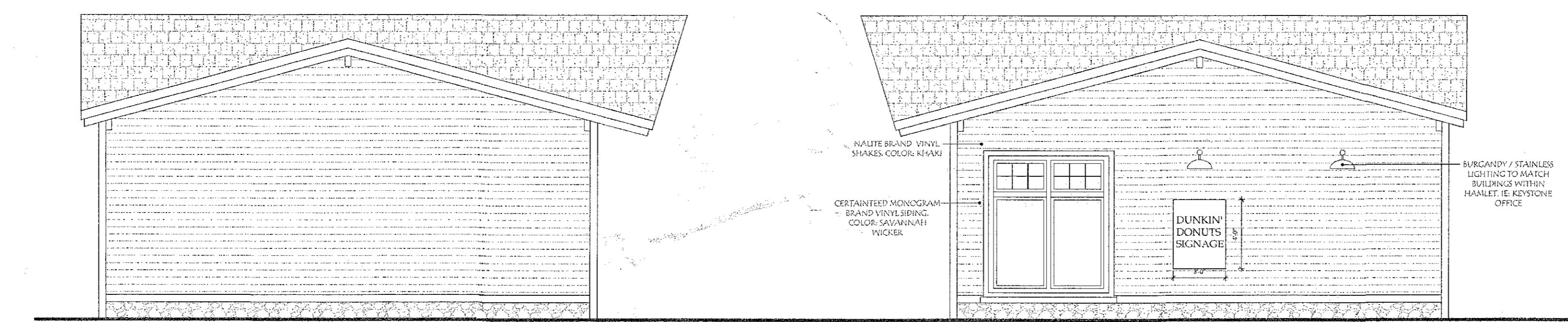
VALERO CONVENIENCE STORE FRONT ELEVATION

594 DELAWARE AVENUE
DELMAR, NEW YORK

SCALE: 3/16" = 1'-0"

PREPARED BY: KEYSTONE BUILDERS, LLC
ISSUED TO TOWN: 10/26/2011





VALERO CONVENIENCE EAST SIDE ELEVATION

594 DELAWARE AVENUE
DELMAR, NEW YORK

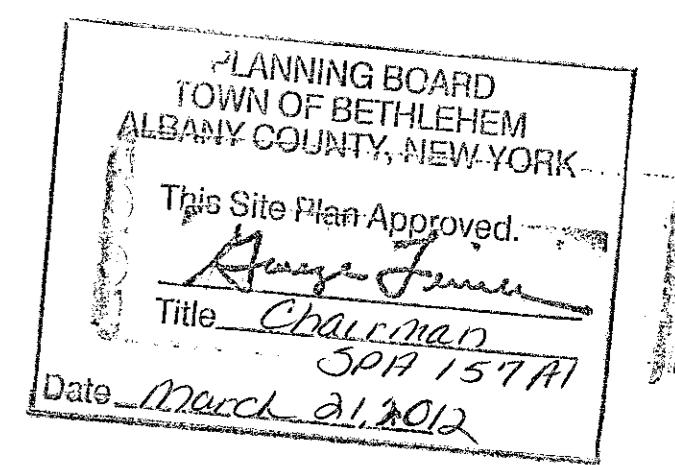
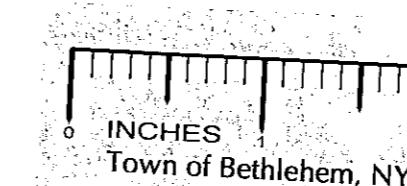
SCALE: 3/16" = 1'-0"

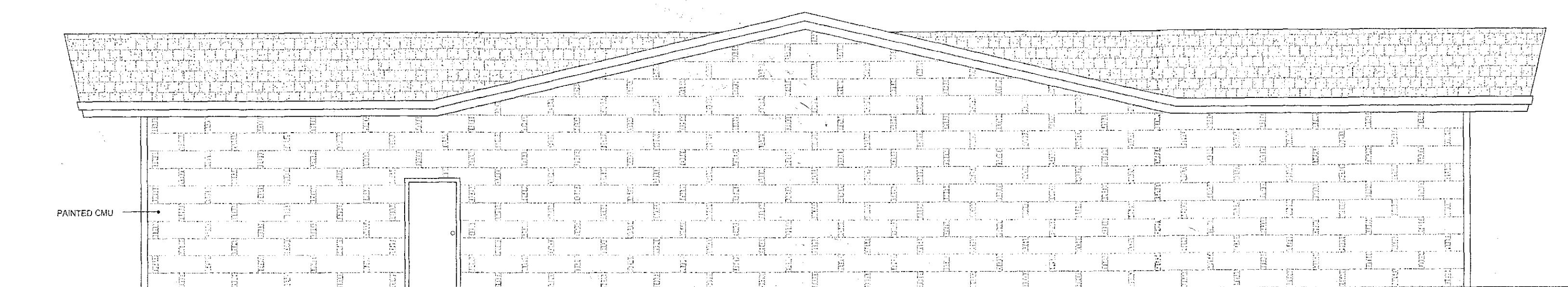
VALERO CONVENIENCE STORE WEST SIDE ELEVATION

594 DELAWARE AVENUE
DELMAR, NEW YORK

SCALE: 3/16" = 1'-0"

PREPARED BY: KEYSTONE BUILDERS, LLC
ISSUED TO TOWN: 10/26/2011



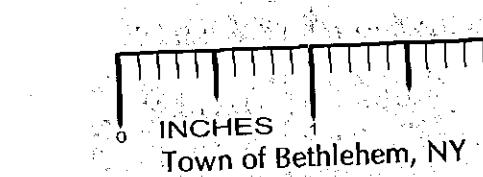


VALERO CONVENIENCE STORE REAR ELEVATION

594 DELAWARE AVENUE
DELMAR, NEW YORK

SCALE: 3/16" = 1'-0"

PREPARED BY: KEYSTONE BUILDERS, LLC
ISSUED TO TOWN: 10/26/2011



PLANNING BOARD TOWN OF BETHLEHEM ALBANY-COUNTY, NEW YORK
This Site Plan Approved <i>George Jansen</i> Title: <u>Chairman</u> SPA 157 A1 Date: <u>March 21, 2012</u>