

SITE STATISTICS						
	EXISTING			PROPOSED		
	S.F.	ACRES	% COV.	S.F.	ACRES	% COV.
TOTAL LOT AREA	50,180	1.15	100	50,180	1.15	100
TOTAL BUILDING AREA	908	0.02	2.0	3,200	0.08	6.4
TOTAL PAVEMENT/ CONC. AREA	6,627	0.15	13.0	26,782	0.61	53.4
TOTAL OPEN/ LANDSCAPE AREA	42,645	0.98	85.0	20,198	0.46	40.2

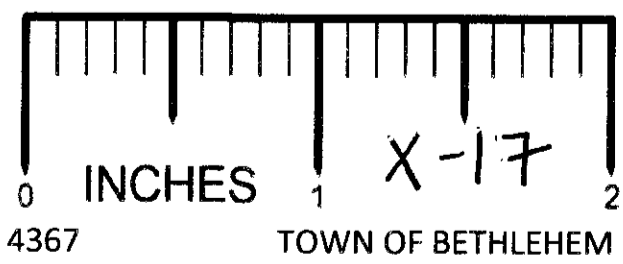
GENERAL NOTES

- THIS PLAN REFERENCES A SURVEY PREPARED BY: CONTROL POINT ASSOCIATES 35 TECHNOLOGY DRIVE WARREN, NJ 07059 DATED: 12/07/05
- SPECIFIC RESOURCES, TECHNICAL REPORTS, DESIGN DOCUMENTS, ET. AL. RELATED TO THIS PROJECT INCLUDE (BUT MAY NOT BE LIMITED TO) THE FOLLOWING:
-SURVEY
CONTRACTOR IS RESPONSIBLE FOR OBTAINING THESE DOCUMENTS AND FAMILIARIZING HIMSELF 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 GROUNDWORK.
- APPLICANT FOR THIS PROJECT IS: CUMBERLAND FARMS, INC. 777 DEGRAHAM STREET CANTON, MASS. 02021 ATTENTION: MR. FRANCIS F. SHEFUM
- PARCEL DATA: LOTS 7, 8 & 12, BLOCK 1, SECTION 121.04
- BULK REQUIREMENTS: SEE ZONING ANALYSIS TABLE
- PARKING REQUIREMENTS: SEE ZONING ANALYSIS TABLE
- ALL HANDICAP PARKING SPACES SHALL BE CONSTRUCTED TO MEET ADA REQUIREMENTS.
- PRIOR TO STARTING CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE TO 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, CERTIFICATE OF OCCUPANCY ISSUANCE, INCLUDING BUT NOT LIMITED TO PRECUREMENT 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.
- PROPERTY SURVEY SHALL BE CONSIDERED A PART OF THESE PLANS.
- THESE PLANS ARE BASED ON INFORMATION PROVIDED TO BOHLER ENGINEERING, P. C. AT THE TIME OF PLAN PREPARATION. CONTRACTOR SHALL FIELD VERIFY EXISTING CONDITIONS AND NOTIFY BOHLER ENGINEERING, P. C. 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 LOCATIONS, AND ANY NEARBY UTILITY LOCATIONS.
- DEBRIS SHALL NOT BE BURIED ON THE SUBJECT SITE AND ALL UNSUITABLE EXCAVATED MATERIAL AND DEBRIS (SOLID WASTE) SHALL BE REMOVED IN ACCORDANCE WITH ALL TOWN, COUNTY, STATE AND FEDERAL, AND ANY 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 ADJACENT TO PAYMENT, STRUCTURES, ETC. TO REMAIN. CONTRACTOR SHALL BE RESPONSIBLE FOR TAKING THE APPROPRIATE MEASURES AS NECESSARY TO ENSURE THE STRUCTURAL STABILITY OF SIDEWALKS AND PAVEMENT TO REMAIN, AND TO PROVIDE A SAFE WORK AREA.
- CONTRACTOR IS RESPONSIBLE FOR REPAIRING THE DAMAGE DONE TO ANY EXISTING ITEM DURING CONSTRUCTION SUCH AS BUT NOT LIMITED TO: DAMAGE, UTILITIES, PAVEMENT, STRIPING, CURBS, 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. CONTRACTOR IS RESPONSIBLE TO DOCUMENT ALL EXISTING DAMAGE AND NOTIFY CONSTRUCTION MANAGER PRIOR TO CONSTRUCTION START.
- 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 COMPLAINTS/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 HAS HE 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 (COL). ALL CONTRACTORS MUST HAVE THEIR COL POLICIES ENDORSED TO NAME BOHLER ENGINEERING, P.C., AND ITS SUBCONSULTANTS AS ADDITIONAL INSURED AND TO PROVIDE CONTRACTUAL LIABILITY COVERAGE SUFFICIENT TO INSURE THE HOOD, HARNES AND INDEMNITY OBLIGATIONS ASSUMED BY THE CONTRACTORS. ALL CONTRACTORS MUST FURNISH BOHLER ENGINEERING, P.C. 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, P.C. AND ITS SUBCONSULTANTS FROM AND AGAINST ANY DAMAGES, LIABILITIES OR COSTS, INCLUDING REASONABLE ATTORNEY'S 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, P.C. NOR THE PRESENCE OF BOHLER ENGINEERING, P.C. OR ITS EMPLOYEES AND SUBCONSULTANTS AT A CONSTRUCTION/PROJECT SITE, SHALL RELIEVE THE GENERAL CONTRACTOR OF ITS OBLIGATIONS, DUTIES AND RESPONSIBILITIES INCLUDING, BUT NOT LIMITED TO, CONSTRUCTION MEANS, METHODS, SEQUENCE, TECHNIQUES OR PROCEDURES NECESSARY FOR PERFORMING, SUPERINTENDING AND COORDINATING THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS AND ANY HEALTH OR SAFETY PRECAUTIONS REQUIRED BY ANY APPLICABLE AGENCIES. BOHLER ENGINEERING, P.C. AND ITS PERSONNEL HAVE NO AUTHORITY TO DECREASE ANY CONTROL OVER ANY CONSTRUCTION CONTRACTOR OR ITS EMPLOYEES IN CONNECTION WITH THEIR WORK OR ANY HEALTH OR SAFETY PROGRAMS OR PROCEDURES. THE GENERAL CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR JOB SITE SAFETY. BOHLER ENGINEERING, P.C. SHALL BE INDEMNIFIED BY THE GENERAL CONTRACTOR AND SHALL BE MADE ADDITIONAL INSURED UNDER THE GENERAL CONTRACTOR'S POLICIES OF GENERAL LIABILITY INSURANCE.
- BOHLER ENGINEERING, P.C. SHALL REVIEW AND APPROVE OR TAKE OTHER APPROPRIATE ACTION ON THE CONTRACTOR SUBMITTALS, SUCH AS SHOP DRAWINGS, PRODUCT DATA SAMPLES, 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 CONTRACTOR'S WORK WITH OTHER TRADES, OR CONSTRUCTION SAFETY PRECAUTIONS. ALL OF WHICH ARE THE SOLE RESPONSIBILITY OF THE CONTRACTOR. BOHLER ENGINEERING'S REVIEW SHALL BE CONDUCTED WITH REASONABLE PROMPTNESS WHILE ALLOWING SUFFICIENT TIME TO PERMIT ADDITIONAL REVIEW OF A SPECIFIC ITEM SHALL NOT INDICATE THAT BOHLER ENGINEERING, P.C. HAS REVIEWED THE ENTIRE ASSEMBLY OR THAT THE ITEM IS A COMPONENT. BOHLER ENGINEERING, P.C. SHALL NOT BE RESPONSIBLE FOR ANY DEVIATIONS FROM THE CONSTRUCTION MEANS OR METHODS, COORDINATION OF THE CONTRACTOR'S WORK WITH OTHER TRADES, OR CONSTRUCTION SAFETY PRECAUTIONS. BOHLER ENGINEERING, P.C. SHALL NOT BE REQUIRED TO REVIEW PARTIAL SUBMITTALS OR THOSE FOR WHICH SUBMITTALS OR 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, P.C. AND THE CONTRACTOR MUST AGREE THAT ALL DISPUTES BETWEEN THEM ARISING OUT OF OR RELATING TO THIS AGREEMENT OR THE PROJECT SHALL BE SUBMITTED TO NONBINDING 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 ALSO TO INCLUDE A SIMILAR MEDIATION PROVISION IN ALL AGREEMENTS WITH THEIR SUBCONTRACTORS, SUBCONSULTANTS, SUPPLIERS AND FABRICATORS, THEREBY PROVIDING FOR MEDIATION AS THE PRIMARY METHOD FOR RESOLVE 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 THEREOF 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.
- NO DIESEL FUEL WILL BE SOLD AT THIS FACILITY

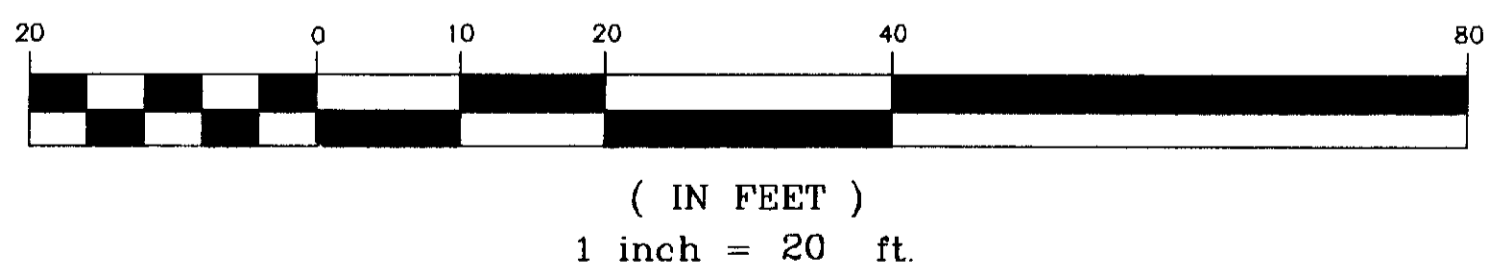
TOWN OF BETHLEHEM STANDARD NOTES FOR PLANS:

- 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.
- ALL ELEVATIONS SHOWN ARE ON USGS ELEVATION BASE.
- PRIOR TO ANY WORK IN THE TOWN RIGHT-OF-WAY, THE CONTRACTOR SHALL OBTAIN A HIGHWAY WORK PERMIT FROM THE TOWN HIGHWAY SUPERINTENDENT.
- PRIOR TO ANY WORK IN THE STATE RIGHT-OF-WAY, A HIGHWAY WORK PERMIT FROM THE NEW YORK STATE DEPARTMENT OF TRANSPORTATION IS REQUIRED.
- PRIOR TO ANY WORK ON SANITARY SEWER AND WATER, THE CONTRACTOR SHALL OBTAIN THE NECESSARY PERMITS FROM THE TOWN DEPARTMENT OF PUBLIC WORKS.
- 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.
- 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.
- 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.
- NO SUMP PUMP, ROOF DRAINS, CELLAR DRAINS, OR FOOTING DRAINS SHALL BE CONNECTED TO THE SANITARY SEWER SYSTEM.
- LIMITS OF CLEARING AND GRADING ARE TO BE MARKED IN THE FIELD AND SILT FENCING INSTALLED PRIOR TO COMMENCEMENT OF THE SITE WORK. SEE SHEETS 3 AND 5.

ZONING ANALYSIS TABLE			
ZONING DISTRICT	RH (RURAL HAMLET) CONVENIENCE STORE MINI-MART PERMITTED		
ZONE CRITERIA	REQUIRED	EXISTING	PROPOSED
MINIMUM LOT AREA	7,500 S.F.	50,180 S.F.	UNCHANGED
MINIMUM LOT WIDTH	75 FT	251.9 FT	251.9 FT
MIN. FRONT YARD STBK. (FROM NYS SW ROW)	30 FT	55.3 FT	100.0 FT (BLDG.) 30.8 FT (CANOPY)
MIN. FRONT YARD STBK. (FROM MILLER ROAD ROW)	30 FT	53.3 FT	37.3 FT (BLDG.) 59.0 FT (CANOPY)
MIN. REAR YARD STBK.	40 FT	50.9 FT	79.5 FT (BLDG.)
MIN. SIDE YARD STBK.	10 FT	36.7 FT	37.6 FT (BLDG.) 80.5 FT (CANOPY)
MAX. BUILDING HEIGHT	35 FT	15 FT±	18 FT±
MAX. LOT COVERAGE (BLDG.)	70%	2.3%	6.4%
PARKING REQUIREMENTS 1 SPACE/250 S.F. GROSS FLOOR AREA	(3,200 S.F./250)= 13 SPACES	N/A	15
MIN. HW FRONTAGE	60 FT	360.9 FT	360.9 FT
MIN. LOT DEPTH	100 FT	271.2 FT	271.2 FT
MIN. LOADING FACILITIES	1	0	1
MIN. SIGN SETBACK	10 FT	N/A	10 FT



GRAPHIC SCALE



BOHLER ENGINEERING, P.C.
CIVIL & CONSULTING ENGINEERS
PROJECT MANAGERS
ENVIRONMENTAL & SITE PLANNERS
MUNICIPAL ENGINEERS
Other Office Locations:
Chalfont, PA
Ronkankoma, NY
Sterling, VA
Warrenton, VA
Warren, NJ
Towson, MD
Albany, NY
Southborough, MA

PROJECT: CUMBERLAND FARMS, INC. PROP. CONVENIENCE STORE & GAS STATION LOTS 7, 8 & 12, BLOCK 1, SECTION 121.04 NEW YORK STATE HIGHWAY ROUTE 9W TOWN OF BETHLEHEM, ALBANY COUNTY, NEW YORK
TITLE: SITE PLAN
SCALE: (H) 1"=20' (V) NONE DATE: 09/12/06 SHEET No: 3 OF 19
DRAWN BY: SMV PROJECT No: B050649
CHECKED BY: CEB CAD I.D. No: B050649SS16
PROFESSIONAL ENGINEER NEW YORK LICENSE No. 63404 NEW JERSEY LICENSE No. 27410 PENNSYLVANIA LICENSE No. 37184 CONNECTICUT LICENSE No. 21854 VERMONT LICENSE No. 7735 OREGON LICENSE No. 17518 MASSACHUSETTS LICENSE No. 42644 RHODE ISLAND LICENSE No. 7268
CONSTRUCTION CHECK DATE 11

TOWN OF BETHLEHEM APPROVAL AREA

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 7202-2)



07 Nov. 2007