

FRONT 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



Page 1

**APPROVAL**

Customer Signature

Date

**Sign Type "Main Identification Sign"**



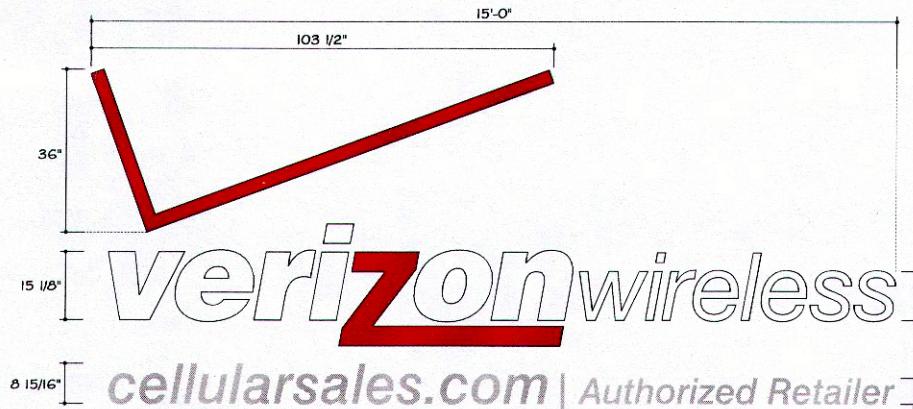
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**Project:** Glenmont Retail  
**Location:** Glenmont, NY  
**Date:** May 23, 2012

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



Square Footage = 60.5 sq. ft.

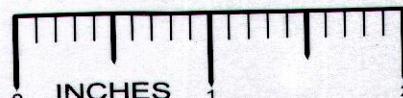
FRONT VIEW

SIGN TYPE "ILLUMINATED LETTERS"

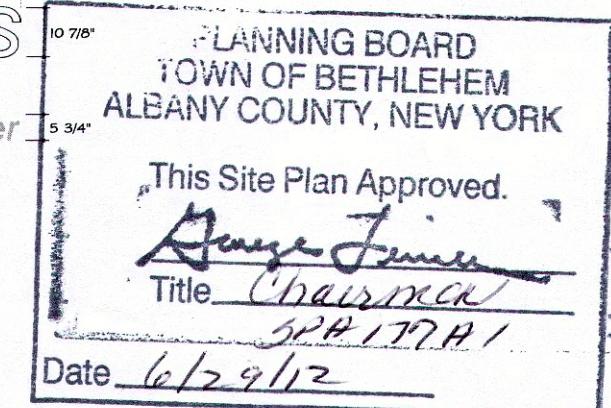
SCALE: 3/8" = 1'-0"

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 (VERIP) / 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 6C  
ILLUMINATED LETTERS and SINTRA LETTERS to be FLUSH MOUNTED with MECHANICAL FASTENERS as REQUIRED



Town of Bethlehem, NY

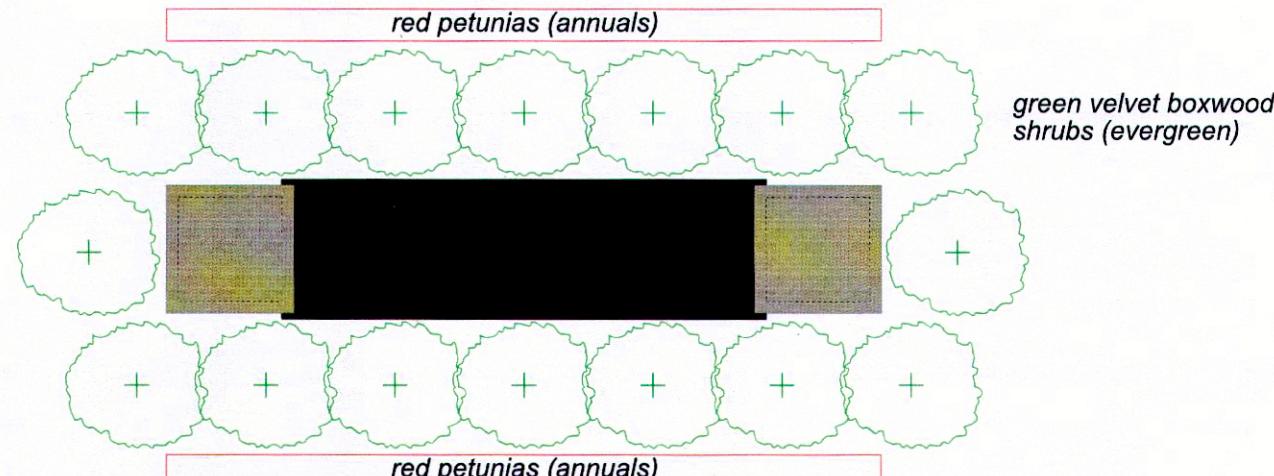


Page 1

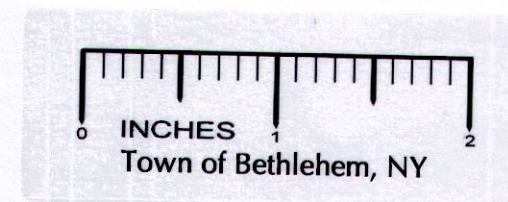
**APPROVAL**

Customer Signature \_\_\_\_\_ Date \_\_\_\_\_

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



PLAN VIEW - LANDSCAPE



Page 2

APPROVAL	
Customer Signature	Date

**Sign Type "Main Identification Sign" - LANDSCAPE PLAN**



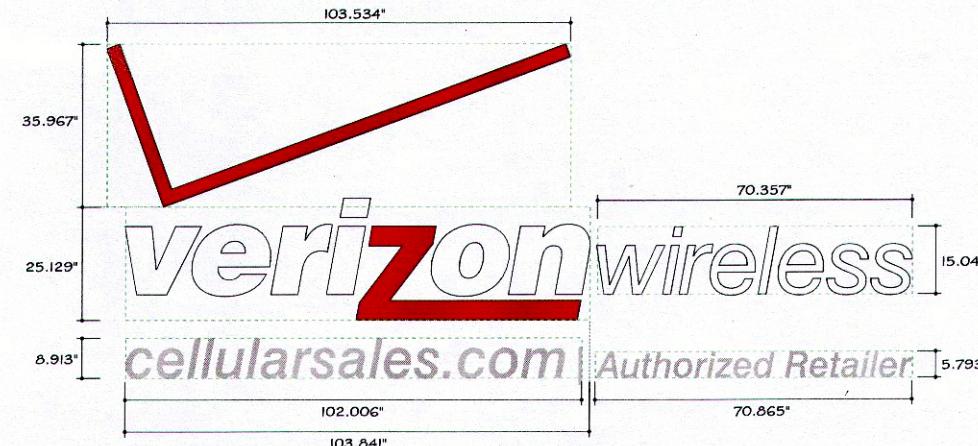
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**Project Mgr:** Jenn Anderson  
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**Drawn By:** CTrask



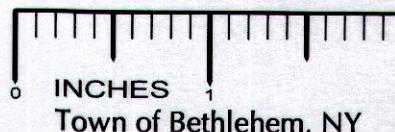
SQUARE FOOTAGE CALCULATION

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

$$(35.967 \times 103.534) + (25.129 \times 103.841) + (15.046 \times 70.357) + (8.913 \times 102.006) + (5.793 \times 70.865) = \text{Square Inches}$$

$$3723.8073 + 2609.4204 + 1058.5914 + 909.179 + 410.5209 = \text{Square Inches}$$

$$8711.5194 / 144 = 60.5 \text{ Square Feet}$$



Town of Bethlehem, NY



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*Sign Type "Illuminated Letters" - SQUARE FOOTAGE CALCULATION*

**Project:** Verizon - Luke Fletcher

**Location:** Glenmont, NY

**Date:** May 16, 2012

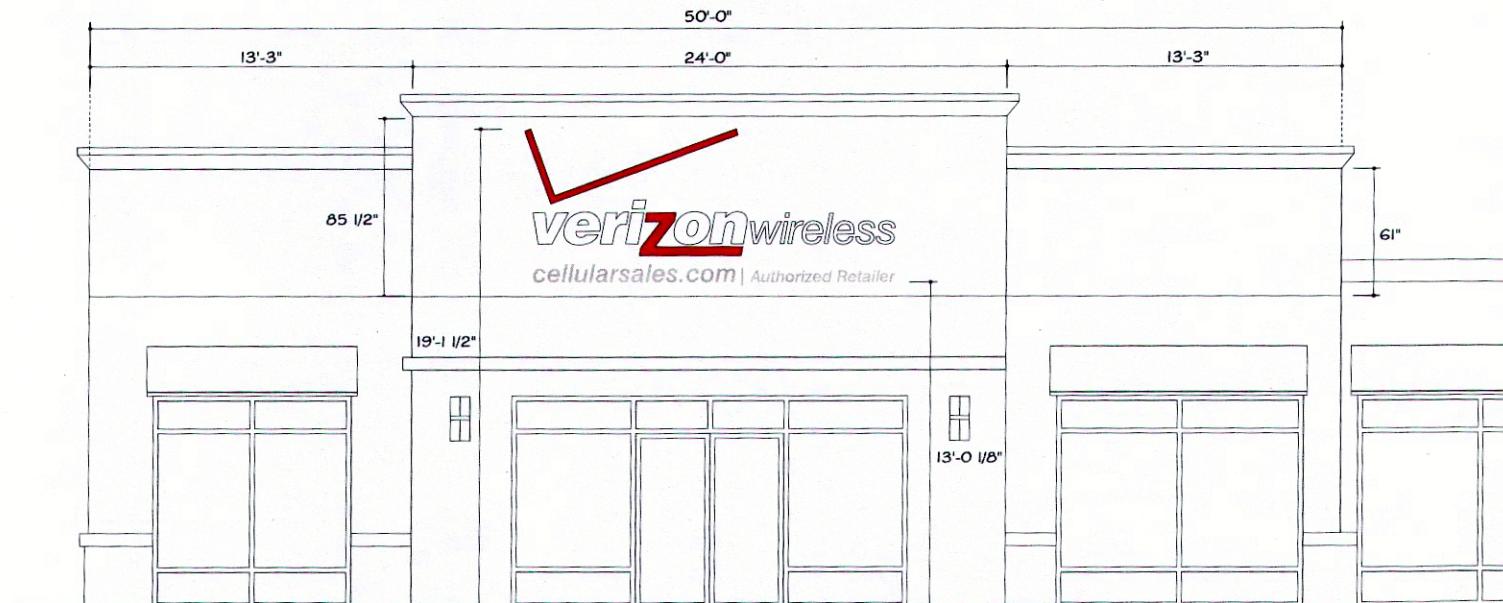
**Project Mgr:** Jenn Anderson

**Sales Rep:** Vince Cvijanovic

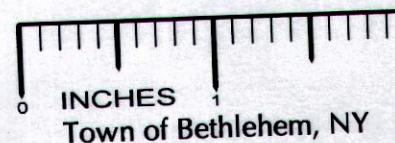
**Drawn By:** CTrask

**APPROVAL**  
Customer Signature \_\_\_\_\_ Date \_\_\_\_\_

Page 2



FRONT ELEVATION



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



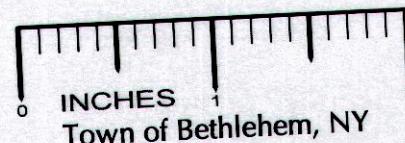
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**Project:** Verizon - Luke Fletcher  
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**Sales Rep:** Vince Cvijanovic  
**Drawn By:** CTrask

Page 3

<b>APPROVAL</b>	
Customer Signature	Date

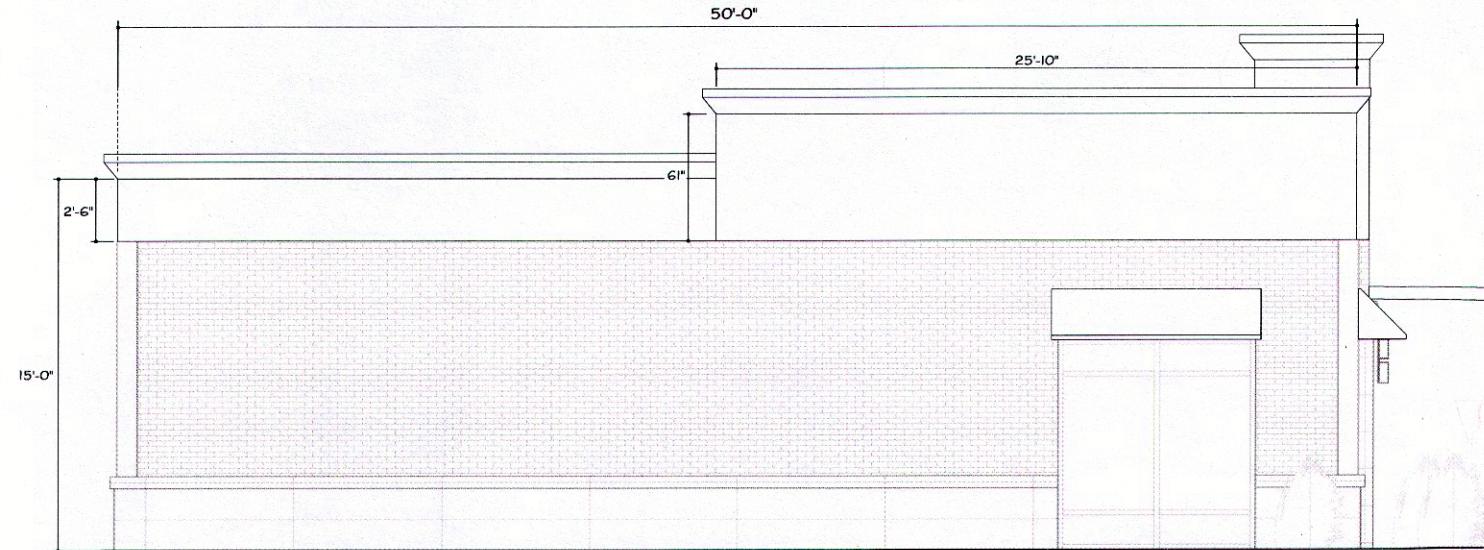


**Sign Type "Illuminated Letters" - FRONT (NORTH) ELEVATION**

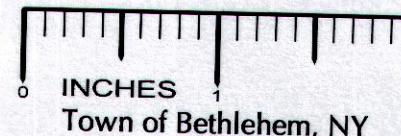
**Project:** Verizon - Luke Fletcher  
**Location:** Glenmont, NY  
**Date:** May 16, 2012

**Project Mgr:** Jenn Anderson  
**Sales Rep:** Vince Cviljanovic  
**Drawn By:** CTrask

Customer Signature	Date
--------------------	------



SIDE ELEVATION



Town of Bethlehem, NY



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**No Signage Required - SIDE (WEST) ELEVATION**

Page 5

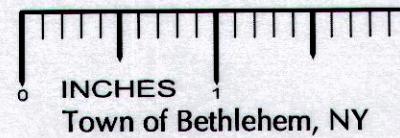
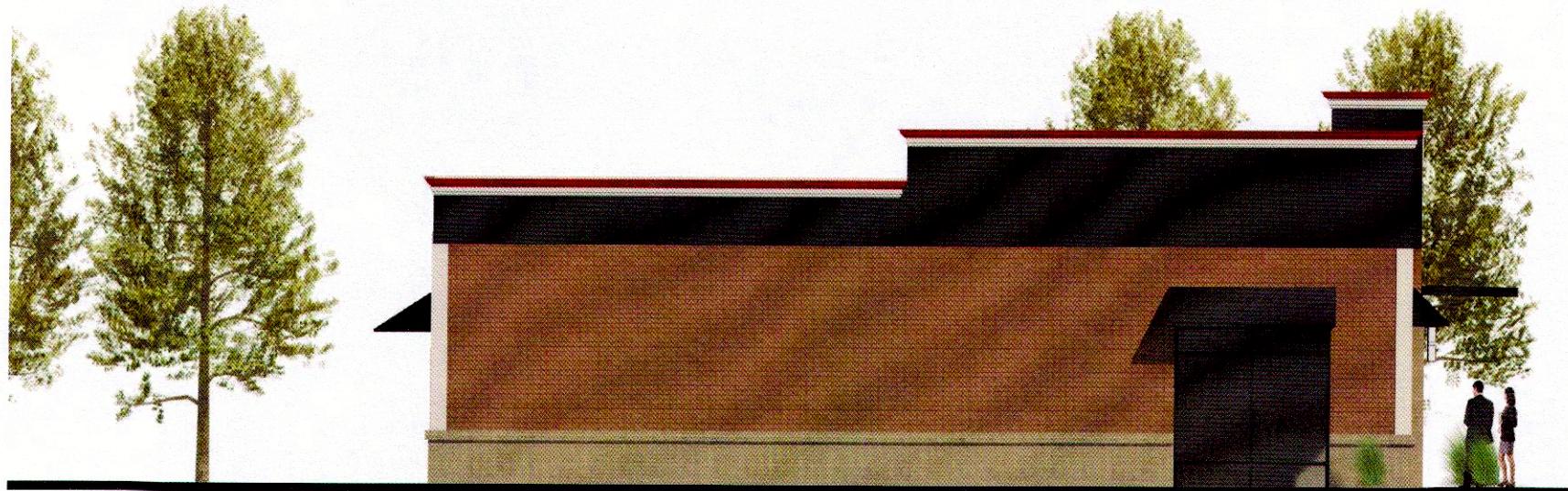
**APPROVAL**

Customer Signature

Date

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

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



*No Signage Required - SIDE (WEST) ELEVATION*

Page 6

**APPROVAL**

Customer Signature \_\_\_\_\_ Date \_\_\_\_\_

# 316 ROUTE 9W

## TOWN OF BETHLEHEM, ALBANY COUNTY

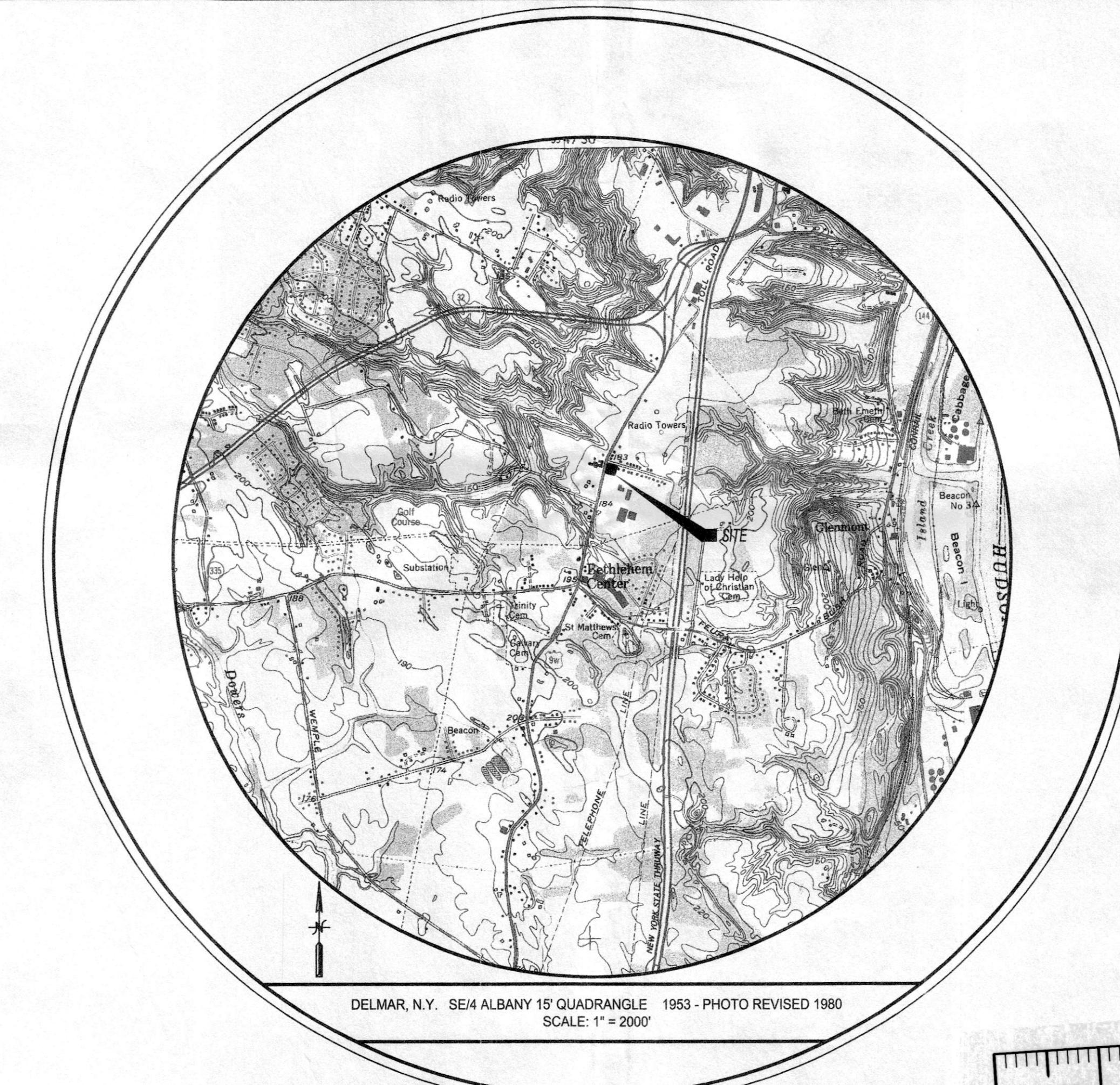
## STATE OF NEW YORK

### DRAWING INDEX:

DWG #	TITLE	REV #	DATE
C-1	TITLE SHEET	4	06-21-2012
C-2	EXISTING CONDITIONS	3	06-21-2012
C-3	AYOUT & 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

### SITE IS LOCATED IN:

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



PROJECT LOCATION MAP

### DIG ALERT:

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

### EMERGENCY:

CALL 911

JUNE, 2012

### 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

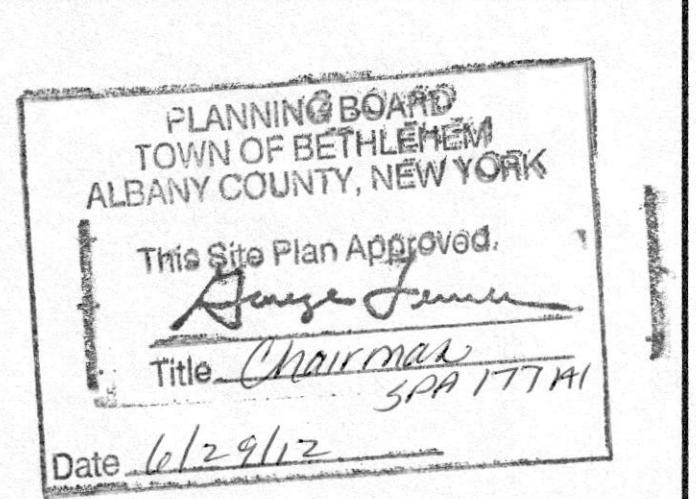
GLENMONT RETAIL, LLC  
50 STATE STREET, 6th FLOOR  
ALBANY, NEW YORK  
12207

RECEIVED

JUN 22 2012

Town of Bethlehem  
Planning Board

### TOWN OF BETHLEHEM APPROVAL

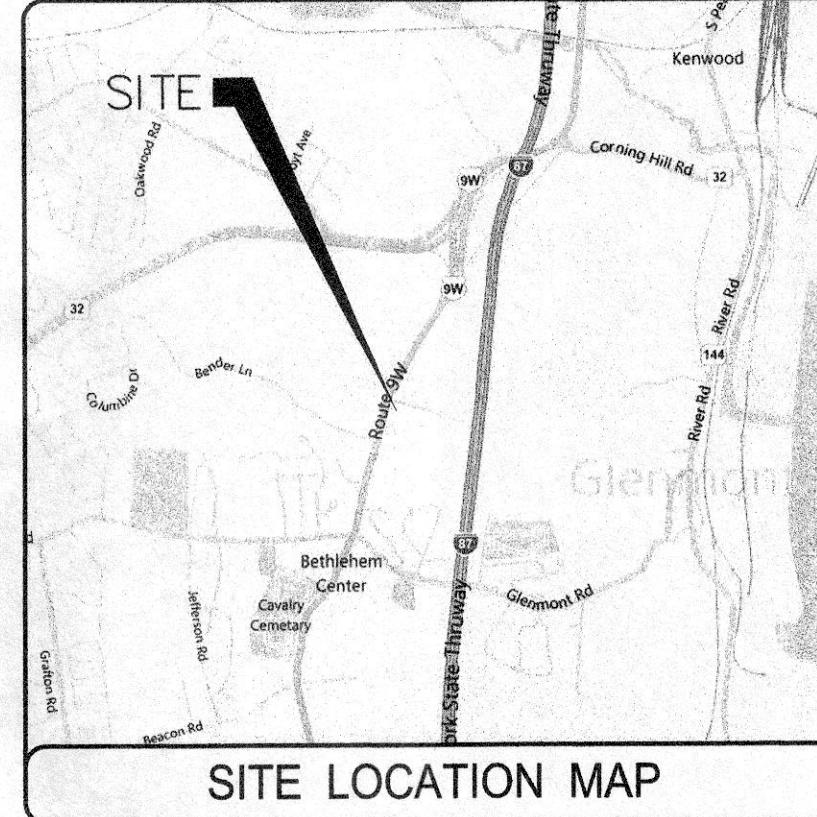
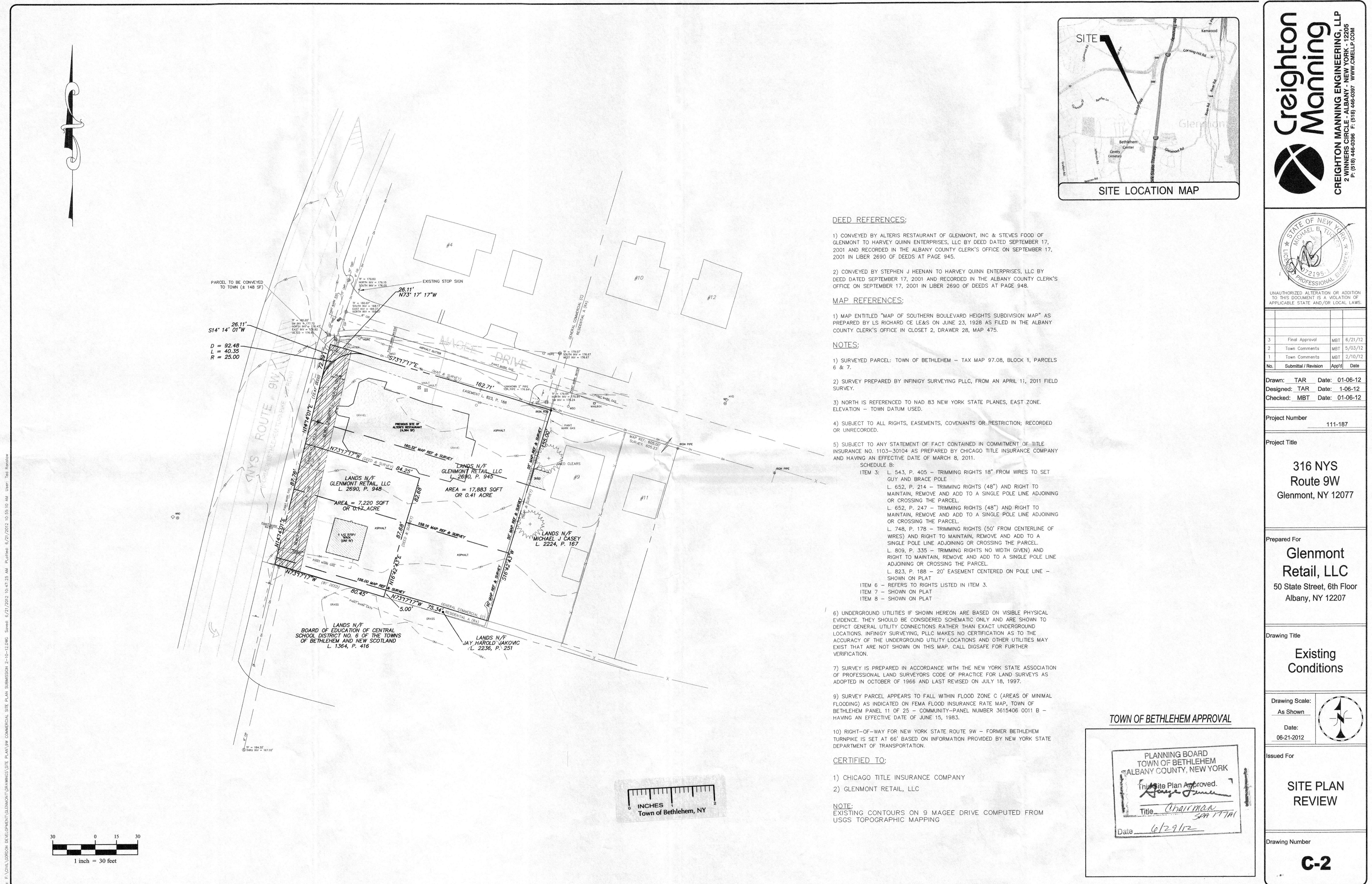


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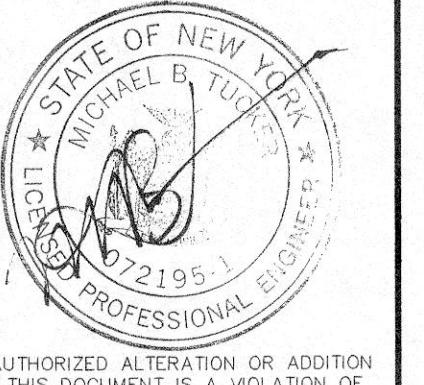
SITE PLAN REVIEW

 **Creighton  
Manning**  
CREIGHTON MANNING ENGINEERING, LLP  
2 WINNERS CIRCLE - ALBANY - NEW YORK - 12205  
P: (518) 446-0396 F: (518) 446-0397 WWW.CMELL.PCOM

SPA 177 A-1



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



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

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

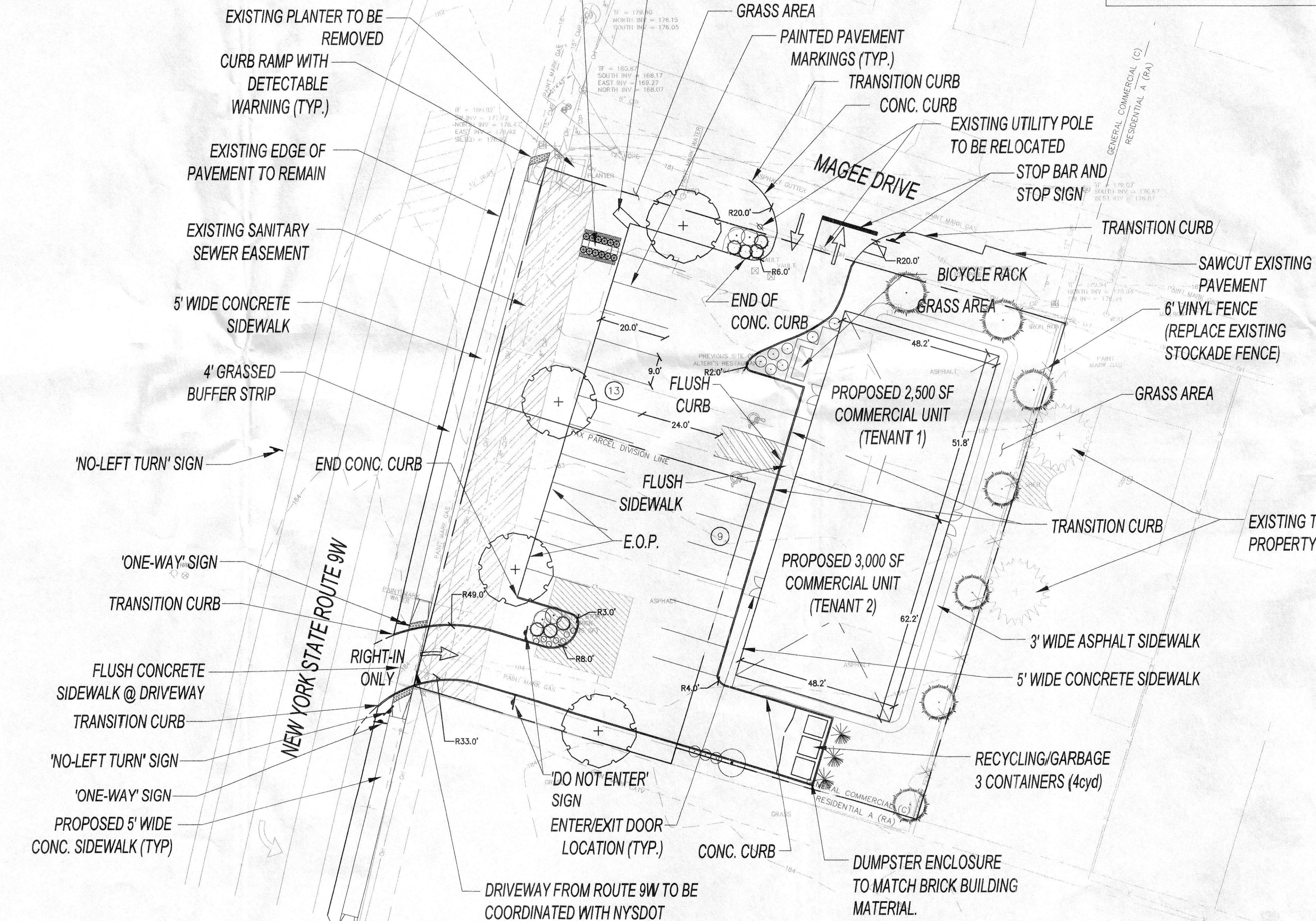
Issued For

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	DAYLILY, CRANESBILL, SPEEDWELL, SEDUM	2 GL.	○	7



ZONING TABLE

ZONE: GENERAL COMMERCIAL (C)

REQ.D	PROVIDED
MIN. LOT SIZE	1 ACRE
MIN. FRONT YARD	100 FEET
MIN. SIDE YARD	40 FEET
MIN. REAR YARD	50 FT + 100 FEET (150)
MIN. HIGHWAY FRONTAGE	100 FEET
MAX. HEIGHT	35 FEET
MIN. LOT DEPTH	150 FEET
MIN. LOT WIDTH	100 FEET
MAX. LOT COVERAGE	35%
	21.9%

\* ZONING VARIANCE HAS BEEN REQUESTED

PARKING REQUIREMENTS:

1 SPACE / 250 S.F. = 22 SPACES  
PROVIDED = 22 SPACES

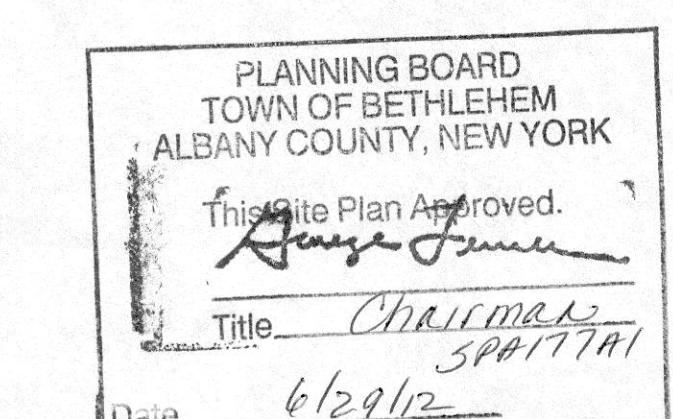
NOTE:

- 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	STOP
NO LEFT TURN	NO LEFT TURN
DO NOT ENTER	DO NOT ENTER
ONE WAY	ONE WAY

TOWN OF BETHLEHEM APPROVAL



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4	Final Approval	MBT	6/15/12
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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 LAYOUT PLAN

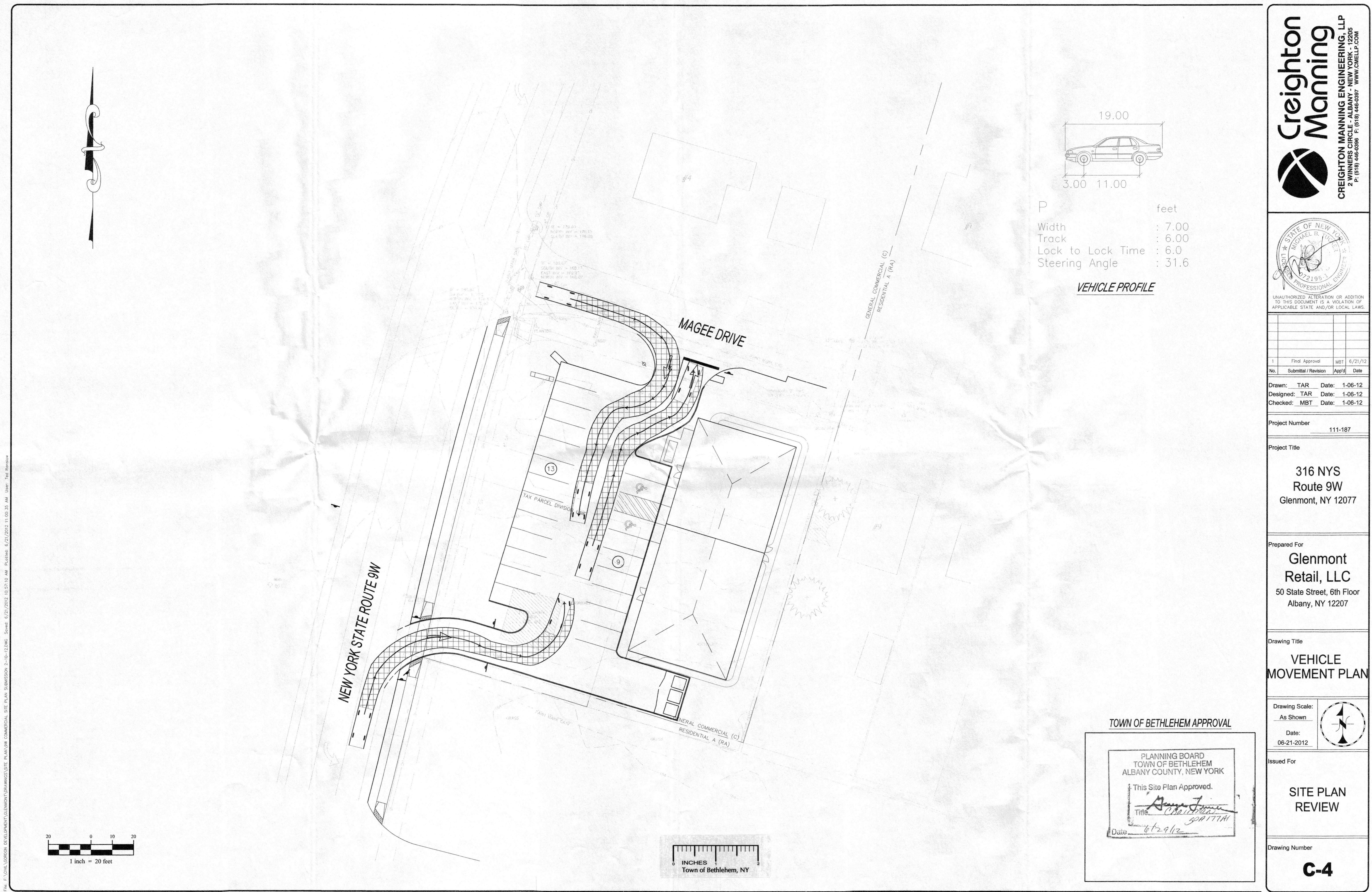
Drawing Scale: As Shown  
Date: 06-21-2012

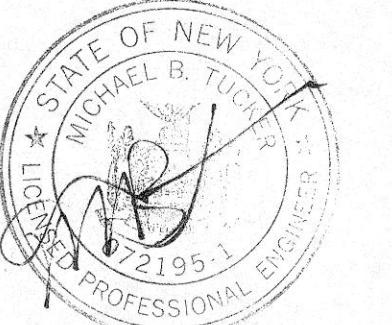
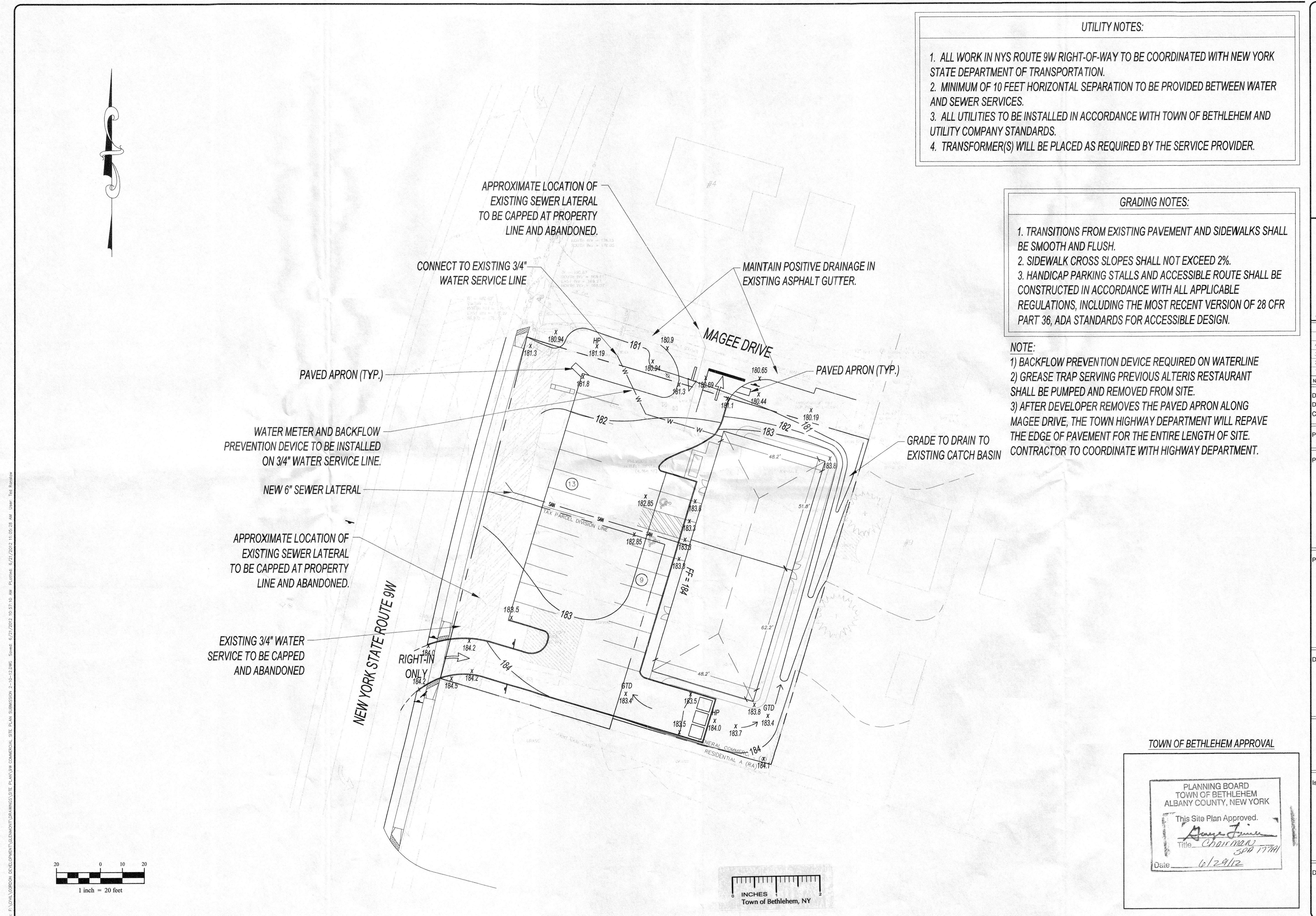
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SITE PLAN REVIEW

Drawing Number

C-3





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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 12027

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

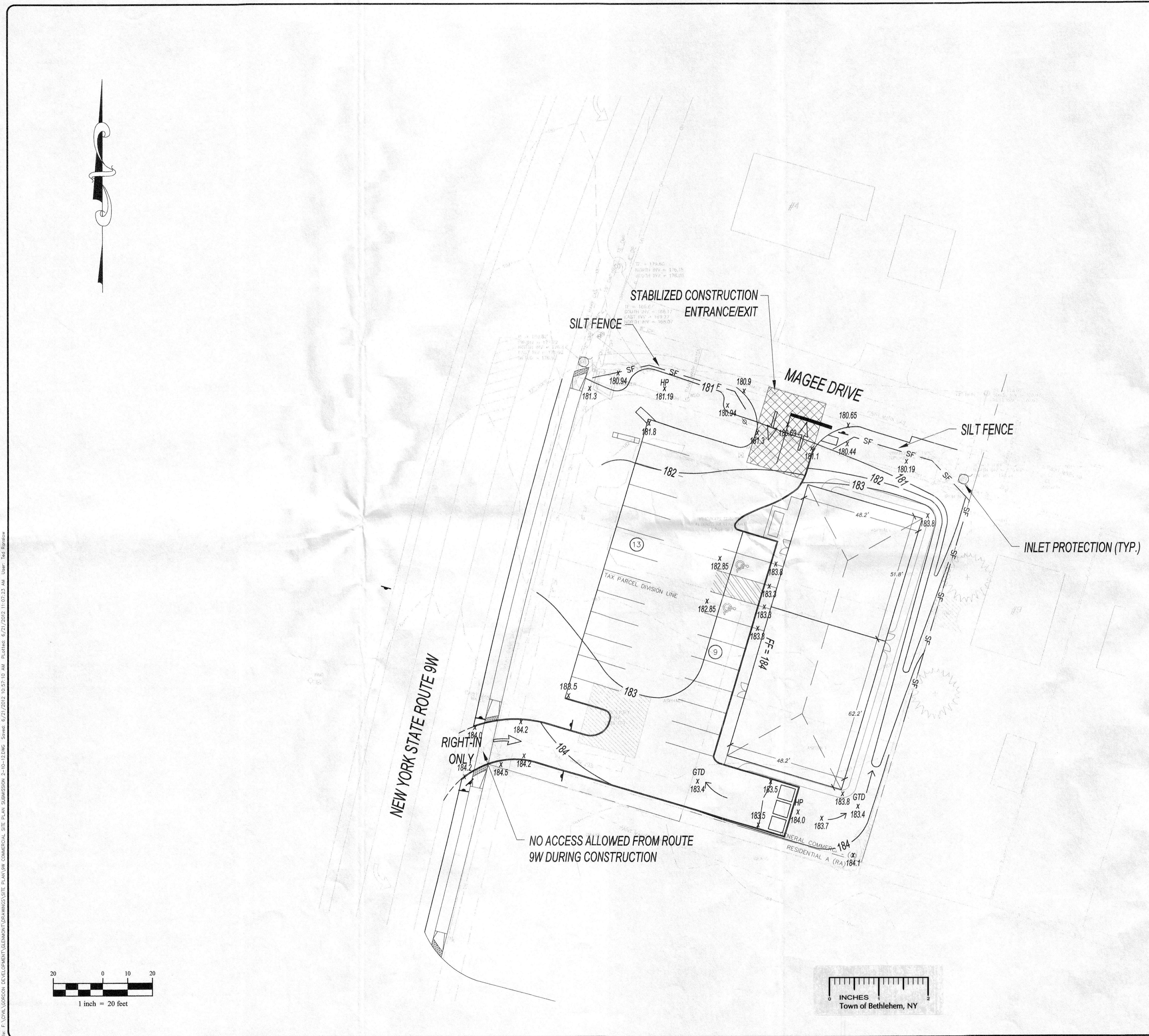
Issued For

TOWN OF BETHLEHEM APPROVAL  
SITE PLAN  
REVIEW

Drawing Number

C-5

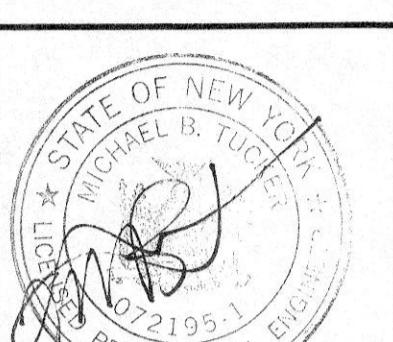




#### GENERAL EROSION & SEDIMENT CONTROL NOTES:

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.

The logo for Creighton Manning consists of a large, bold, serif font spelling "Creighton" on top and "Manning" on the bottom. To the left of the text is a graphic element: a circle divided into four quadrants by a white "X".



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b.	Submittal / Revision	App'd	Date

rawn: TAR Date: 1-06-12  
designed: TAR Date: 1-06-12  
checked: MBT Date: 1-06-12

---

Project Number 111-187

316 NYS  
Route 9W  
Glenmont, NY 12077

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

# EROSION CONTROL PLAN

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

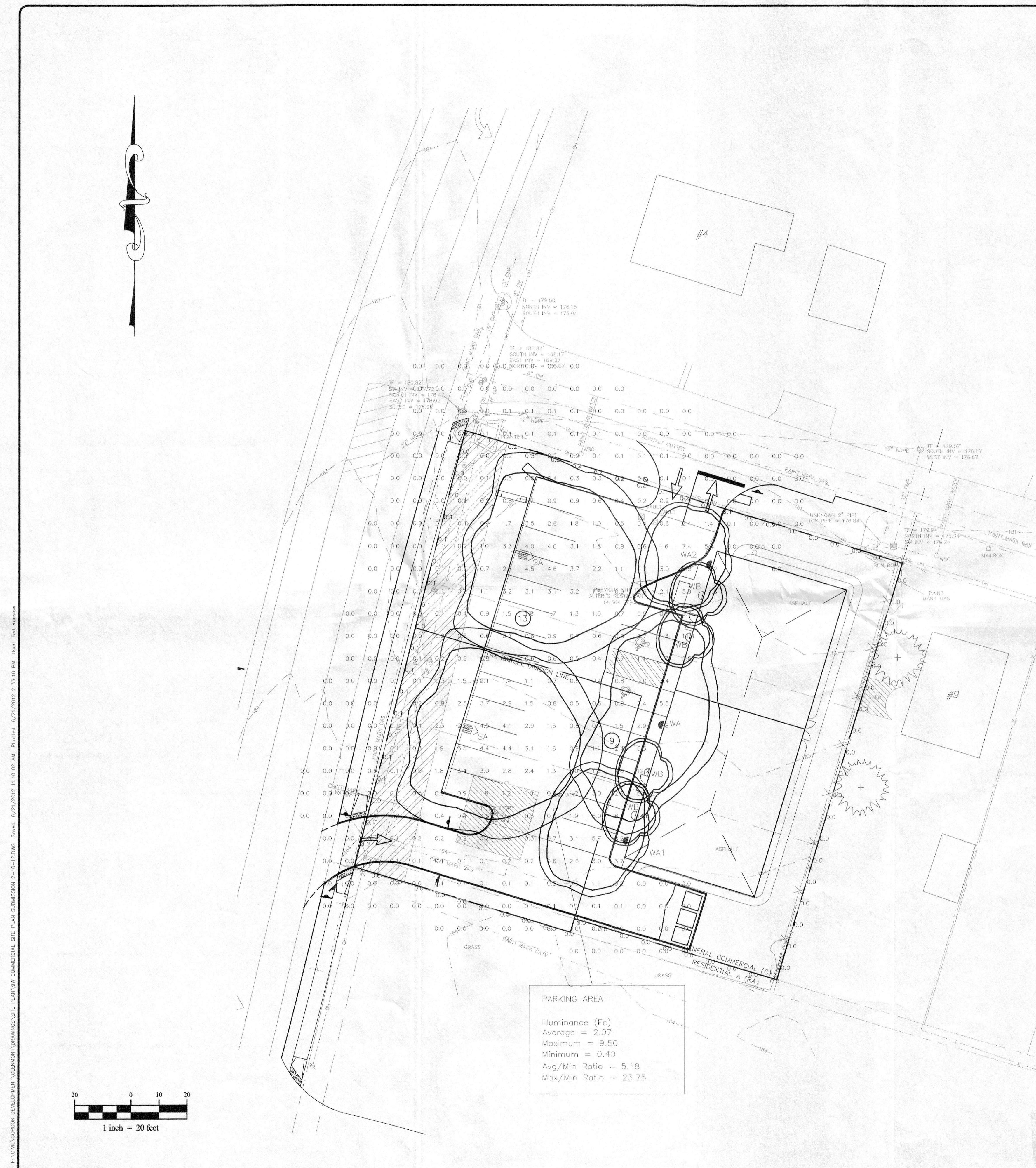
11. *Leucosia* (Leucosia) *leucostoma* (Fabricius) (Fig. 11)

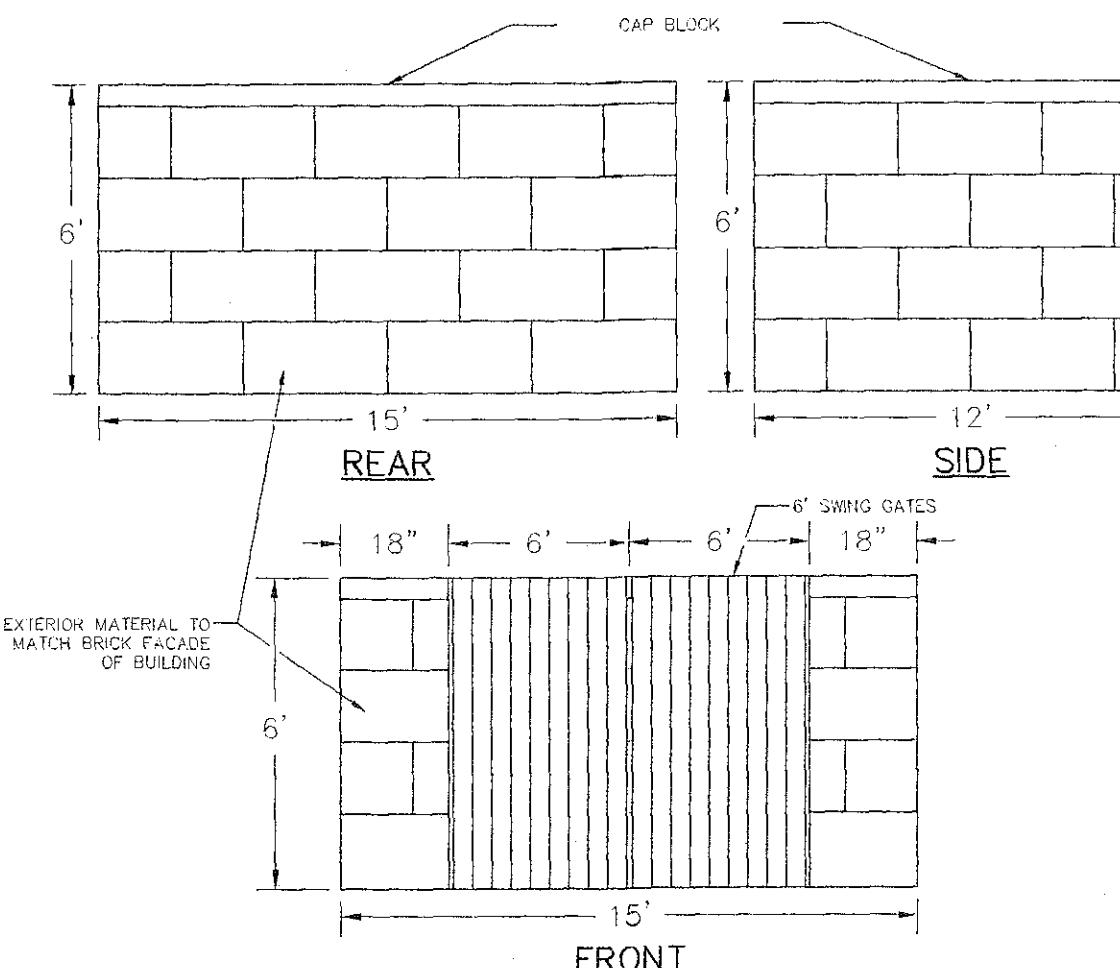
# SITE PLAN REVIEW

Drawing Number

6

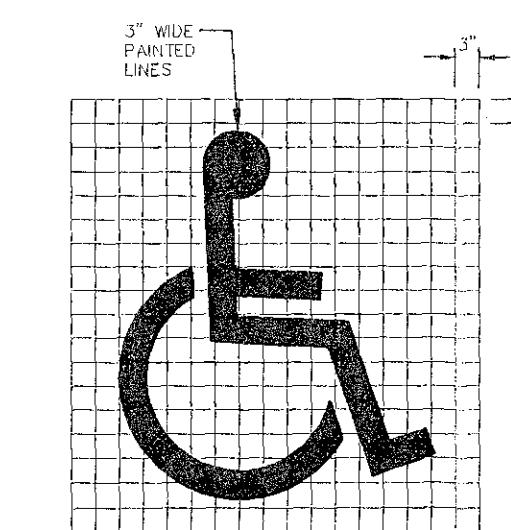
**C-6**





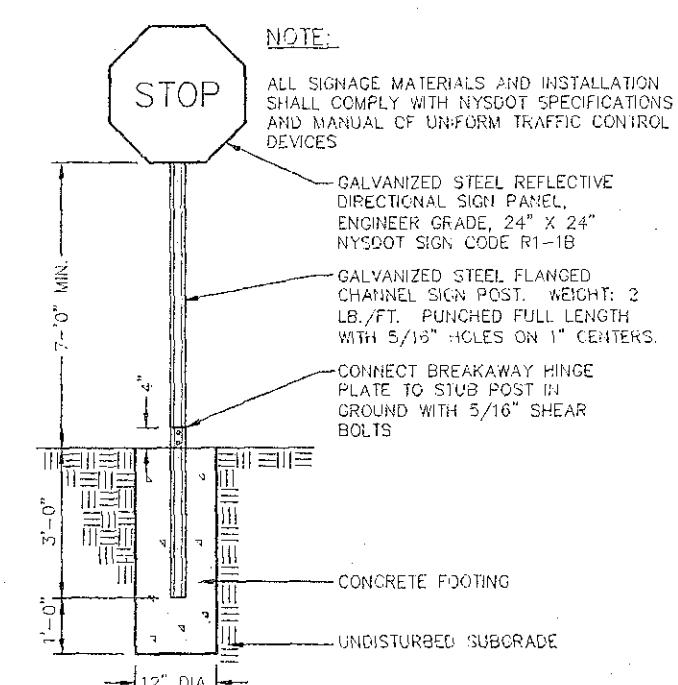
DUMPSTER ENCLOSURE DETAIL

SCALE: NOT TO SCALE



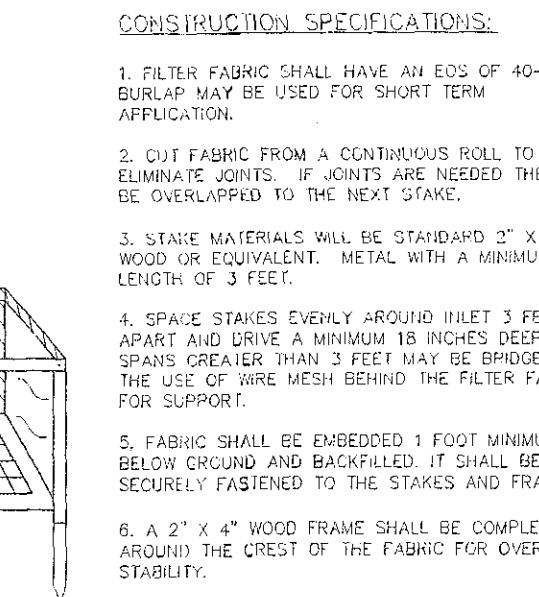
HANDICAP SYMBOL

SCALE: NOT TO SCALE



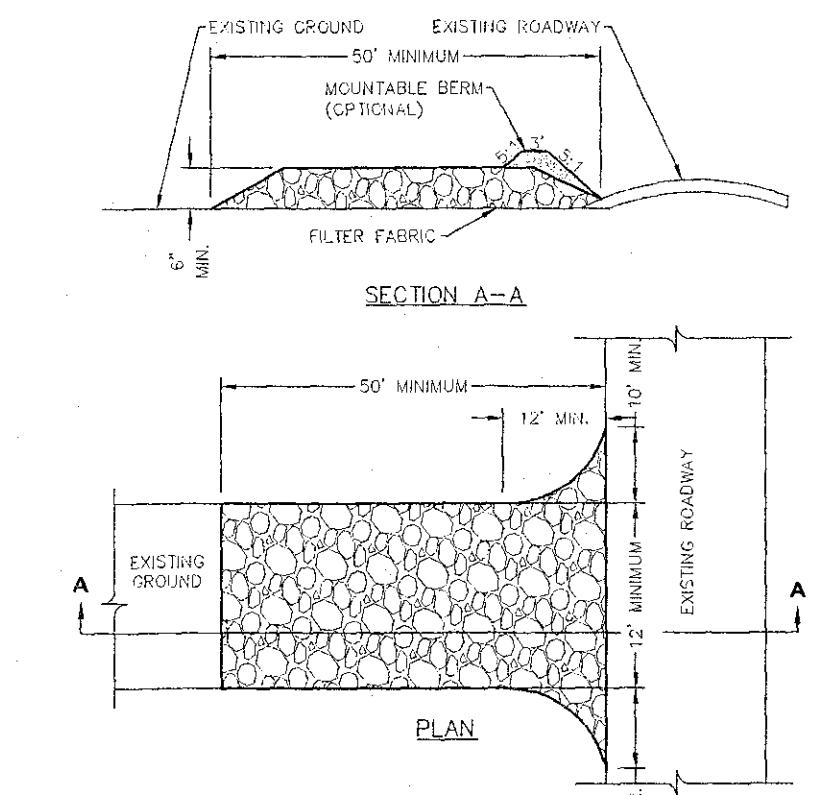
DIRECTIONAL SIGNAGE

SCALE: NOT TO SCALE



INLET PROTECTION

SCALE: NOT TO SCALE

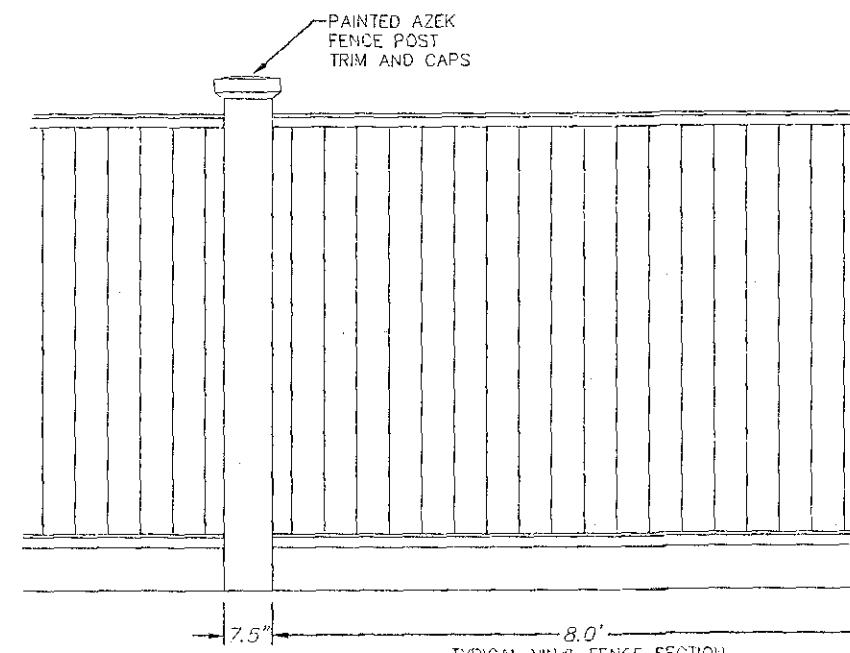


**CONSTRUCTION SPECIFICATIONS:**

1. FILTER FABRIC SHALL HAVE AN EDS OF 40-85. BURNT CLOTH BE USED FOR SHORT TERM APPLICATION.
2. CUT FABRIC FROM A CONTINUOUS ROLL. TO ELIMINATE JOINTS, IF JOINTS ARE NEEDED THEY WILL BE OVERLAPPED TO THE NEXT STAKE.
3. STAKE MATERIALS WILL BE STANDARD 2" X 4" WOOD OR EQUIVALENT, METAL WITH A MINIMUM LENGTH OF 3 FEET.
4. STAKE STAKES EVENLY AROUND INLET 5 FEET APART. STAKES SHALL BE DRIVEN 12" DEEP. SPANS GREATER THAN 3 FEET MAY BE BRIDGED WITH THE USE OF WIRE MESH BEHIND THE FILTER FABRIC.
5. FABRIC SHALL BE EMBEDDED 1 FOOT MINIMUM BEING TURNED AND BACKFILLED, IT SHALL BE SECURELY FASTENED TO THE STAKES AND FRAME.
6. A 2" X 4" WOOD FRAME SHALL BE COMPLETED AROUND THE CREST OF THE FABRIC FOR OVER FLOW STABILITY.
7. MAXIMUM DRAINAGE AREA 1 ACRE.

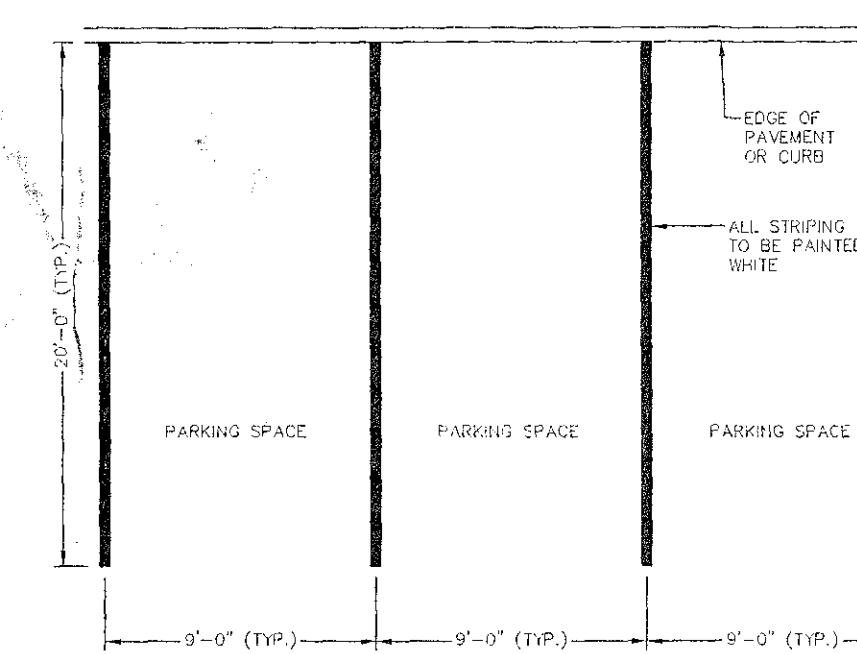
STABILIZED CONSTRUCTION ENTRANCE

SCALE: NOT TO SCALE



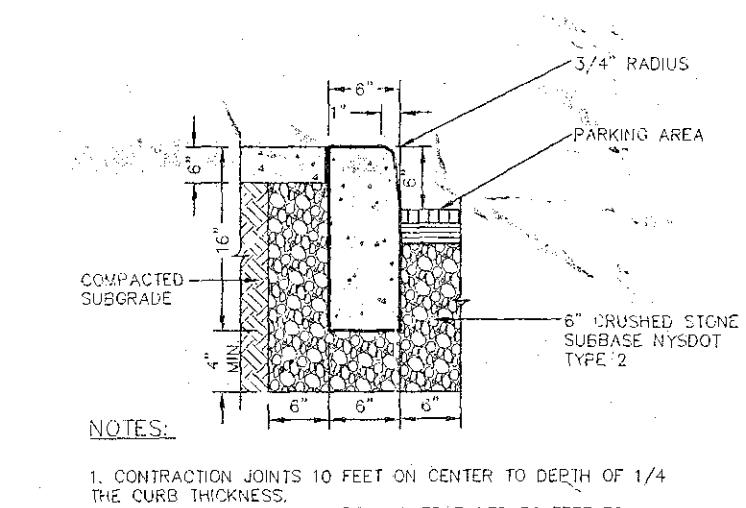
VINY STOCKADE FENCE

SCALE: NOT TO SCALE



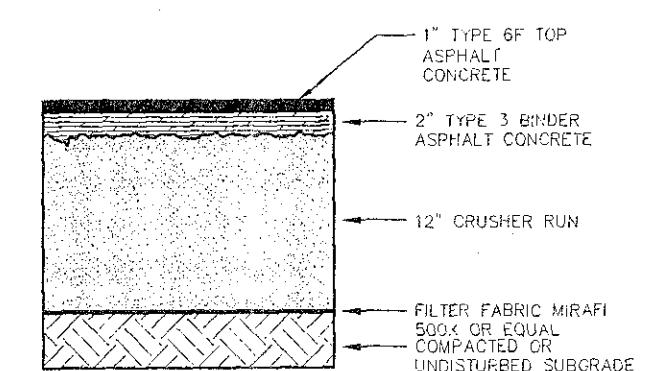
PAVEMENT STRIPING

SCALE: NOT TO SCALE



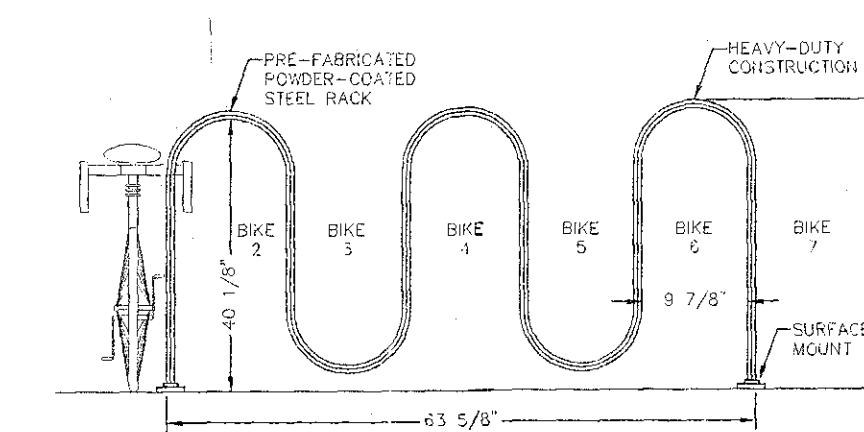
CONCRETE CURB

SCALE: NOT TO SCALE



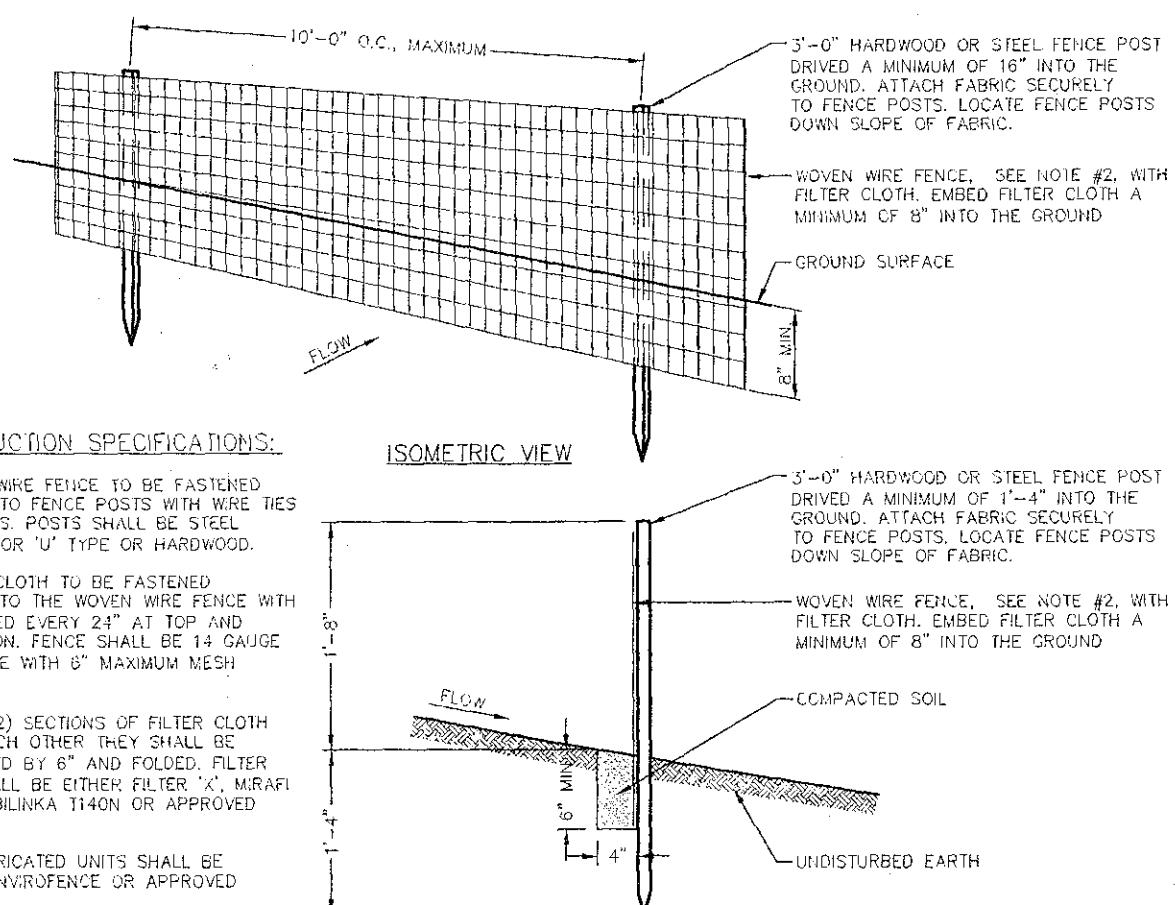
PARKING PAVEMENT SECTION

SCALE: NOT TO SCALE



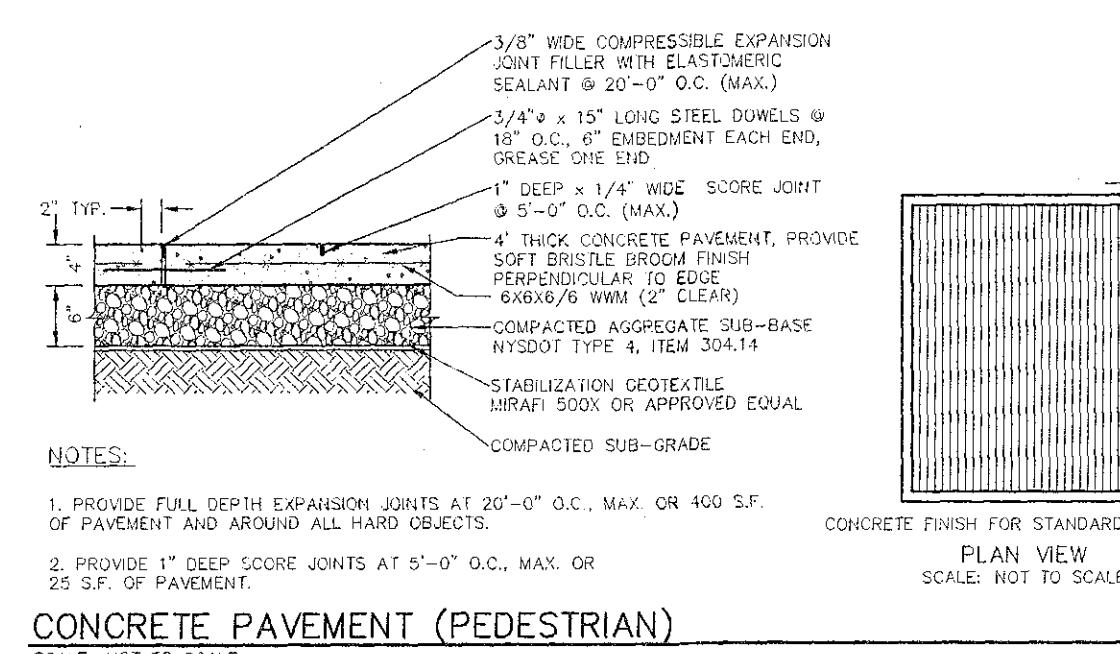
BIKE RACK

SCALE: NOT TO SCALE



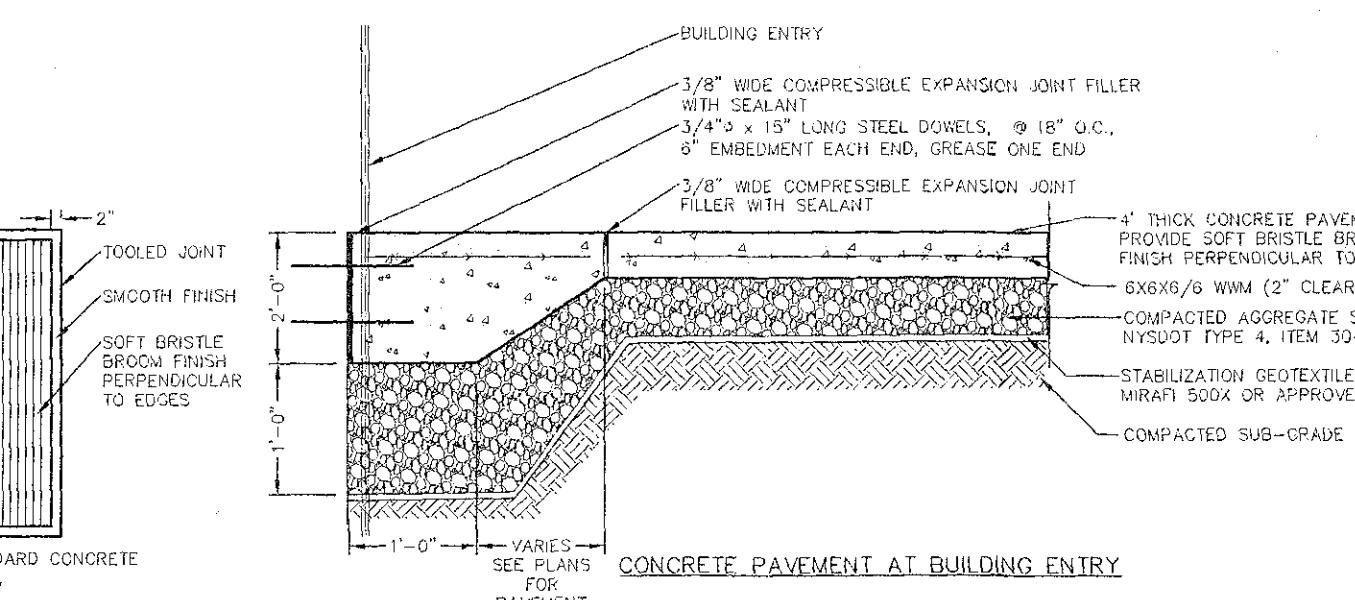
SEDIMENT CONTROL FENCE

SCALE: NOT TO SCALE



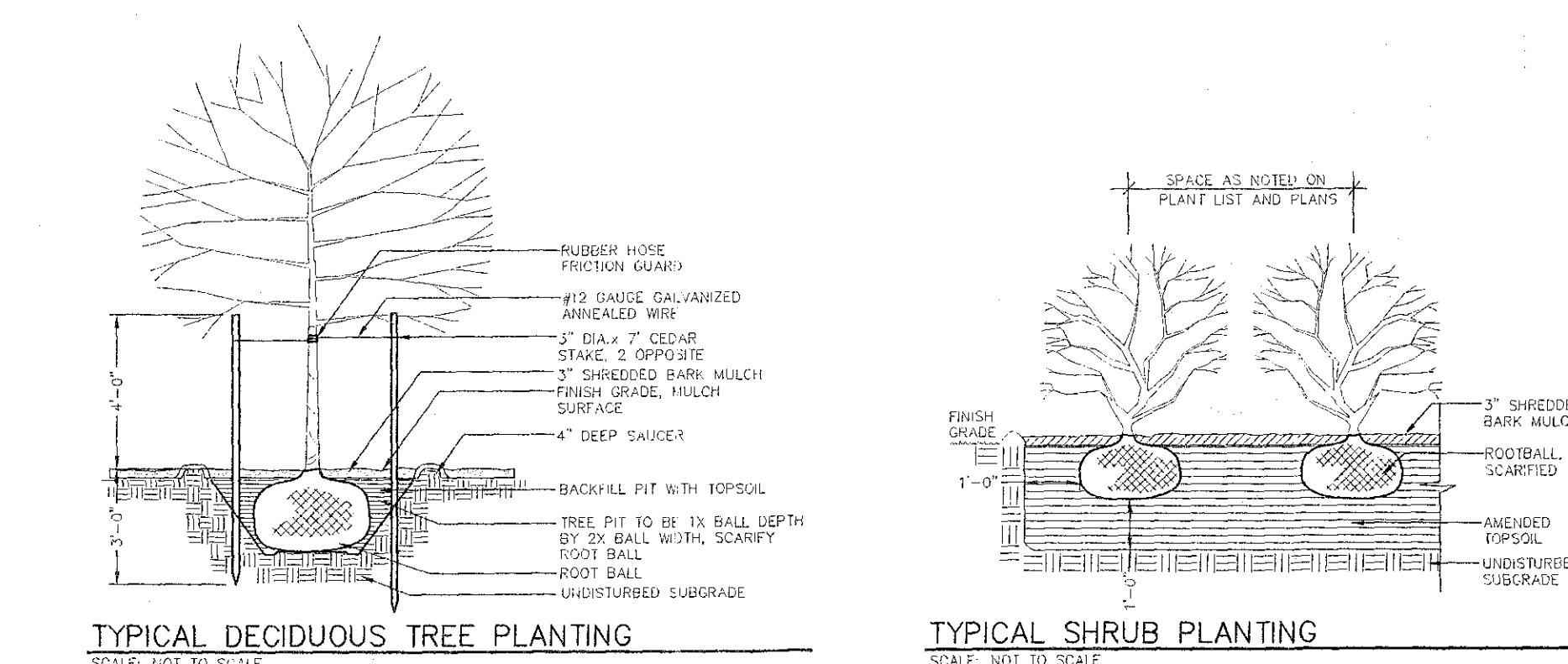
CONCRETE PAVEMENT (PEDESTRIAN)

SCALE: NOT TO SCALE



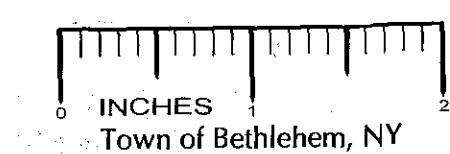
CONCRETE PAVEMENT AT BUILDING ENTRY

SCALE: NOT TO SCALE

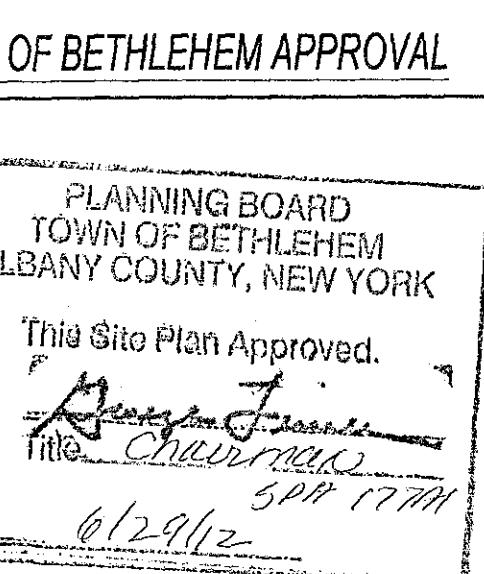


TYPICAL DECIDUOUS TREE PLANTING

SCALE: NOT TO SCALE



Town of Bethlehem, NY



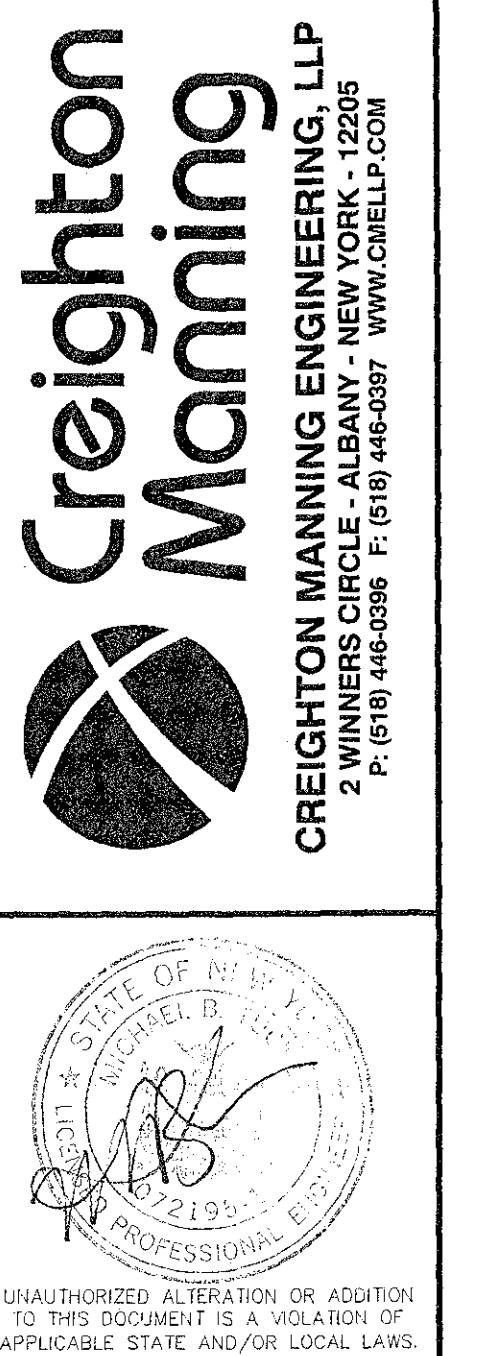
PLANNING BOARD  
TOWN OF BETHLEHEM  
ALBANY COUNTY, NEW YORK  
This Site Plan Approved.

06-21-2012  
6/21/12

SITE PLAN  
REVIEW

Drawing Number

C-8



3. First Approval MBT 6/21/12  
2. Town Comments MBT 5/03/12  
1. Town Comments MBT 2/10/12  
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

DETAILS

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

Issued For



