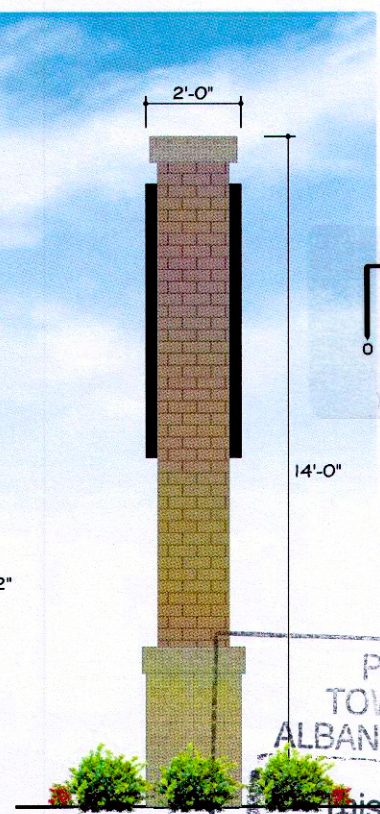


FRONT VIEW



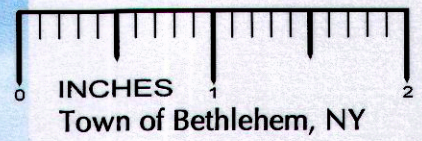
SIDE VIEW

SIGN TYPE "MAIN IDENTIFICATION SIGN"

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

QUANTITY: 1
SIGN DESIGN: DOUBLE FACED, INTERNALLY ILLUMINATED SIGN CABINET with FLAT ACRYLIC SIGN FACES on STEEL POST with BRICK and LIMESTONE SURROUNDING POST
SIGN CABINET to be INTERNALLY ILLUMINATED via T-12 H.O. FLUORESCENT LAMPS / 800 M.A. BALLASTS 120 VOLT / U.L. APPROVED
SIGN CABINET to have TWO FLAT WHITE ACRYLIC PANELS per SIDE with TRANSLUCENT VINYL GRAPHICS
INSTALLATION METHOD: SCHEDULE 40 STEEL POST with CONCRETE FOOTING as REQUIRED
BRICK and LIMESTONE POLE COVER to be INSTALLED by OTHERS

RECEIVED
JUN 22 2012
Town of Bethlehem
Planning Board



PLANNING BOARD
TOWN OF BETHLEHEM
ALBANY COUNTY, NEW YORK

This Site Plan Approved.

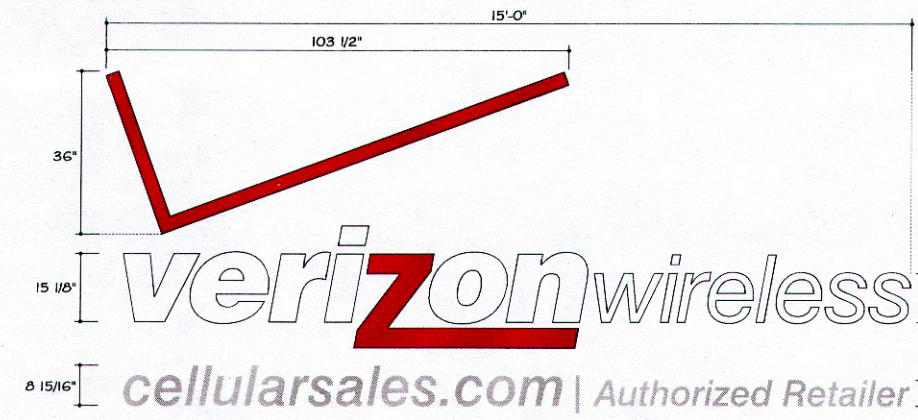
Title George J. J...
CHAIRMAN
SPA 177A1

Date 6/29/12

| APPROVAL | |
|--------------------|------|
| Customer Signature | Date |

Sign Type "Main Identification Sign"





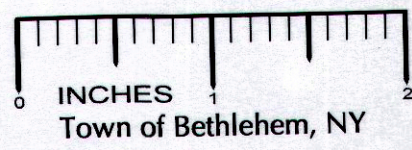
Square Footage = 60.5 sq. ft.

FRONT VIEW

SIGN TYPE "ILLUMINATED LETTERS"

SCALE: 3/8" = 1'-0"

QUANTITY: 1 SET
ILLUMINATED CHANNEL LETTERS and 1/2" thk. SINTRA LETTERS
"CHECK" and VERIZON WIRELESS to be 4" DEEP ILLUMINATED CHANNEL LETTERS with PLASTIC FACES
LETTERS to be ILLUMINATED via LED
120 VOLT (VERIFY) / U.L. APPROVED
LETTER RETURNS to be BLACK
LETTER FACES to be PMS 1795C RED ("CHECK" and "Z") and WHITE
TAGLINE GRAPHICS to be 1/2" thk. FCO SINTRA LETTERS PAINTED to match PMS COOL GRAY GC
ILLUMINATED LETTERS and SINTRA LETTERS to be FLUSH MOUNTED with MECHANICAL FASTENERS as REQUIRED



PLANNING BOARD
TOWN OF BETHLEHEM
ALBANY COUNTY, NEW YORK

This Site Plan Approved.

George J. J. J.
Title Chairman
SPA177A1

Date 6/29/12

| APPROVAL | |
|--------------------|------|
| Customer Signature | Date |

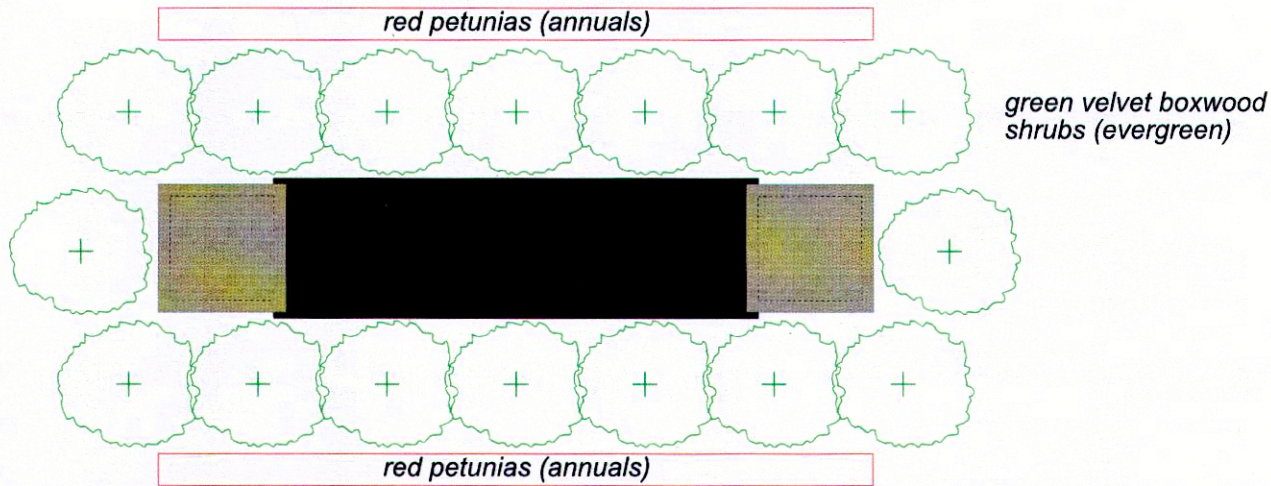
Sign Type "Illuminated Letters" - FRONT (NORTH) ELEVATION

SIGN A RAMA
WHERE THE TRIAD GOES FOR SIGNS
Your Custom Sign Company Since 1991
2800 Patterson Ave. • Greensboro, NC 27407
Phone: 336-548-1124 • Fax: 336-294-0788

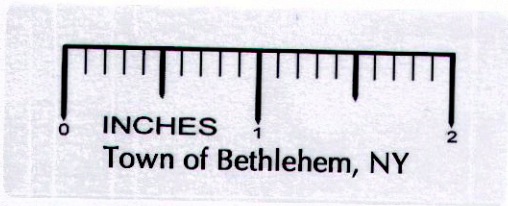
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Project: Verizon - Luke Fletcher
Location: Glenmont, NY
Date: May 16, 2012

Project Mgr: Jenn Anderson
Sales Rep: Vince Cvijanovic
Drawn By: CTrask



PLAN VIEW - LANDSCAPE



| APPROVAL | |
|--------------------|------|
| Customer Signature | Date |

Sign Type "Main Identification Sign" - LANDSCAPE PLAN

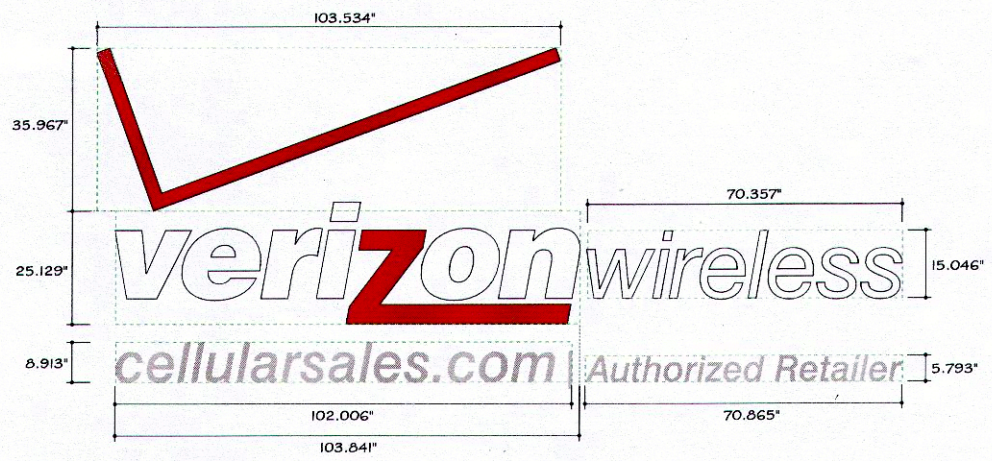
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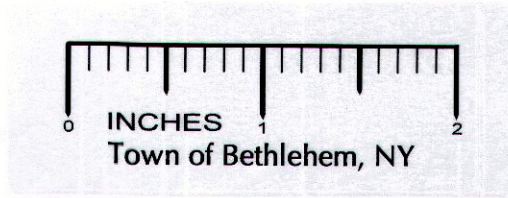
Project: Glenmont Retail
Location: Glenmont, NY
Date: May 23, 2012

Project Mgr: Jenn Anderson
Sales Rep: Vince Cvijanovic
Drawn By: CTrask



SQUARE FOOTAGE CALCULATION
SCALE: 3/8" = 1'-0"

$$(35.967 \times 103.534) + (25.129 \times 103.841) + (15.046 \times 70.357) + (8.913 \times 102.006) + (5.793 \times 70.865) = \text{Square Inches}$$
$$3723.8073 + 2609.4204 + 1058.5914 + 909.179 + 410.5209 = \text{Square Inches}$$
$$8711.5194 / 144 = 60.5 \text{ Square Feet}$$



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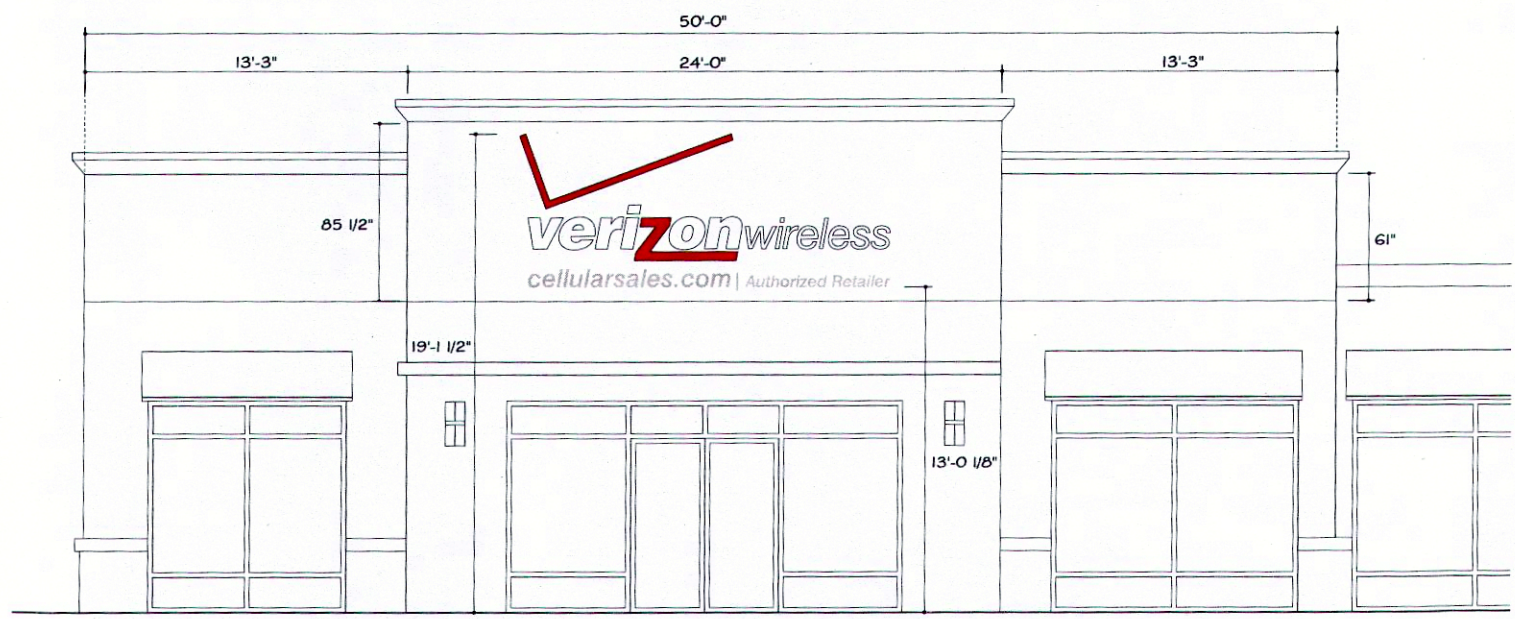
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Sign Type "Illuminated Letters" - SQUARE FOOTAGE CALCULATION

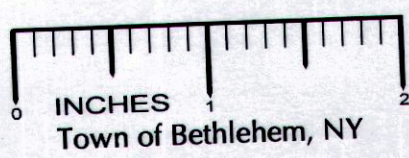
Project: Verizon - Luke Fletcher
Location: Glenmont, NY
Date: May 16, 2012

Project Mgr: Jenn Anderson
Sales Rep: Vince Cvijanovic
Drawn By: CTrask

| APPROVAL | |
|--------------------|------|
| Customer Signature | Date |



FRONT ELEVATION



| APPROVAL | |
|--------------------|------|
| Customer Signature | Date |

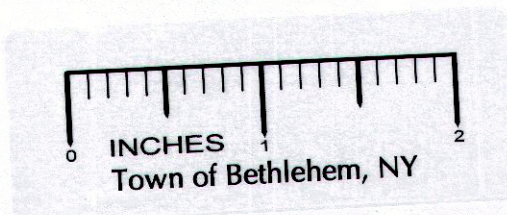
Sign Type "Illuminated Letters" - FRONT (NORTH) ELEVATION

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Project: Verizon - Luke Fletcher
Location: Glenmont, NY
Date: May 16, 2012

Project Mgr: Jenn Anderson
Sales Rep: Vince Cvijanovic
Drawn By: CTrask



Sign Type "Illuminated Letters" - FRONT (NORTH) ELEVATION

Page 4

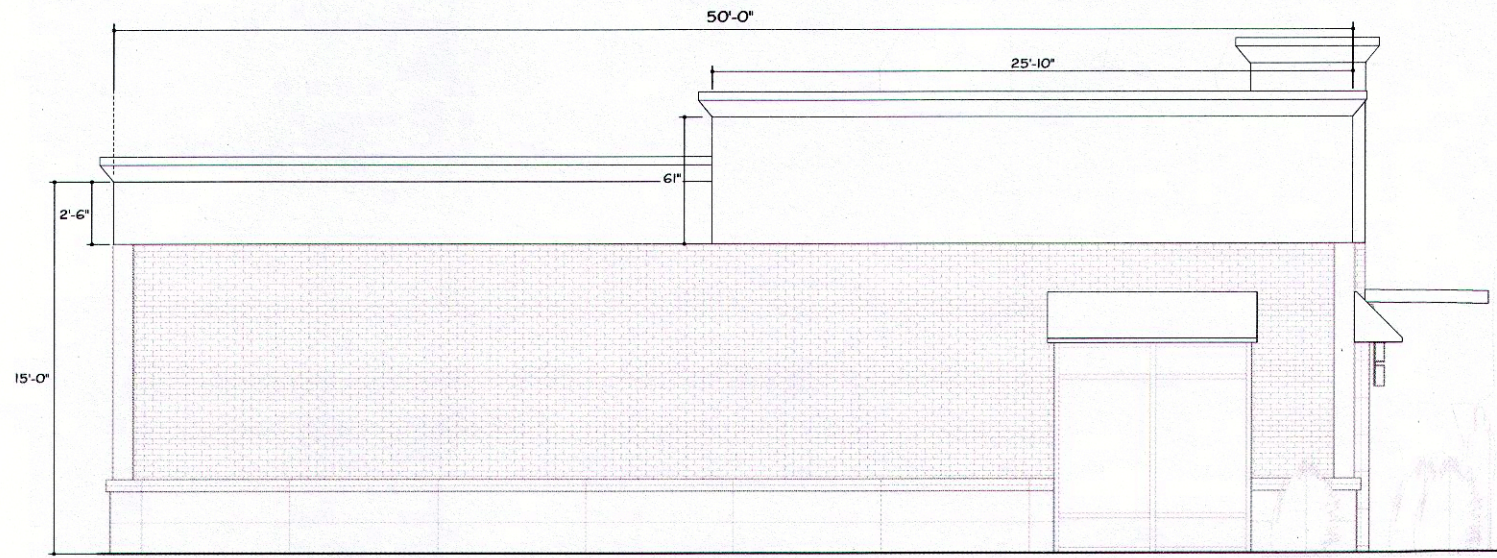
| APPROVAL | |
|--------------------|------|
| Customer Signature | Date |

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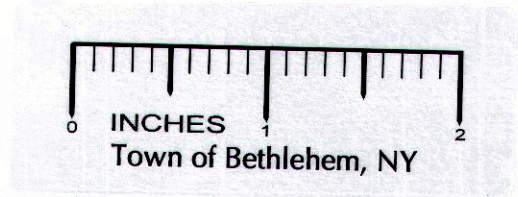
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Project: Verizon - Luke Fletcher
Location: Glenmont, NY
Date: May 16, 2012

Project Mgr: Jenn Anderson
Sales Rep: Vince Cvijanovic
Drawn By: CTrask



SIDE ELEVATION



No Signage Required - SIDE (WEST) ELEVATION

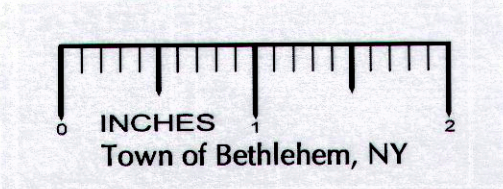
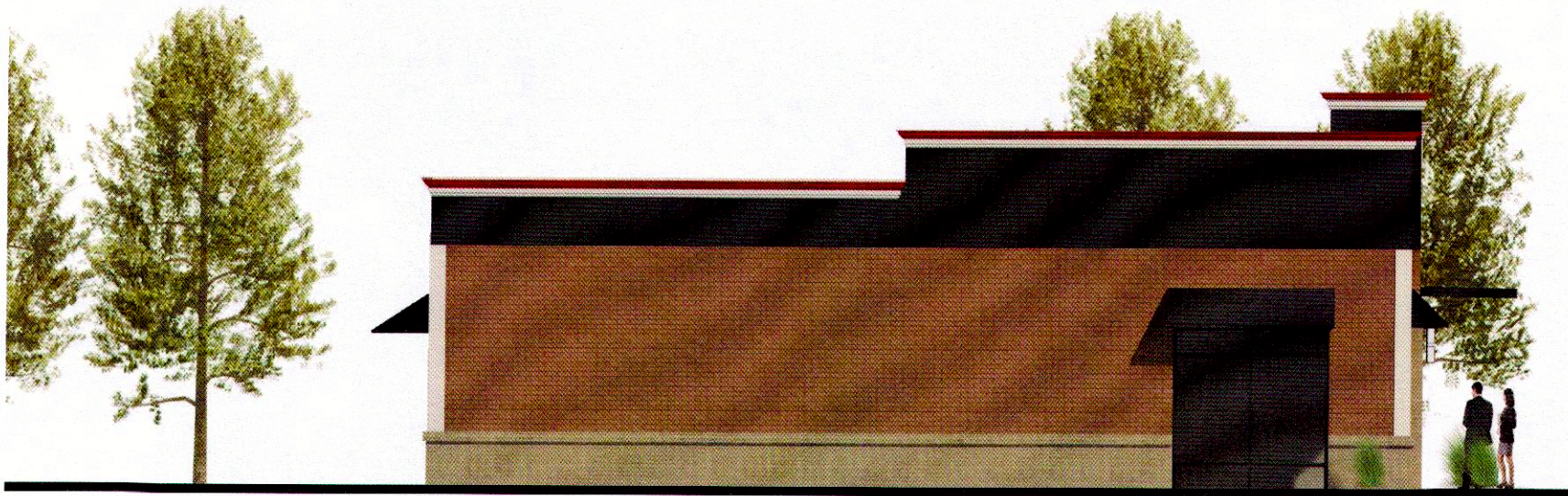
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Project: Verizon - Luke Fletcher
Location: Glenmont, NY
Date: May 16, 2012

Project Mgr: Jenn Anderson
Sales Rep: Vince Cvijanovic
Drawn By: CTrask

| APPROVAL | |
|--------------------|------|
| Customer Signature | Date |



No Signage Required - SIDE (WEST) ELEVATION

| APPROVAL | |
|--------------------|------|
| Customer Signature | Date |



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Project: Verizon - Luke Fletcher
Location: Glenmont, NY
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Sales Rep: Vince Cvijanovic
Drawn By: CTrask

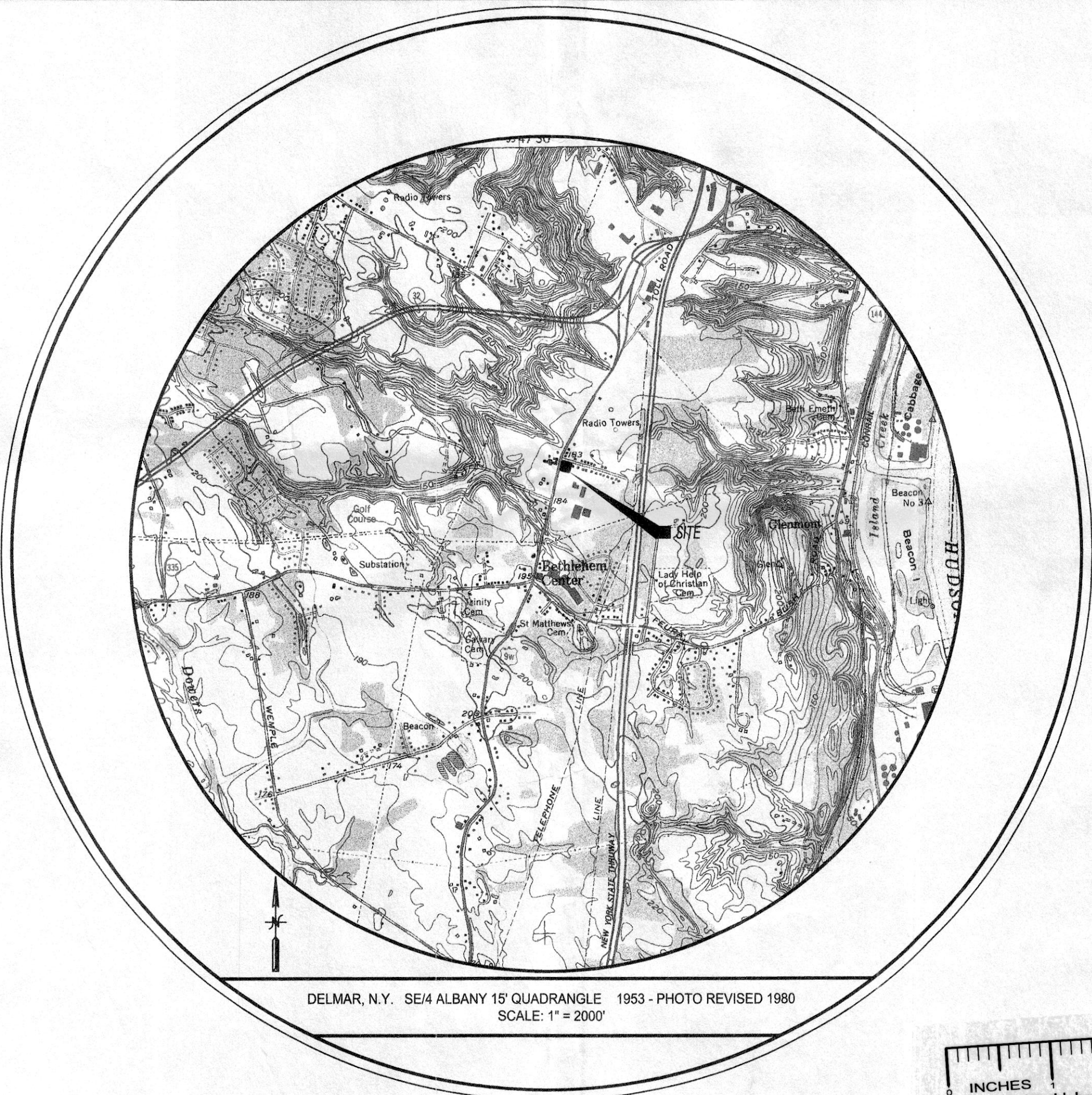
316 ROUTE 9W

TOWN OF BETHLEHEM, ALBANY COUNTY

STATE OF NEW YORK

DRAWING INDEX:

| DWG # | TITLE | REV # | DATE |
|-------|--------------------------|-------|------------|
| C-1 | TITLE SHEET | 4 | 06-21-2012 |
| C-2 | EXISTING CONDITIONS | 3 | 06-21-2012 |
| C-3 | LAYOUT & MATERIALS PLAN | 4 | 06-21-2012 |
| C-4 | VEHICLE MOVEMENT PLAN | 1 | 06-21-2012 |
| C-5 | GRADING & UTILITIES PLAN | 4 | 06-21-2012 |
| C-6 | EROSION CONTROL PLAN | 3 | 06-21-2012 |
| C-7 | LIGHTING PLAN | 3 | 06-21-2012 |
| C-8 | DETAILS | 3 | 06-21-2012 |



PROJECT LOCATION MAP

PROJECT INFORMATION

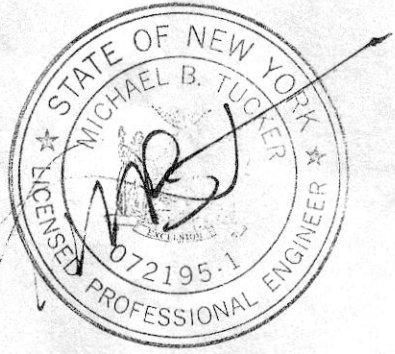
PROPOSED SITE NAME: 316 ROUTE 9W
SITE ADDRESS: 316 NYS ROUTE 9W
GLENMONT, NY 12077
TOWN: BETHLEHEM
TAX MAP NUMBERS: 97.08-1-6 97.08-1-7
L. 2690, P. 948 L. 2690, P. 945

APPLICANT

GLENMONT RETAIL, LLC
50 STATE STREET, 6th FLOOR
ALBANY, NEW YORK
12207

SITE IS LOCATED IN:

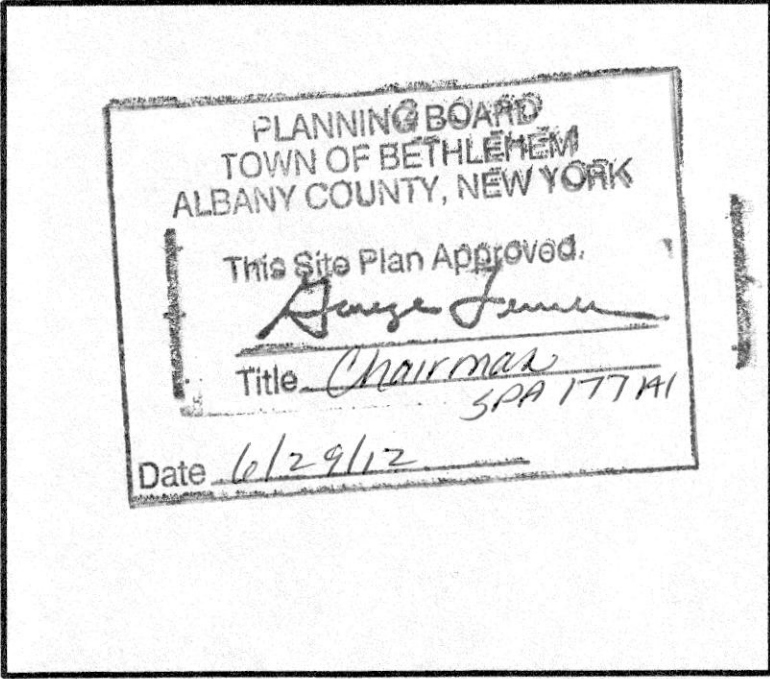
- SELKIRK FIRE DISTRICT
- WATER DISTRICT
- SEWER DISTRICT
- BETHLEHEM CENTRAL SCHOOL DISTRICT



ISSUED FOR:

SITE PLAN REVIEW

TOWN OF BETHLEHEM APPROVAL



RECEIVED
JUN 22 2012
Town of Bethlehem
Planning Board

DIG ALERT:

CALL FOR UNDERGROUND UTILITIES PRIOR TO DIGGING:
1-800-962-7962

EMERGENCY:

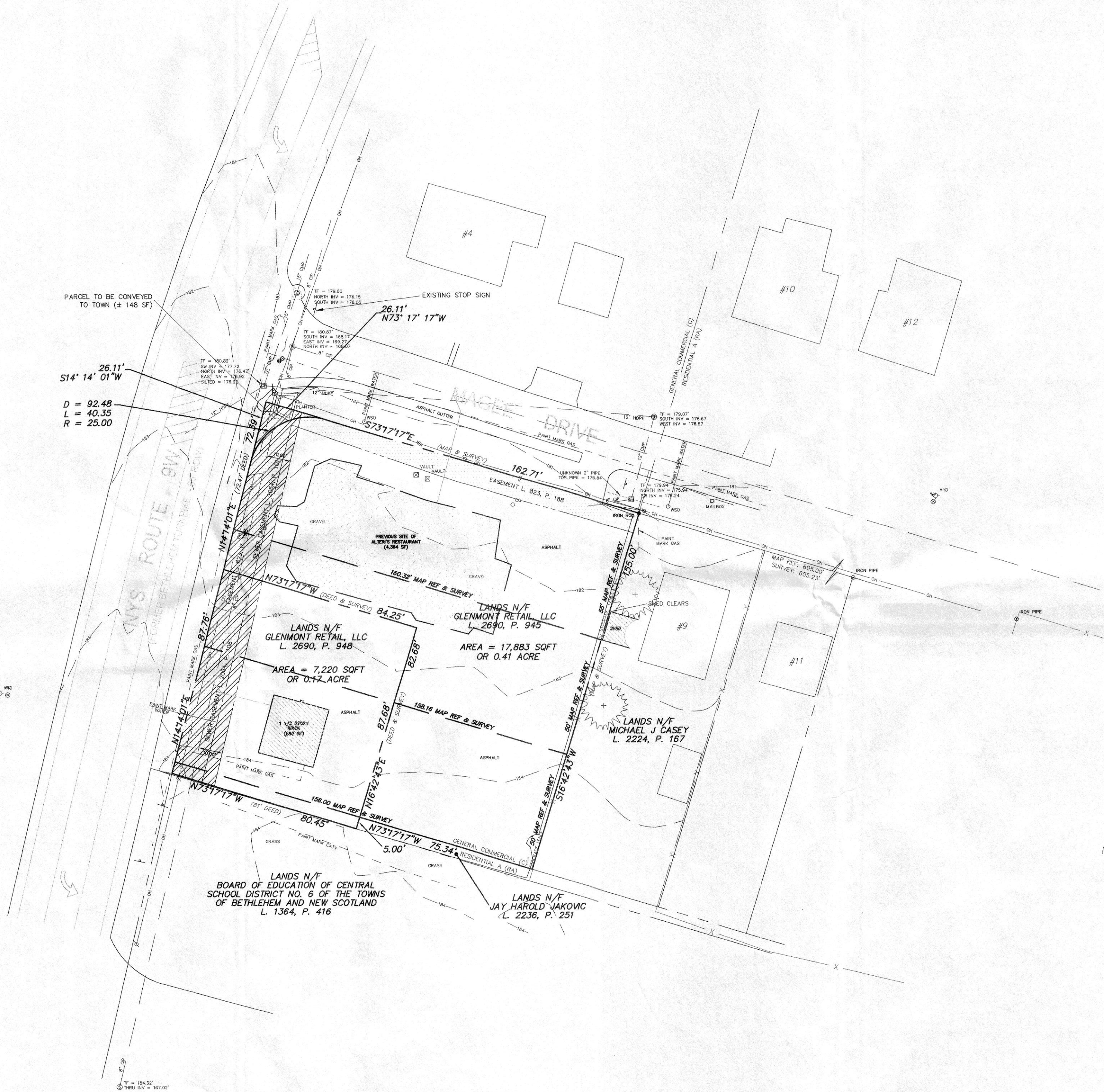
CALL 911

JUNE, 2012



CREIGHTON MANNING ENGINEERING, LLP
2 WINNERS CIRCLE - ALBANY - NEW YORK - 12205
P: (518) 446-0396 F: (518) 446-0397 WWW.CMELLP.COM

SPA 177 A-1



DEED REFERENCES:

- 1) CONVEYED BY ALTERIS RESTAURANT OF GLENMONT, INC & STEVES FOOD OF GLENMONT TO HARVEY QUINN ENTERPRISES, LLC BY DEED DATED SEPTEMBER 17, 2001 AND RECORDED IN THE ALBANY COUNTY CLERK'S OFFICE ON SEPTEMBER 17, 2001 IN LIBER 2690 OF DEEDS AT PAGE 945.
- 2) CONVEYED BY STEPHEN J HEENAN TO HARVEY QUINN ENTERPRISES, LLC BY DEED DATED SEPTEMBER 17, 2001 AND RECORDED IN THE ALBANY COUNTY CLERK'S OFFICE ON SEPTEMBER 17, 2001 IN LIBER 2690 OF DEEDS AT PAGE 948.

MAP REFERENCES:

- 1) MAP ENTITLED "MAP OF SOUTHERN BOULEVARD HEIGHTS SUBDIVISION MAP" AS PREPARED BY LS RICHARD CE LEAS ON JUNE 23, 1928 AS FILED IN THE ALBANY COUNTY CLERK'S OFFICE IN CLOSET 2, DRAWER 28, MAP 475.

NOTES:

- 1) SURVEYED PARCEL: TOWN OF BETHLEHEM - TAX MAP 97.08, BLOCK 1, PARCELS 6 & 7.
- 2) SURVEY PREPARED BY INFINIGY SURVEYING PLLC, FROM AN APRIL 11, 2011 FIELD SURVEY.
- 3) NORTH IS REFERENCED TO NAD 83 NEW YORK STATE PLANES, EAST ZONE. ELEVATION - TOWN DATUM USED.
- 4) SUBJECT TO ALL RIGHTS, EASEMENTS, COVENANTS OR RESTRICTION; RECORDED OR UNRECORDED.
- 5) SUBJECT TO ANY STATEMENT OF FACT CONTAINED IN COMMITMENT OF TITLE INSURANCE NO. 1103-30104 AS PREPARED BY CHICAGO TITLE INSURANCE COMPANY AND HAVING AN EFFECTIVE DATE OF MARCH 8, 2011.
SCHEDULE B:
ITEM 3: L. 543, P. 405 - TRIMMING RIGHTS 18" FROM WIRES TO SET GUY AND BRACE POLE
L. 652, P. 214 - TRIMMING RIGHTS (48") AND RIGHT TO MAINTAIN, REMOVE AND ADD TO A SINGLE POLE LINE ADJOINING OR CROSSING THE PARCEL.
L. 652, P. 247 - TRIMMING RIGHTS (48") AND RIGHT TO MAINTAIN, REMOVE AND ADD TO A SINGLE POLE LINE ADJOINING OR CROSSING THE PARCEL.
L. 748, P. 178 - TRIMMING RIGHTS (50' FROM CENTERLINE OF WIRES) AND RIGHT TO MAINTAIN, REMOVE AND ADD TO A SINGLE POLE LINE ADJOINING OR CROSSING THE PARCEL.
L. 809, P. 335 - TRIMMING RIGHTS (NO WIDTH GIVEN) AND RIGHT TO MAINTAIN, REMOVE AND ADD TO A SINGLE POLE LINE ADJOINING OR CROSSING THE PARCEL.
L. 823, P. 188 - 20' EASEMENT CENTERED ON POLE LINE - SHOWN ON PLAT
ITEM 6 - REFERS TO RIGHTS LISTED IN ITEM 3.
ITEM 7 - SHOWN ON PLAT
ITEM 8 - SHOWN ON PLAT

6) UNDERGROUND UTILITIES IF SHOWN HEREON ARE BASED ON VISIBLE PHYSICAL EVIDENCE. THEY SHOULD BE CONSIDERED SCHEMATIC ONLY AND ARE SHOWN TO DEPICT GENERAL UTILITY CONNECTIONS RATHER THAN EXACT UNDERGROUND LOCATIONS. INFINIGY SURVEYING, PLLC MAKES NO CERTIFICATION AS TO THE ACCURACY OF THE UNDERGROUND UTILITY LOCATIONS AND OTHER UTILITIES MAY EXIST THAT ARE NOT SHOWN ON THIS MAP. CALL DIGSAFE FOR FURTHER VERIFICATION.

7) SURVEY IS PREPARED IN ACCORDANCE WITH THE NEW YORK STATE ASSOCIATION OF PROFESSIONAL LAND SURVEYORS CODE OF PRACTICE FOR LAND SURVEYS AS ADOPTED IN OCTOBER OF 1966 AND LAST REVISED ON JULY 18, 1997.

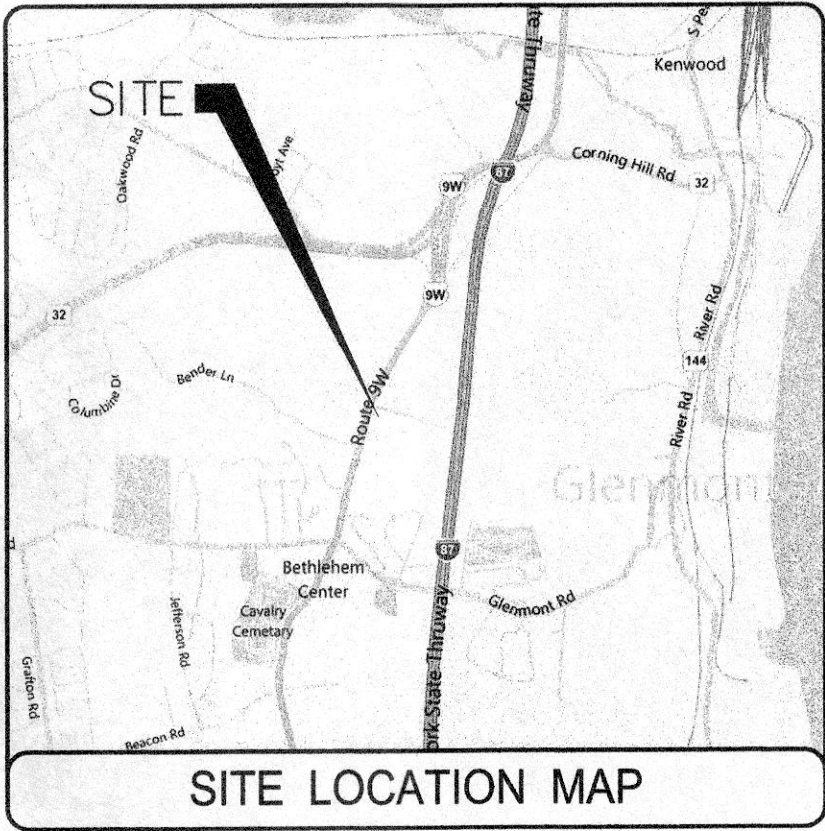
9) SURVEY PARCEL APPEARS TO FALL WITHIN FLOOD ZONE C (AREAS OF MINIMAL FLOODING) AS INDICATED ON FEMA FLOOD INSURANCE RATE MAP, TOWN OF BETHLEHEM PANEL 11 OF 25 - COMMUNITY-PANEL NUMBER 3615406 0011 B - HAVING AN EFFECTIVE DATE OF JUNE 15, 1983.

10) RIGHT-OF-WAY FOR NEW YORK STATE ROUTE 9W - FORMER BETHLEHEM TURNPIKE IS SET AT 66' BASED ON INFORMATION PROVIDED BY NEW YORK STATE DEPARTMENT OF TRANSPORTATION.

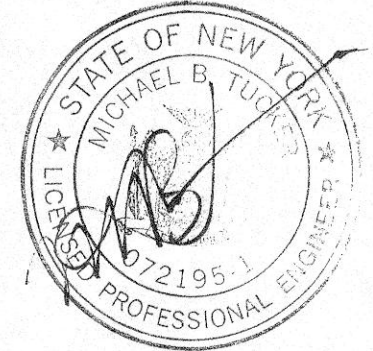
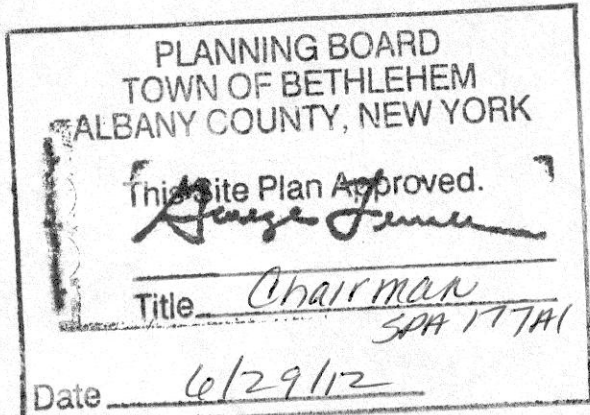
CERTIFIED TO:

- 1) CHICAGO TITLE INSURANCE COMPANY
- 2) GLENMONT RETAIL, LLC

NOTE:
EXISTING CONTOURS ON 9 MAGEE DRIVE COMPUTED FROM USGS TOPOGRAPHIC MAPPING



TOWN OF BETHLEHEM APPROVAL



UNAUTHORIZED ALTERATION OR ADDITION TO THIS DOCUMENT IS A VIOLATION OF APPLICABLE STATE AND/OR LOCAL LAWS.

| No. | Submittal / Revision | App'd | Date |
|-----|----------------------|-------|---------|
| 3 | Final Approval | MBT | 6/21/12 |
| 2 | Town Comments | MBT | 5/03/12 |
| 1 | Town Comments | MBT | 2/10/12 |

Drawn: TAR Date: 01-06-12
Designed: TAR Date: 1-06-12
Checked: MBT Date: 01-06-12

Project Number 111-187

Project Title
**316 NYS
Route 9W**
Glenmont, NY 12077

Prepared For
**Glenmont
Retail, LLC**
50 State Street, 6th Floor
Albany, NY 12207

Drawing Title
**Existing
Conditions**

Drawing Scale:
As Shown
Date:
06-21-2012

Issued For
**SITE PLAN
REVIEW**

Drawing Number
C-2

| PLANTING SCHEDULE | | | | | |
|-------------------|-------------------------|--|---------|--------|-------|
| KEY | BOTANICAL NAME | COMMON NAME | SIZE | SYMBOL | TOTAL |
| TO | THUJA O. 'NIGRA' | DARK GREEN ARBORVITAE | 5' TALL | | 7 |
| AR | ACER RUBRUM 'KARPICK' | RED MAPLE | 3" CAL | | 4 |
| JS | JUNIPERUS S. 'MOONGLOW' | MOONGLOW JUNIPER | 4' TALL | | 3 |
| JH | JUNIPERUS H. 'HUGHES' | HUGHES JUNIPER | 30" | | 7 |
| BX | BUXUS 'GREEN VELVET' | GREEN VELVET BOXWOOD | 30" | | 12 |
| VS | VIBURNUM SETIGERUM | TEA VIBURNUM | 3' | | 1 |
| WF | WEIGELA F. 'JAVA RED' | JAVA RED WEIGELA | 24" | | 8 |
| SJ | SPIRAEA J. MAGIC CARPET | MAJIC CARPET SPIREA | 20" | | 6 |
| PH | PETUNIA X HYBRIDIA | RED PETUNIA | 6" TALL | | 30 |
| PR | MIXED PERENNIALS | DAYLILLY, CRANESBILL, SPEEDWELL, SEDUM | 2 GL. | | 7 |

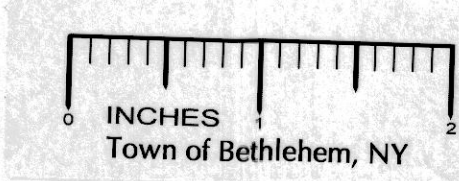
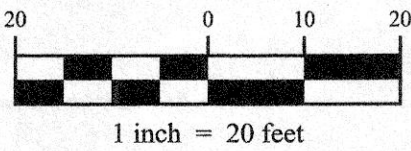
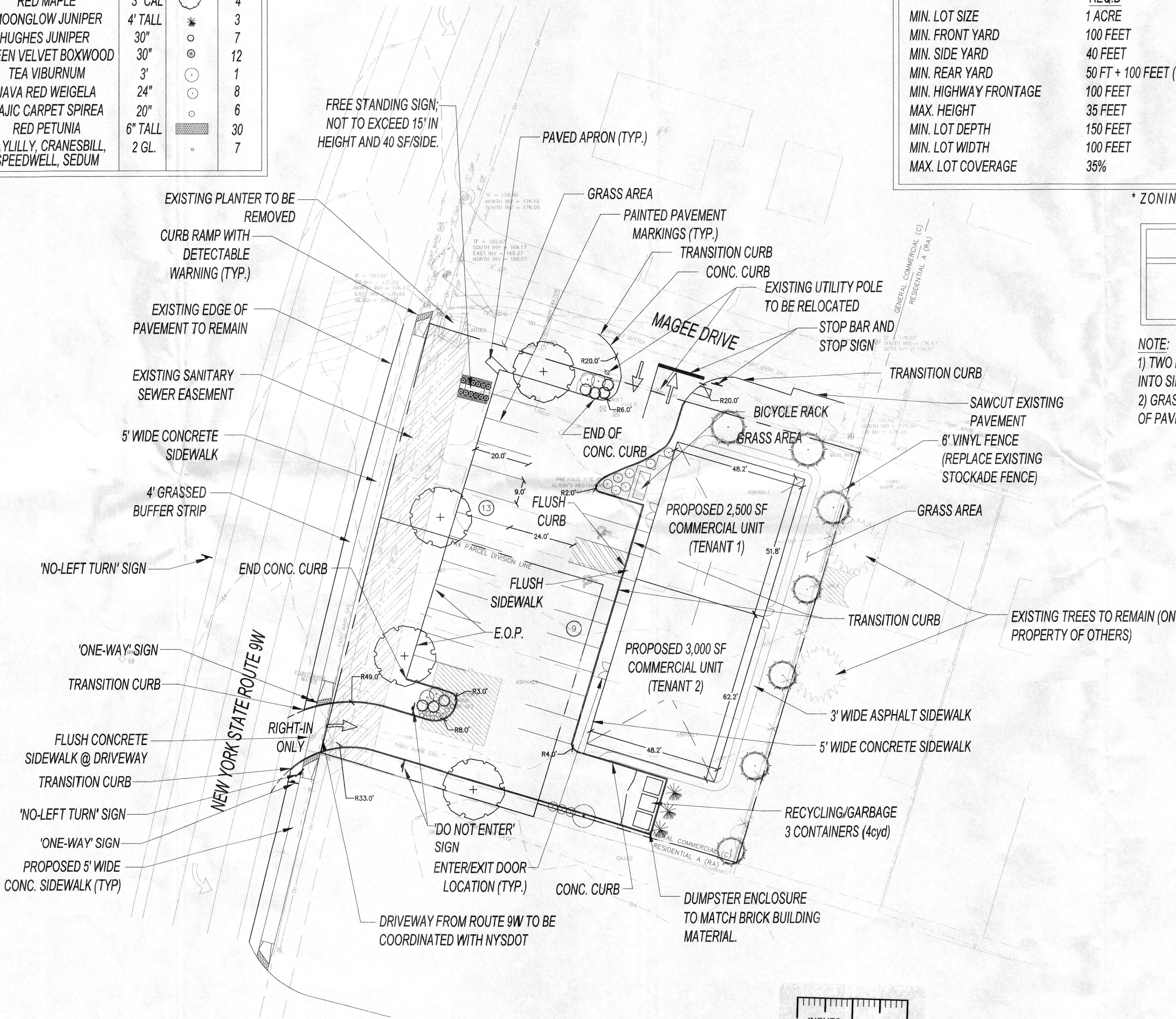
| ZONING TABLE | | |
|------------------------------|------------------------|-------------|
| ZONE: GENERAL COMMERCIAL (C) | | |
| | REQ.D | PROVIDED |
| MIN. LOT SIZE | 1 ACRE | 0.58 ACRE |
| MIN. FRONT YARD | 100 FEET | 91 FEET * |
| MIN. SIDE YARD | 40 FEET | 15 FEET * |
| MIN. REAR YARD | 50 FT + 100 FEET (150) | 16.2 FEET * |
| MIN. HIGHWAY FRONTAGE | 100 FEET | 160 FEET |
| MAX. HEIGHT | 35 FEET | ±18 FEET |
| MIN. LOT DEPTH | 150 FEET | 156 FEET |
| MIN. LOT WIDTH | 100 FEET | 155 FEET |
| MAX. LOT COVERAGE | 35% | 21.9% |

* ZONING VARIANCE HAS BEEN REQUESTED

| PARKING REQUIREMENTS: | |
|--|--|
| 1 SPACE / 250 S.F. = 22 SPACES PROVIDED = 22 SPACES | |

NOTE:
1) TWO EXISTING PARCELS TO BE COMBINED INTO SINGLE LOT.
2) GRASSED AREA TO BE EXTENDED TO EDGE OF PAVEMENT ALONG MAGEE DRIVE.

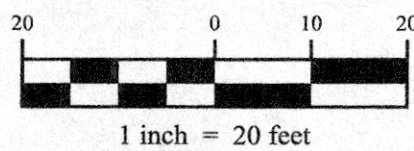
| SIGN TABLE | |
|--------------|------|
| LABEL | SIGN |
| STOP | |
| NO LEFT TURN | |
| DO NOT ENTER | |
| ONE WAY | |



TOWN OF BETHLEHEM APPROVAL

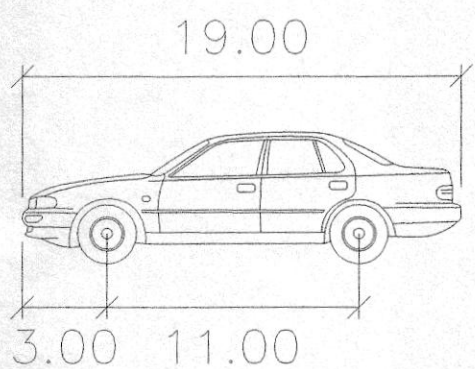
PLANNING BOARD
TOWN OF BETHLEHEM
ALBANY COUNTY, NEW YORK

This Site Plan Approved.
[Signature]
Title: *CHAIRMAN*
Date: *6/29/12*



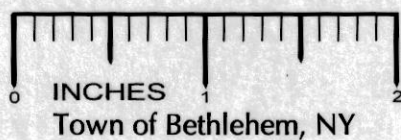
NEW YORK STATE ROUTE 9W

MAGEE DRIVE



P feet
Width : 7.00
Track : 6.00
Lock to Lock Time : 6.0
Steering Angle : 31.6

VEHICLE PROFILE

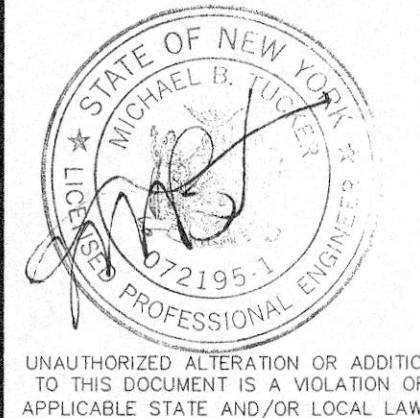


TOWN OF BETHLEHEM APPROVAL

PLANNING BOARD
TOWN OF BETHLEHEM
ALBANY COUNTY, NEW YORK

This Site Plan Approved.

Title: *Chris J. J...*
Date: *6/29/12*



| | | | |
|-----------|---------------------|-------|---------|
| 1 | Final Approval | MBT | 6/21/12 |
| No. | Submital / Revision | App'd | Date |
| Drawn: | TAR | Date: | 1-06-12 |
| Designed: | TAR | Date: | 1-06-12 |
| Checked: | MBT | Date: | 1-06-12 |

Project Number 111-187

Project Title
**316 NYS
Route 9W
Glenmont, NY 12077**

Prepared For
**Glenmont
Retail, LLC**
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Albany, NY 12207

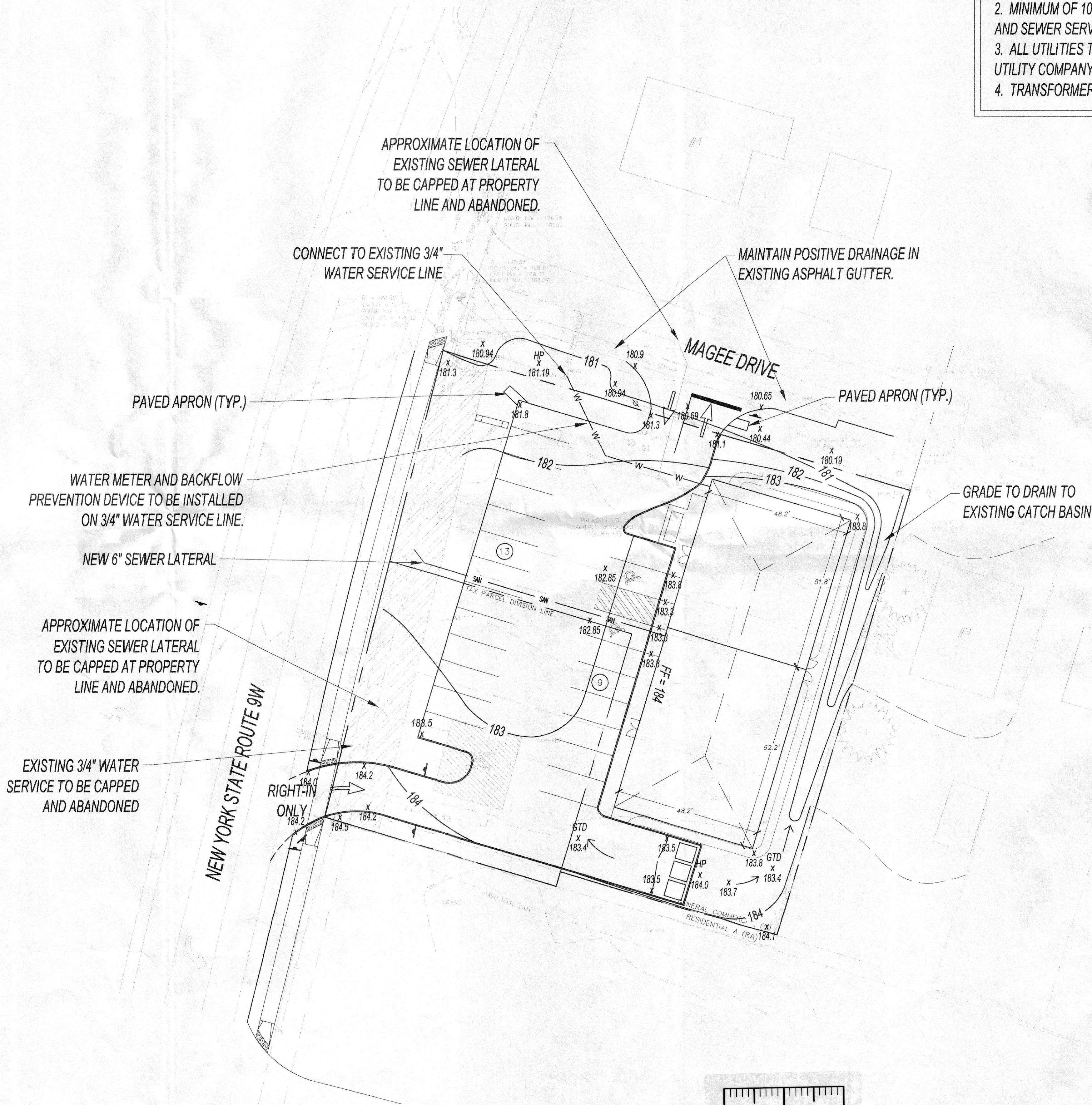
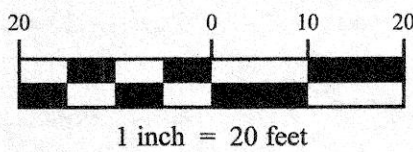
Drawing Title
**VEHICLE
MOVEMENT PLAN**

Drawing Scale:
As Shown
Date:
06-21-2012

Issued For
**SITE PLAN
REVIEW**

Drawing Number

C-4



UTILITY NOTES:

1. ALL WORK IN NYS ROUTE 9W RIGHT-OF-WAY TO BE COORDINATED WITH NEW YORK STATE DEPARTMENT OF TRANSPORTATION.
2. MINIMUM OF 10 FEET HORIZONTAL SEPARATION TO BE PROVIDED BETWEEN WATER AND SEWER SERVICES.
3. ALL UTILITIES TO BE INSTALLED IN ACCORDANCE WITH TOWN OF BETHLEHEM AND UTILITY COMPANY STANDARDS.
4. TRANSFORMER(S) WILL BE PLACED AS REQUIRED BY THE SERVICE PROVIDER.

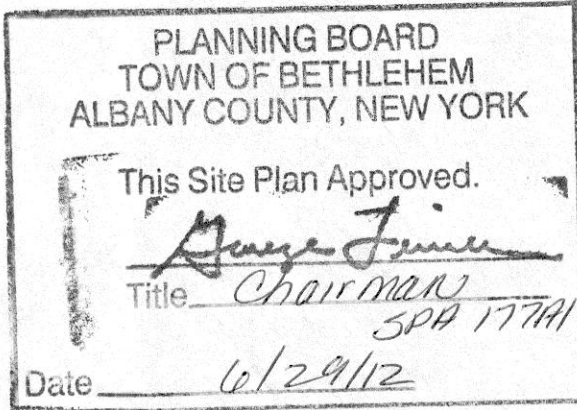
GRADING NOTES:

1. TRANSITIONS FROM EXISTING PAVEMENT AND SIDEWALKS SHALL BE SMOOTH AND FLUSH.
2. SIDEWALK CROSS SLOPES SHALL NOT EXCEED 2%.
3. HANDICAP PARKING STALLS AND ACCESSIBLE ROUTE SHALL BE CONSTRUCTED IN ACCORDANCE WITH ALL APPLICABLE REGULATIONS, INCLUDING THE MOST RECENT VERSION OF 28 CFR PART 36, ADA STANDARDS FOR ACCESSIBLE DESIGN.

NOTE:

- 1) BACKFLOW PREVENTION DEVICE REQUIRED ON WATERLINE
- 2) GREASE TRAP SERVING PREVIOUS ALTERIS RESTAURANT SHALL BE PUMPED AND REMOVED FROM SITE.
- 3) AFTER DEVELOPER REMOVES THE PAVED APRON ALONG MAGEE DRIVE, THE TOWN HIGHWAY DEPARTMENT WILL REPAVE THE EDGE OF PAVEMENT FOR THE ENTIRE LENGTH OF SITE. CONTRACTOR TO COORDINATE WITH HIGHWAY DEPARTMENT.

TOWN OF BETHLEHEM APPROVAL



UNAUTHORIZED ALTERATION OR ADDITION TO THIS DOCUMENT IS A VIOLATION OF APPLICABLE STATE AND/OR LOCAL LAWS.

| No. | Submittal / Revision | App'd | Date |
|-----|----------------------|-------|---------|
| 4 | Final Approval | MBT | 6/21/12 |
| 3 | Town Comments | MBT | 6/15/12 |
| 2 | Town Comments | MBT | 5/03/12 |
| 1 | Town Comments | MBT | 2/10/12 |

Drawn: TAR Date: 1-06-12
Designed: TAR Date: 1-06-12
Checked: MBT Date: 1-06-12

Project Number 111-187

Project Title
**316 NYS
Route 9W**
Glenmont, NY 12077

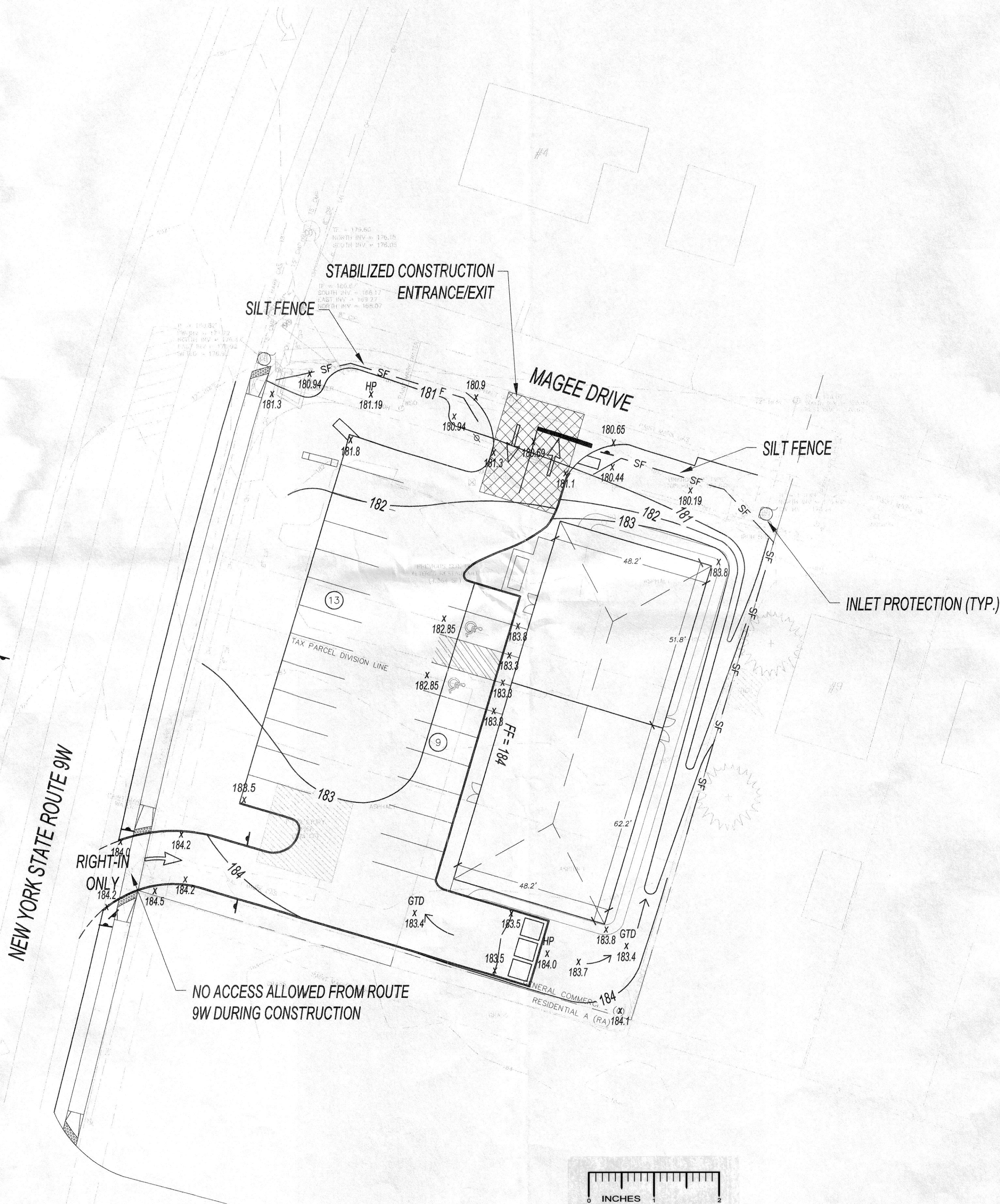
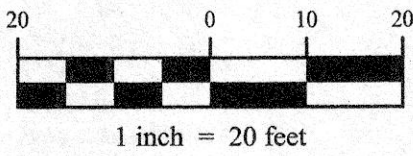
Prepared For
**Glenmont
Retail, LLC**
50 State Street, 6th Floor
Albany, NY 12207

Drawing Title
**GRADING &
UTILITIES PLAN**

Drawing Scale:
As Shown
Date:
06-21-2012

Issued For
**SITE PLAN
REVIEW**

Drawing Number
C-5



- GENERAL EROSION & SEDIMENT CONTROL NOTES:
1. THE SOIL EROSION AND SEDIMENT CONTROL MEASURES AND DETAILS AS SHOWN HEREIN AND STIPULATED WITHIN STATE STANDARDS SHALL BE FOLLOWED AND INSTALLED IN A MANNER SO AS TO MINIMIZE SEDIMENT LEAVING THE SITE.
 2. PRIOR TO COMMENCING LAND DISTURBANCE ACTIVITY, THE LIMITS OF LAND DISTURBANCE SHALL BE CLEARLY AND ACCURATELY DEMARCATED WITH STAKES, RIBBONS, OR OTHER APPROPRIATE MEANS.
 3. EROSION CONTROL DEVICES SHALL BE INSTALLED BEFORE GROUND DISTURBANCE OCCURS. THE LOCATION OF SOME OF THE EROSION CONTROL DEVICES MAY HAVE TO BE ALTERED FROM SHOWN ON THE APPROVED PLANS IF DRAINAGE PATTERNS DURING CONSTRUCTION ARE DIFFERENT FROM THE FINAL PROPOSED DRAINAGE PATTERNS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO ACCOMPLISH EROSION CONTROL FOR ALL DRAINAGE PATTERNS CREATED AT VARIOUS STAGES DURING CONSTRUCTION. ANY DIFFICULTY IN CONTROLLING EROSION DURING ANY PHASE OF CONSTRUCTION SHALL BE REPORTED TO THE ENGINEER IMMEDIATELY.
 4. THE LOCATION OF SOME OF THE EROSION CONTROL DEVICES MAY HAVE TO BE ALTERED FROM THAT SHOWN ON THE PLANS IF DRAINAGE PATTERNS DURING CONSTRUCTION ARE DIFFERENT FROM THE FINAL PROPOSED DRAINAGE PATTERNS. ANY DIFFICULTY IN CONTROLLING EROSION DURING ANY PHASE OF CONSTRUCTION SHALL BE REPORTED TO THE ENGINEER IMMEDIATELY.
 5. CONTRACTOR SHALL MAINTAIN ALL EROSION CONTROL MEASURES UNTIL PERMANENT VEGETATION HAS BEEN ESTABLISHED. CONTRACTOR SHALL CLEAN OUT ALL SEDIMENT PONDS WHEN REQUIRED BY THE ENGINEER OR THE LOCAL JURISDICTION INSPECTOR. CONTRACTOR SHALL INSPECT EROSION CONTROL MEASURES AT THE END OF EACH WORKING DAY TO ENSURE MEASURES ARE FUNCTIONING PROPERLY.
 6. THE CONTRACTOR SHALL REMOVE ACCUMULATED SILT WHEN THE SILT IS 1/3 THE HEIGHT OF THE FENCE.
 7. FAILURE TO INSTALL, OPERATE OR MAINTAIN ALL EROSION CONTROL MEASURES WILL RESULT IN ALL CONSTRUCTION BEING STOPPED ON THE JOB SITE UNTIL SUCH MEASURES ARE CORRECTED.
 8. SILT BARRIERS TO BE PLACED AT DOWNSTREAM TOE OF ALL CUT AND FILL SLOPES.
 9. ALL CUT AND FILL SLOPES MUST BE SURFACED ROUGHENED AND VEGETATED WITHIN SEVEN (7) DAYS OF THEIR CONSTRUCTION.
 10. CONTRACTOR SHALL REMOVE ALL EROSION & SEDIMENT CONTROL MEASURES AFTER COMPLETION OF CONSTRUCTION AND ESTABLISHMENT OF PERMANENT GROUND COVER.
 11. THE ESCAPE OF SEDIMENT FROM THE SITE SHALL BE PREVENTED BY THE INSTALLATION OF EROSION CONTROL MEASURES AND PRACTICES PRIOR TO, OR CONCURRENT WITH, LAND-DISTURBING ACTIVITIES.
 12. SEE DETAIL SHEETS FOR EROSION CONTROL DETAILS.
 13. ALL OPEN DRAINAGE SWALES TO BE STABILIZED WITH GRASS AND/OR RIP-RAP AS QUICKLY AS POSSIBLE.



| | | | |
|-----------|----------------------|-------|---------|
| 3 | Final Approval | MBT | 6/21/12 |
| 2 | Town Comments | MBT | 6/15/12 |
| 1 | Town Comments | MBT | 5/03/12 |
| No. | Submittal / Revision | App'd | Date |
| Drawn: | TAR | Date: | 1-06-12 |
| Designed: | TAR | Date: | 1-06-12 |
| Checked: | MBT | Date: | 1-06-12 |

Project Number 111-187

Project Title
**316 NYS
Route 9W**
Glenmont, NY 12077

Prepared For
**Glenmont
Retail, LLC**
50 State Street, 6th Floor
Albany, NY 12207

Drawing Title
**EROSION
CONTROL PLAN**

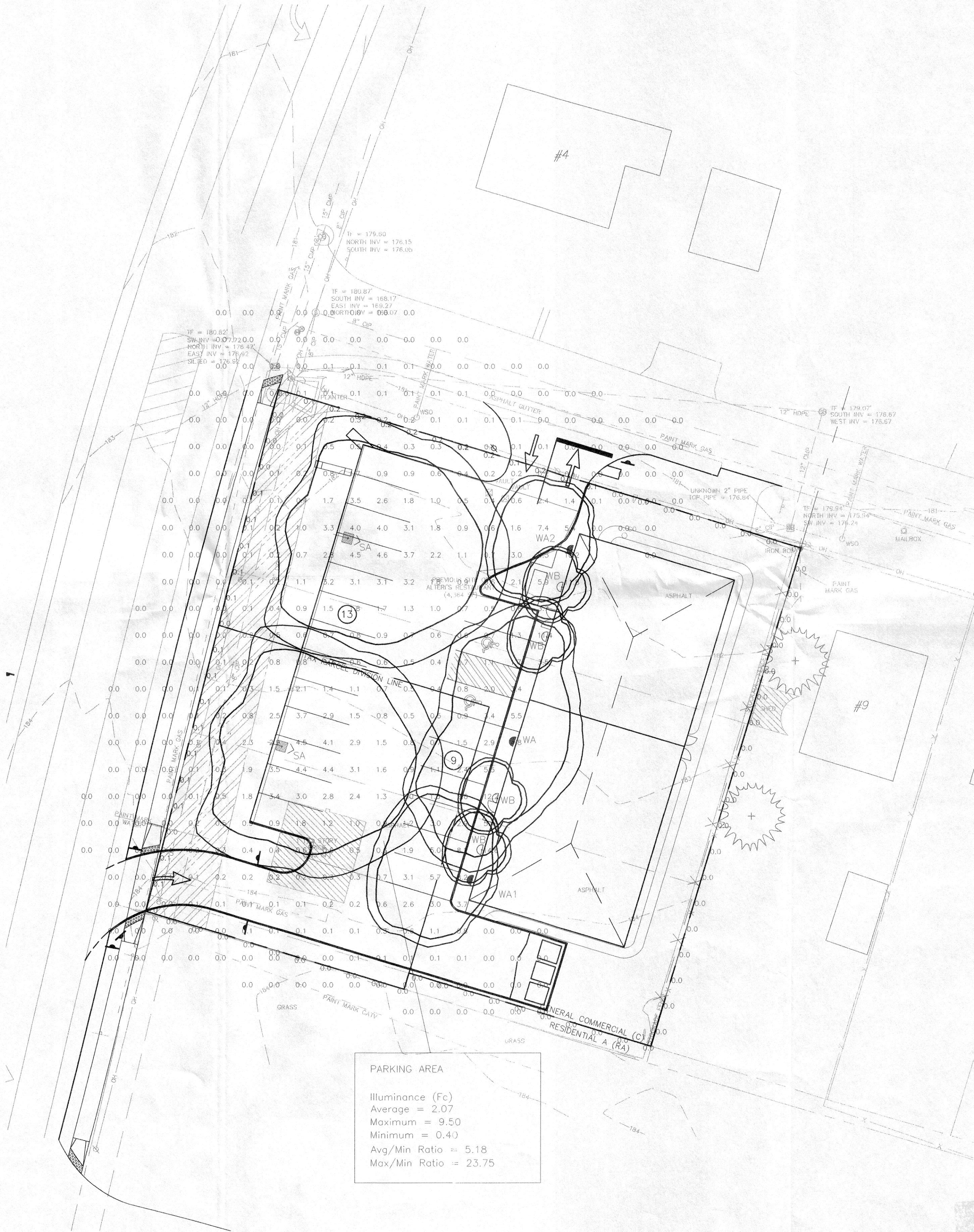
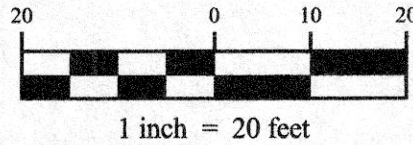
Drawing Scale:
As Shown
Date:
06-21-2012

Issued For
**SITE PLAN
REVIEW**

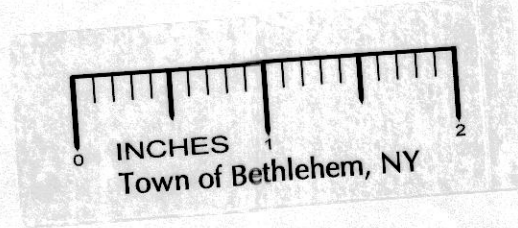
Drawing Number
C-6

TOWN OF BETHLEHEM APPROVAL

PLANNING BOARD
TOWN OF BETHLEHEM
ALBANY COUNTY, NEW YORK
This Site Plan Approved.
George J. Finner
Title *Chairman*
Date *6/29/12*



| | |
|------------------|-------|
| PARKING AREA | |
| Illuminance (Fc) | |
| Average = | 2.07 |
| Maximum = | 9.50 |
| Minimum = | 0.40 |
| Avg/Min Ratio = | 5.18 |
| Max/Min Ratio = | 23.75 |



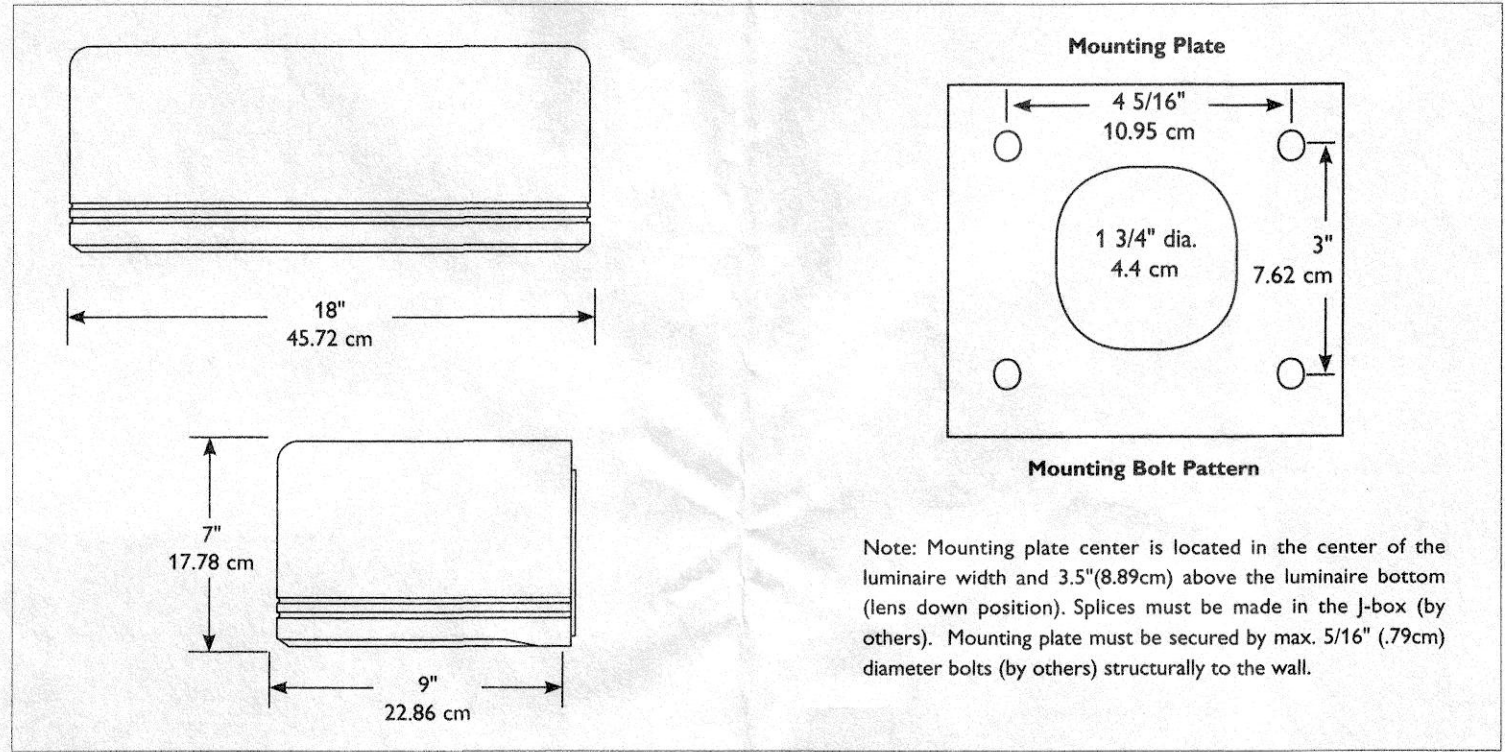
| | | |
|--|--|-----------------------|
| Project: Bedding Store | | Project # 137-0451-R2 |
| Specifier: Ted Ranslow - Creighton Manning Engineering | | |
| Agent: Paul Gregory - LightSpec - Albany | | |
| Calculations By: Benjamin Peirick - Philips Gardco | | |
| Date: June 21, 2012 | | |
| Scale: 1 : 1 | | |
| Photometric data used is based on established IES procedures and published lamp ratings. | | |
| Pt. x pt. values shown are horizontal illuminance at grade (single-plane), in footcandles. | | |
| The LLF is based on lamp manufacturer's published mean lumen ratings. | | |
| Field performance will depend on actual lamp, ballast, electrical, and site characteristics. | | |
| Luminaire height shown is approximate overall mounting height above finished grade. (U.N.O.) | | |

| Luminaire Schedule | | | | | | | |
|------------------------|-----|-------|-------------------------------|-------------|-------------|-------|-------------------|
| Project: Bedding Store | | | | | | | |
| Symbol | Qty | Label | Description | Arrangement | Lumens/Lamp | LLF | Filename |
| | 2 | SA | EMCO ECA14-1-FV-150PSMH @ 15' | SINGLE | 14000 | 0.750 | ECA14-FV-150P.ies |
| | 1 | WA | Gardco 104-WT-150PSMH @ 15' | SINGLE | 12500 | 0.750 | 104-WT-150P.ies |
| | 1 | WA1 | Gardco 104-FV-150PSMH @ 15' | SINGLE | 12500 | 0.750 | 104-FV-150P.ies |
| | 1 | WA2 | Gardco 104-FV-150PSMH @ 11.5' | SINGLE | 12500 | 0.750 | 104-FV-150P.ies |
| | 4 | WB | Gardco 104-MT-42TRF @ 8' | SINGLE | 3200 | 0.850 | 104-MT-42F.ies |

NOTE: GARDCO 104-MT-42TRF IS A LIGHTING EQUAL TO ILLUME 1 LIGHT OUTDOOR WALL SCONCE AND USED TO PRODUCE THE LIGHTING LEVELS ONLY. THE ILLUME FIXTURE NOTED ON THE ARCHITECTURAL BUILDING ELEVATIONS IS TO BE USED.

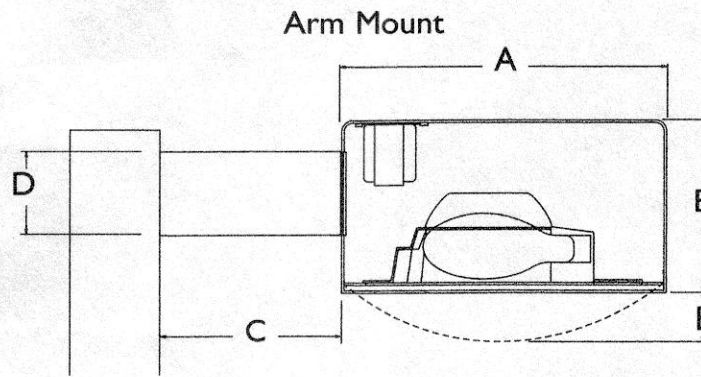
| Statistical Area Summary | | | | | | | |
|--------------------------|------|------|------|---------|---------|-------|-------|
| Project: Bedding Store | | | | | | | |
| Label | Avg | Max | Min | Avg/Min | Max/Min | # Pts | Units |
| PARKING AREA | 2.07 | 9.50 | 0.40 | 5.18 | 23.75 | 115 | Fc |

| Numeric Summary | | | | | | | |
|------------------------|------|-----|-----|---------|---------|-------|-------|
| Project: Bedding Store | | | | | | | |
| Label | Avg | Max | Min | Avg/Min | Max/Min | # Pts | Units |
| PROPERTY LINE | 0.04 | 0.2 | 0.0 | N.A. | N.A. | 80 | Fc |



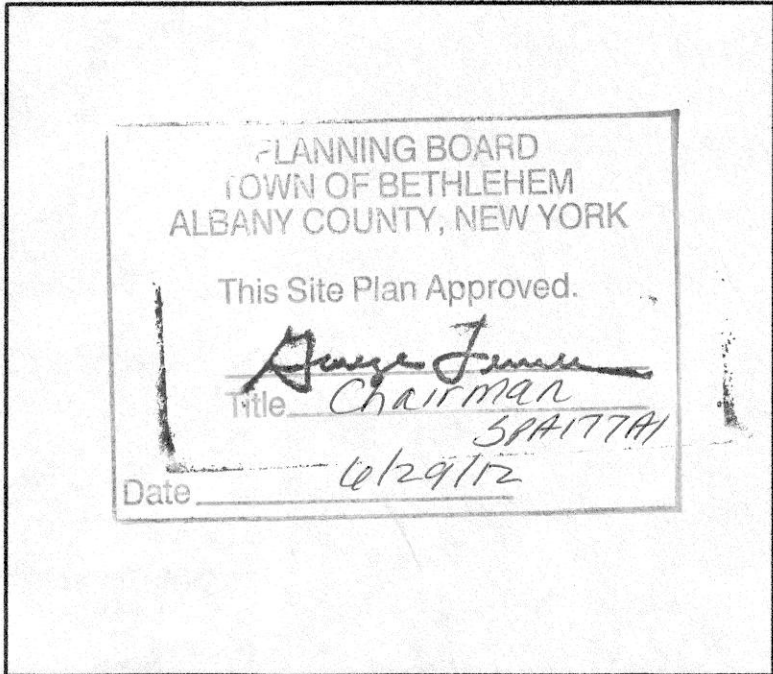
GARDCO 104-WT-150PSMH (BUILDING MOUNTED LIGHTING DETAIL)
SCALE: NOT TO SCALE

| ARM MOUNT | | | |
|--------------|-------------------|-------------------|-------------------|
| | 14" | 18" | 23" |
| A | 14" sq 35.56cm | 18" sq 45.72cm | 23" sq 58.42cm |
| B | 7" 17.78cm | 10" 25.40cm | 14.5" 36.83cm |
| C Arm Length | 6" 15.24cm | 9" 22.86cm | 12" 30.48cm |
| D Arm Height | 5" 12.70cm | 5" 12.70cm | 8" 20.32cm |
| E Drop Lens | 2" 5.08cm | 4" 10.16cm | 6.5" 16.51cm |



EMCO ECA14-1-FV-150PSMH @ 15' (POLE MOUNTED LIGHTING DETAIL)
SCALE: NOT TO SCALE

TOWN OF BETHLEHEM APPROVAL



| No. | Submittal / Revision | App'd | Date |
|-----|----------------------|-------|---------|
| 3 | Final Approval | MBT | 6/21/12 |
| 2 | Town Comments | MBT | 6/15/12 |
| 1 | Town Comments | MBT | 5/03/12 |

Drawn: TAR Date: 1-06-12
Designed: TAR Date: 1-06-12
Checked: MBT Date: 1-06-12

Project Number 111-187

Project Title
316 NYS
Route 9W
Glenmont, NY 12077

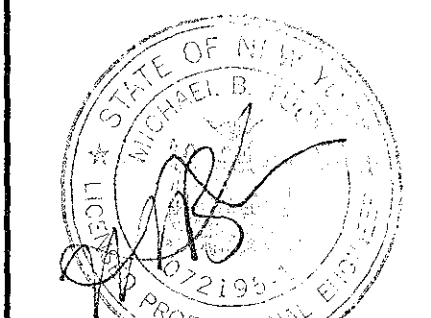
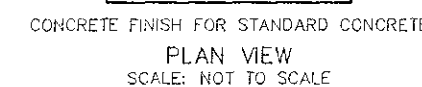
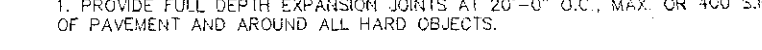
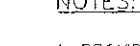
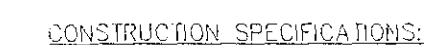
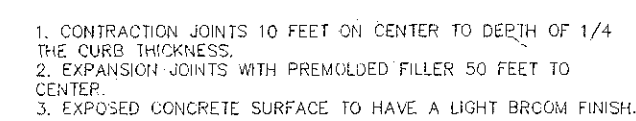
Prepared For
Glenmont Retail, LLC
50 State Street, 6th Floor
Albany, NY 12207

Drawing Title
LIGHTING PLAN

Drawing Scale:
As Shown
Date:
06-21-2012

Issued For
SITE PLAN REVIEW

Drawing Number
C-7



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TO THIS DOCUMENT IS A VIOLATION OF
APPLICABLE STATE AND/OR LOCAL LAWS

| | | | |
|-----|----------------------|-------|--------|
| | | | |
| 3 | Final Approval | MBT | 6/21/1 |
| 2 | Town Comments | MBT | 5/03/1 |
| 1 | Town Comments | MBT | 2/10/1 |
| No. | Submittal / Revision | App'd | Date |

Drawn: TAR Date: 1-06-12
Designed: TAR Date: 1-06-12
Checked: MBT Date: 1-06-12

Project Number 111-187

Project Title

316 NYS
Route 9W
Glenmont NY 12077

Prepared For

**Glenmont
Retail, LLC**
50 State Street, 6th Floor
Albany, NY 12207

Drawing Title

DETAILS

Drawing Scale:
As Shown

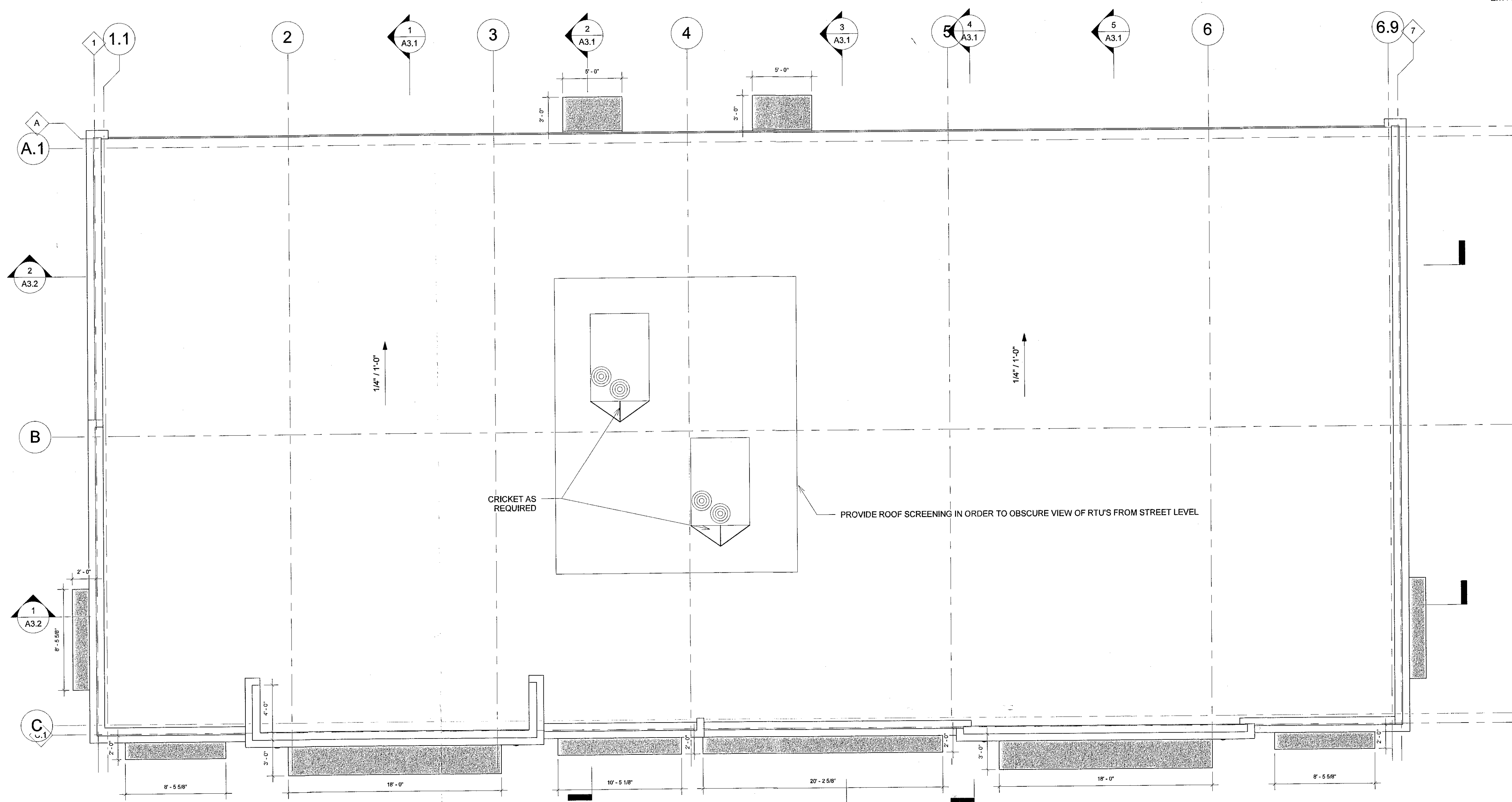
Date:
06-21-2012

Issued For

SITE PLAN REVIEW

Drawing Number

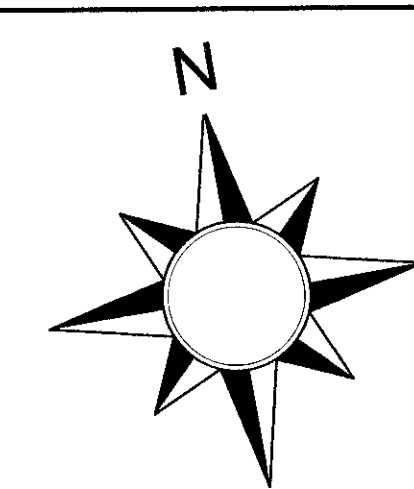
C-8



1 04 T/PARAPET
3/16" = 1'-0"

PLANNING BOARD
TOWN OF BETHLEHEM
ALBANY COUNTY, NEW YORK
This Site Plan Approved.
Title *Verizon*
Date *6/29/12*

RECEIVED
JUN 22 2012
Town of Bethlehem
Planning Board



DEVELOPER:



950 LOUDON RD LATHAM, NY 12110
T: 518-783-1663 F: 518-786-8294
WWW.COTLERARCHITECTURE.COM

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violation of Section 7209 Subdivision 2 of the New York
State Education law.

PROJECT:
GLENMONT RETAIL
GORDON DEVELOPMENT
312 8316 NYS ROUTE 9W
GLENMONT, NY 12077

DRAWING:
ROOF PLAN

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

DATE: 06/05/12

DRAWN BY: PC

CHECKED BY: SC

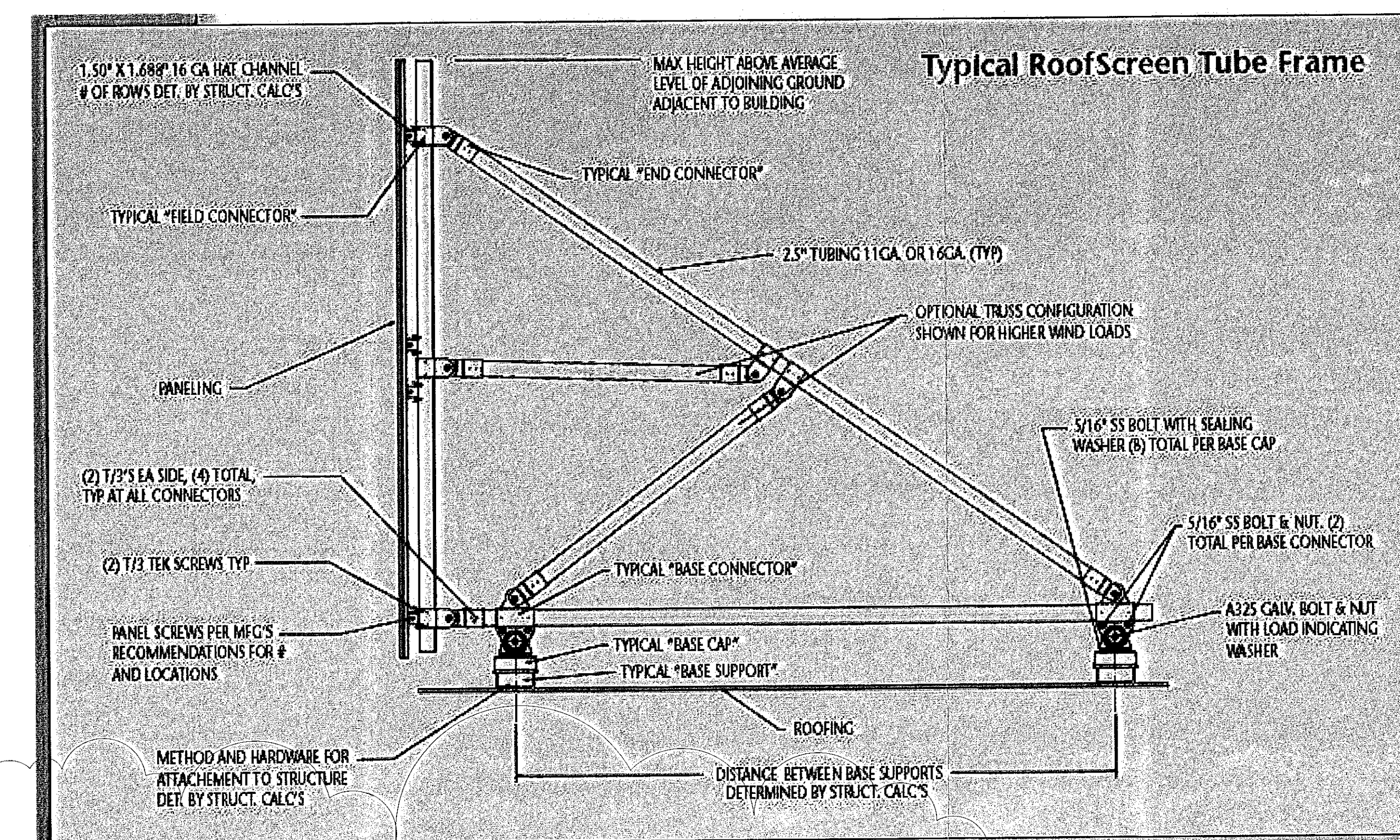
REVISIONS:

1 ROOF SCREEN COLOR 06/18/12

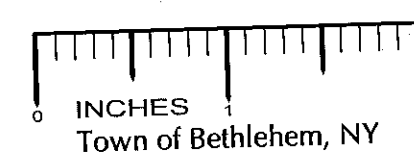
PROJECT NO:
1142

DRAWING NO:

A1.2



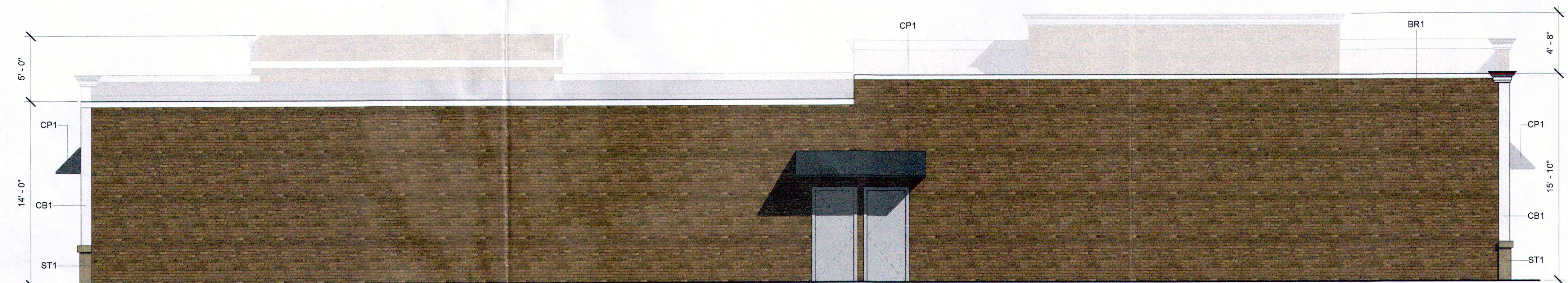
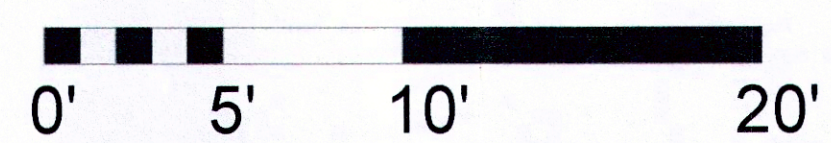
ROOF SCREEN DETAIL: PANELS TO HAVE KYNAR FINISH. COLOR TAN - TO MATCH CANYON BRICK SHALE BROWN FIBER CEMENT SIDING



Town of Bethlehem, NY



1 PROPOSED WEST ELEVATION - FRONT
3/16" = 1'-0"



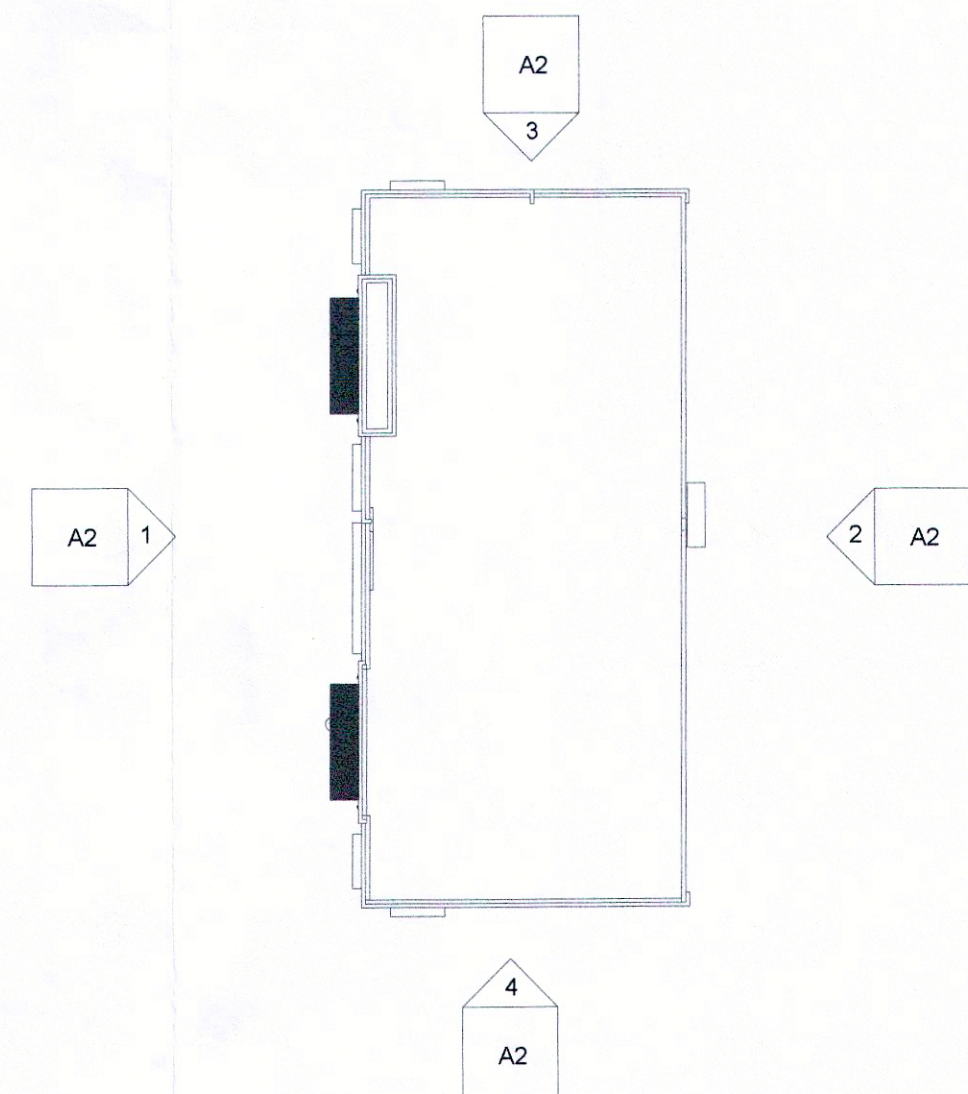
2 PROPOSED EAST ELEVATION - REAR
3/16" = 1'-0"



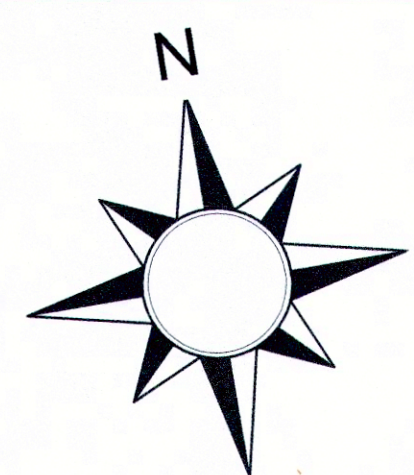
3 PROPOSED NORTH ELEVATION - TENANT 1
3/16" = 1'-0"



4 PROPOSED SOUTH ELEVATION - METRO MATTRESS
3/16" = 1'-0"



5 KEY PLAN
1" = 30'-0"



DEVELOPER:



950 LOUDON RD. LATHAM, NY 12110
T: 518-783-1663 F: 518-786-8294
WWW.COTLERARCHITECTURE.COM

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PROJECT: GLENMONT RETAIL
GORDON DEVELOPMENT

312 & 316 NYS ROUTE 9W
GLENMONT, NY 12077

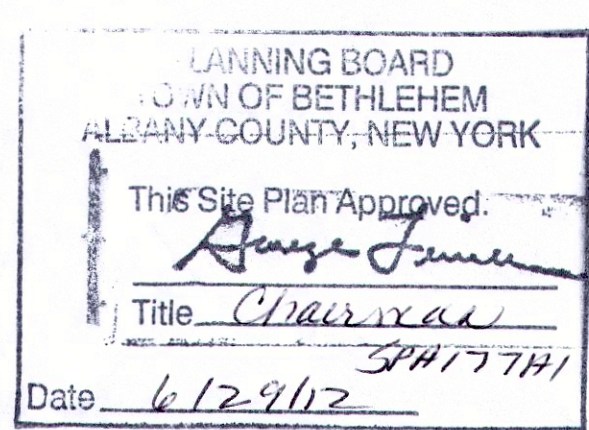
DRAWING: ELEVATIONS

RECEIVED

JUN 22 2012

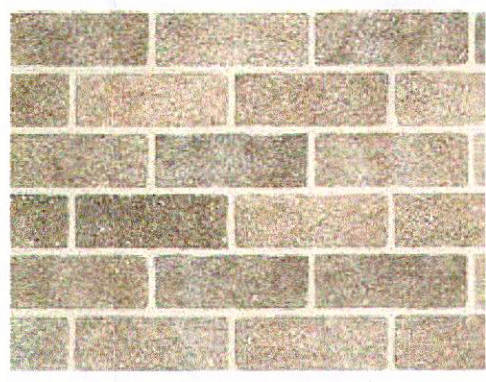
Town of Bethlehem
Planning Board

FOR PLANNING BOARD APPROVAL:



MATERIAL LEGEND:

- BR1 - CEMENT BD. SIDING.
BRICK SHALE BROWN
- PN1 - REYNOLBOND ACM PANEL
DEEP BLACK
- ST1 - CEMENT BD. SIDING.
AUTUMN BROWN
- CB1 - PVC CORNER TRIM BD - WHITE OR EQUAL
- SF1 - ALUMINUM STOREFRONT KAWNEER 451T 'BRONZE ANODIZED' OR EQUAL
- CN1 - PVC CORNICE - WHITE OR EQUAL (LARGE)
- CN2 - PVC CORNICE - WHITE OR EQUAL (SMALL)
- CN2A - PVC CORNICE - WHITE OR EQUAL (SMALL) TOP 5" PAINTED VERIZON RED
- CP1 - FABRIC AWNING - BLACK
- CP2 - METAL CANOPY - CHARCOAL
- SC1 - ILLUMINE 1 LIGHT OUTDOOR WALL SCONCE OIL RUBBED BRONZE FINISH MATTE OPAL GLASS



BR1 - CEMENT BD. SIDING
CANYON BRICK SHALE BROWN



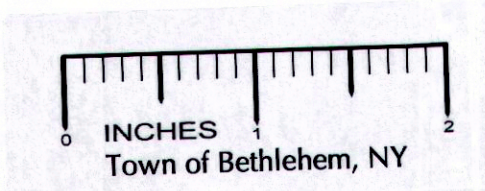
ST1 - CEMENT BD. SIDING
AUTUMN BROWN OR EQUAL



PN1 - REYNOLBOND ACM PANEL
DEEP BLACK



SC1 - ILLUMINE 1 LIGHT OUTDOOR WALL SCONCE
OIL RUBBED BRONZE FINISH MATTE OPAL GLASS



PROJECT NO:
1142

DRAWING NO:

A2