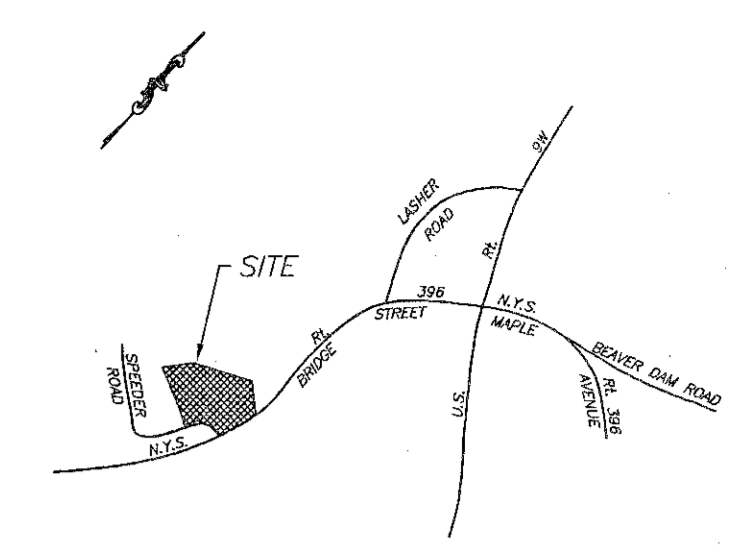


- MAP REFERENCES:**
1. "Map of Survey: Portion of Property of Penn Central Transportation Company, Main Line, Selkirk" dated April 21, 1978, revised to March 4, 1983, by Paul E. Hite, Licensed Land Surveyor.
  2. "Map of Survey, Property to be Conveyed to Kelli Quinlan Beckmann, Speeder Road (Private Road)" dated July 7, 1994, by Paul E. Hite, Licensed Land Surveyor.
  3. "Map of Survey, Lands to be Conveyed by James Herbert Bohl" dated September 25, 1995, revised to January 11, 2002, by Paul E. Hite, Licensed Land Surveyor.
  4. "Map of Survey: Property of David E. & Louise M. Frick" dated April 3, 1979, revised to May 23, 1990, by Kevin M. Brady, Licensed Land Surveyor.
  5. "Map of Survey Lands of: Selkirk Railroad Y.M.C.A. At Selkirk, New York, Inc. State Rte. No. 396" dated April 14, 1993, by Charles Allen Hite, Licensed Land Surveyor.
  6. "Map of Survey, Lands to be Conveyed to SP & E, LLC by CSX Transportation, Inc., N.Y.S. Route 396 & Speeder Road" dated September 8, 2009, by Paul E. Hite, Licensed Land Surveyor.

- NOTES:**
1. See deed dated September 22, 2009 from Vesta Community Housing Development Board, Inc. to SP & E, LLC, as recorded in the Albany County Clerk's Office on September 25, 2009, in Book 2959 of deeds, at Page 1158.  
See Quitclaim deed dated October 15, 2009 from CSX Transportation, Inc. to SP & E, LLC, as recorded in the Albany County Clerk's Office on October 21, 2009, in Book 2962 of deeds, at Page 65.
  2. Portion of Speeder Road lying outside of lands acquired by the State of New York is a private road.
  3. See Map No. 66, Parcel 83 & 84 as prepared by the New York State Department of Transportation for the construction of the Becker Corners - Callanan Corner, S.H. No. 1562 (N.Y.S. Route 396) and filed with Notice of Appropriation dated February 15, 1991, as recorded in the Albany County Clerk's Office on March 8, 1991 in Book 2433 of deeds, at Page 763, fee parcel.
  4. See Map No. 64, Parcel No. 80 as prepared by the New York State Department of Transportation for the construction of Becker Corners - Callanan Corner S.H. 1562 (N.Y.S. Route 396) and filed with Notice of Appropriation dated April 13, 1989, as recorded in the Albany County Clerk's Office on May 12, 1989 in Book 2391 of deeds, at Page 579, Permanent Easement for ingress & egress.
  5. U.C.M. denotes underground cable marker.
  6. C.F.P. denotes concrete fence post.
  7. Boundary lines of area to be developed (2.934 +/- acres) per survey performed by Charles Allen Hite, Licensed Land Surveyor (see Map Reference No. 5).
  8. Original lot line shown between parcels is now the southerly line of project area. Parcels were merged February 26, 2010.



- DEVELOPMENT NOTES:**
1. See Resolution AV-1008 dated June 16, 2010 by the Town of Bethlehem Zoning Board of Appeals granting requested variances ("additional" 100-foot buffer and 10-foot setback for parking and access area) on the following conditions:
    - a) This Resolution shall not relieve the Applicant from compliance with the portion of Town Code Sections 128-38 (D)(1) and 128-56 (F) that requires landscaping in the setback areas to screen the project from "neighboring properties". The details of this landscaping shall be determined by the Town Planning Board during its Site Plan review.
    - b) The "proposed building" shall be constructed only in the location shown on a map entitled "Lands of SP & E, LLC, St. No. 109, Bridge Street - N.Y.S. Route 396" dated April 2, 2010, by Paul E. Hite, Licensed Land Surveyor.
    - c) Applicant shall comply with the referenced Recommendations of the Albany County Planning Board. (Review by the Albany County Department of Health for wastewater discharge, approved on December 4, 2009.)
    - d) The project shall be completed within the time required by Section 128-89 (R) of the Town Code.
  2. Contours and elevations are based on USGS datum, contour interval (2) feet.
  3. denotes existing contour.
  4. denotes proposed finished elevation. Proposed finished grades shall be strictly adhered to.
  5. denotes proposed silt fence. See details Sheet No. 2.
  6. denotes proposed Norway Spruce. (See Planting Schedule).
  7. denotes proposed White Fir. (See Planting Schedule).
  8. There are no advertising signs proposed for the site.
  9. Low level Halogen lights to be installed at all building corners above doorways.
  10. Entire gravelled portion of site to be used as a driveway.
  11. Proposed building is to be a private garage. No handicap parking spaces are required. If offices are constructed, or repair work for the public is performed, then handicap parking and accessibility must be made available.

**COURSE TABLE**

1	S 29°04'58" W	38.52'
2	N 59°05'21" W	18.40'
3	S 29°29'21" W	20.01'
4	S 59°05'21" E	18.54'
5	S 29°04'59" W	41.47'
6	N 60°55'01" W	18.83'
7	S 29°29'23" W	29.63'

TOWN OF BETHLEHEM PLANNING BOARD

PLANNING BOARD  
TOWN OF BETHLEHEM  
ALBANY COUNTY, NEW YORK

This Site Plan Approved.

*George J. Finelli*  
Title: Chairman

Date: March 1, 2011 SPA-164

MAP OF  
**PROPOSED SITE PLAN**  
LANDS OF SP & E, LLC  
St. No. 109  
BRIDGE STREET - N.Y.S. ROUTE 396  
TOWN OF BETHLEHEM

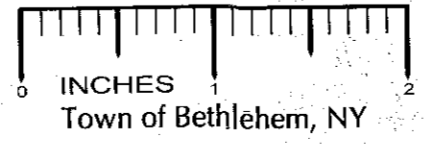
COUNTY:	ALBANY
STATE:	NEW YORK
SCALE:	1" = 50'
DATE:	JULY 13, 2010
DRAWN BY:	JED
MAP NO.:	538SITE

MAP PREPARED BY:  
**PAUL E. HITE**  
LICENSED LAND SURVEYOR  
230 DELAWARE AVENUE  
DELMAR, NEW YORK 12054  
(518) 439-4989

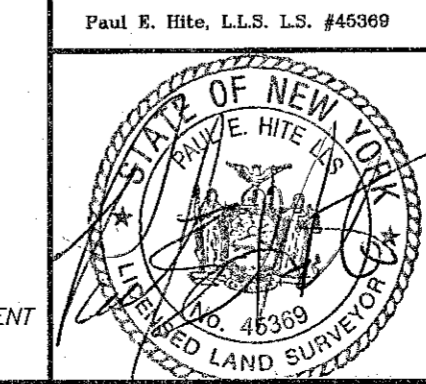
**PLANTING SCHEDULE**

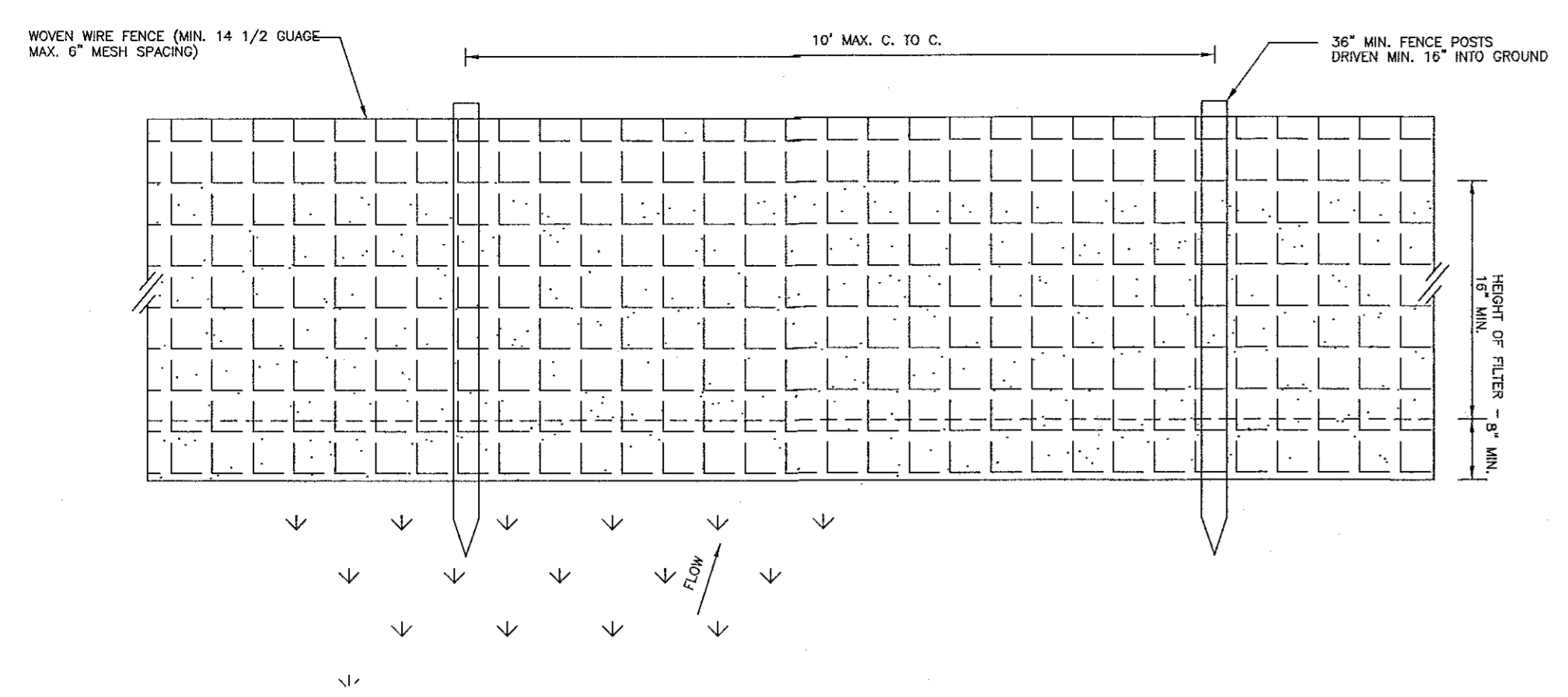
No.	COMMON NAME	BOTANICAL NAME	SIZE
5	NORWAY SPRUCE	PICEA ABIES	5" - 6" HIGH (B&B)
5	WHITE FIR	ABIES CONCOLOR	5" - 6" HIGH (B&B)

**PARKING SCHEDULE**  
6 EMPLOYEES  
3 SPACES REQUIRED  
3 SPACES PROVIDED

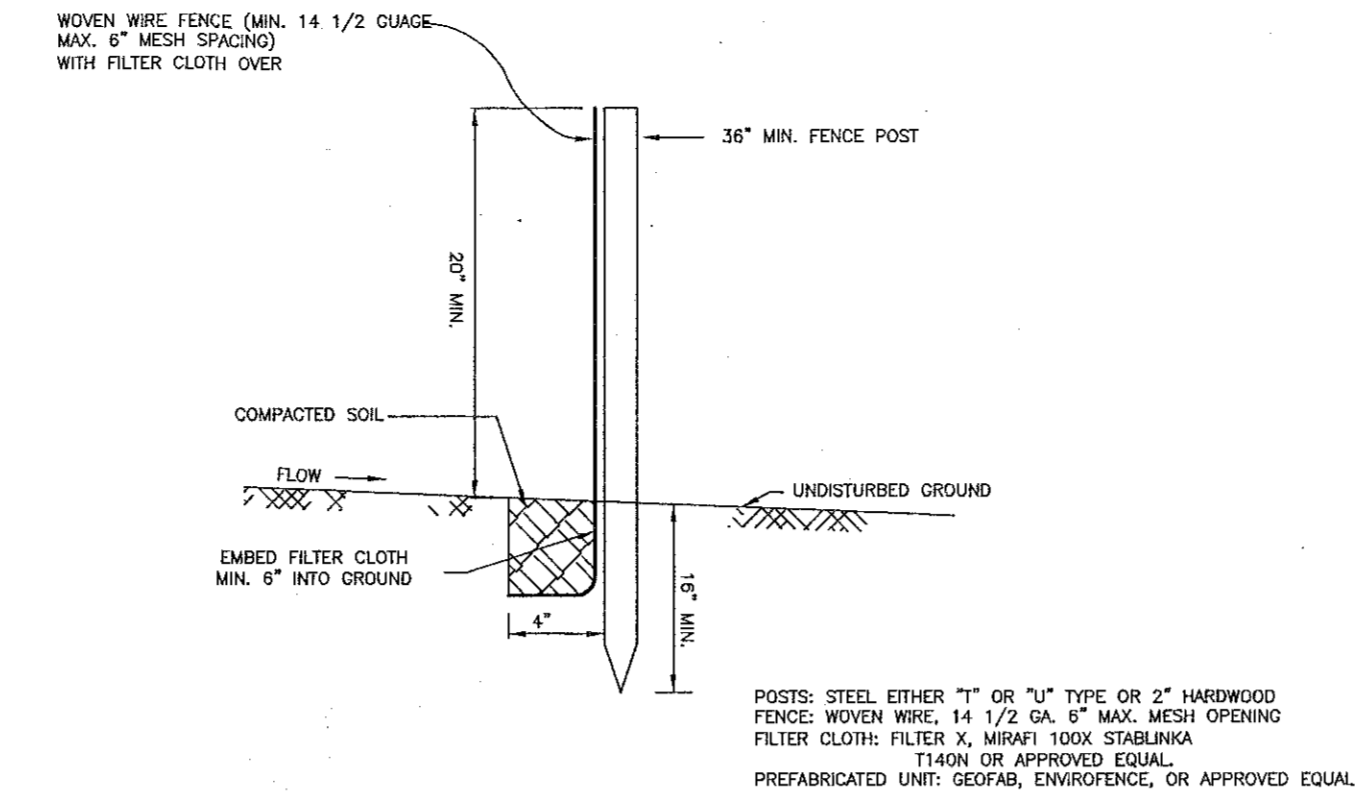


REVISED: SEPTEMBER 1, 2010 - REVISIONS PER TOWN OF BETHLEHEM DEPARTMENT OF ECONOMIC DEVELOPMENT AND PLANNING MEMO DATED AUGUST 23, 2010





**SILT FENCE FOR TEMPORARY EROSION CONTROL**  
(NOT TO SCALE)  
**DETAIL "A"**



**SILT FENCE FOR TEMPORARY EROSION CONTROL**  
(NOT TO SCALE)  
**DETAIL "B"**

1. Inspect sediment fences periodically and after each rainfall event.
2. Should fabric tear, decompose, or in any way become ineffective, replace it immediately.
3. Remove sediment deposits promptly to provide adequate storage volume for the next rain and reduce pressure on fence. Take care to avoid undermining fence during cleanout.
4. Remove all fencing materials and unstable sediment deposits after the contributing drainage area has been properly stabilized, inspected, and approved. Grade and stabilize the disturbed area as shown in the vegetation plan.

**SILT FENCE FOR TEMPORARY EROSION CONTROL**  
MAINTENANCE NOTES

**SEEDING**

SEEDING: (TEMPORARY)

SPRING, SUMMER & EARLY FALL: RYEGRASS @ 1 lb / 1,000 Sq. Ft.

LATE FALL & EARLY WINTER: CERTIFIED AROSTOOK WINTER RYE @ 2.5 lbs / 1,000 Sq. Ft.

MULCH: HAY OR STRAW @ 2 TONS / ACRE

MULCH ANCHORING: WOOD FIBER HYDROMULCH OR OTHER SPRAYABLE PRODUCT APPROVED FOR EROSION CONTROL

SEEDING (PERMANENT)

KENTUCKY BLUEGRASS @ 0.6 lbs / 1,000 Sq. Ft.

CREeping FESCUE @ 0.5 lbs / 1,000 Sq. Ft.

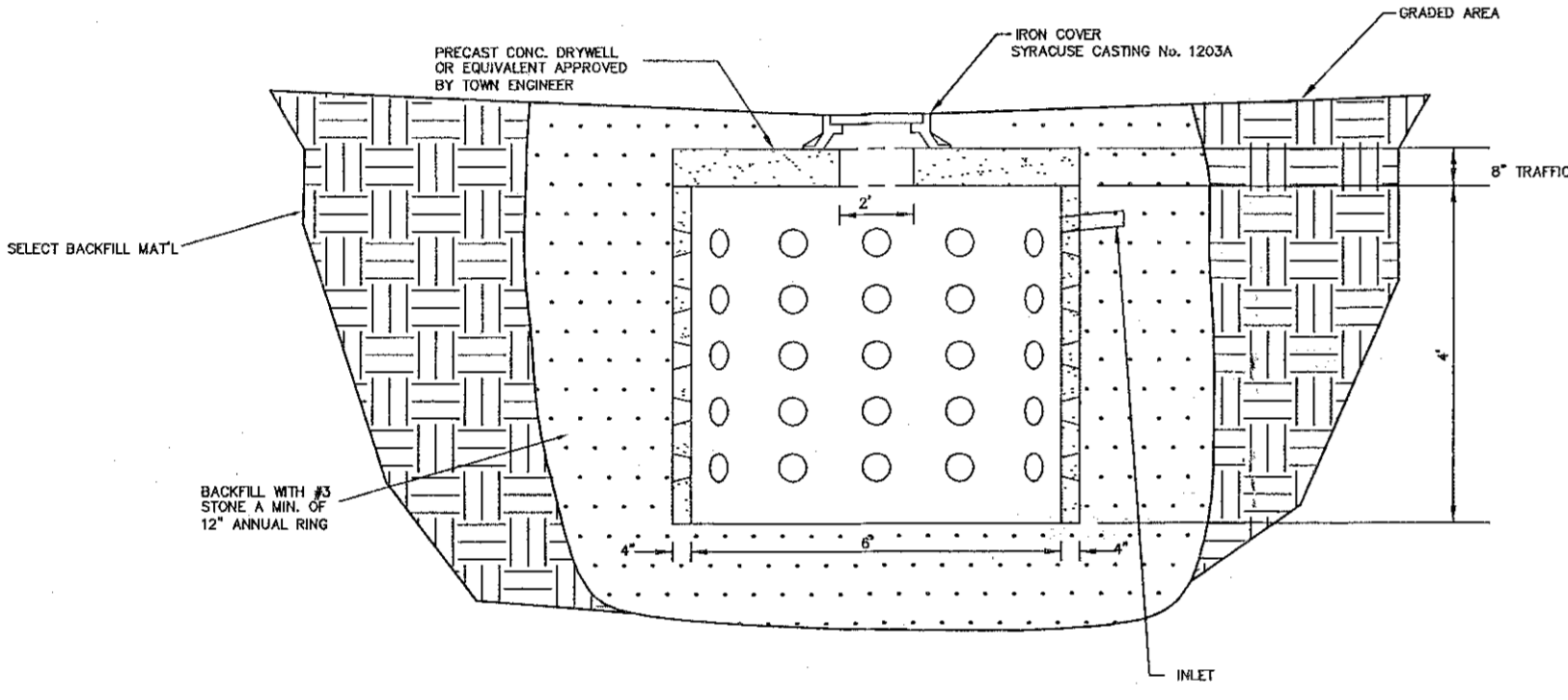
PERENNIAL RYEGRASS @ 0.2 lbs / 1,000 Sq. Ft.

EARLY SPRING / LATE AUGUST IS THE BEST PLANTING SEASON

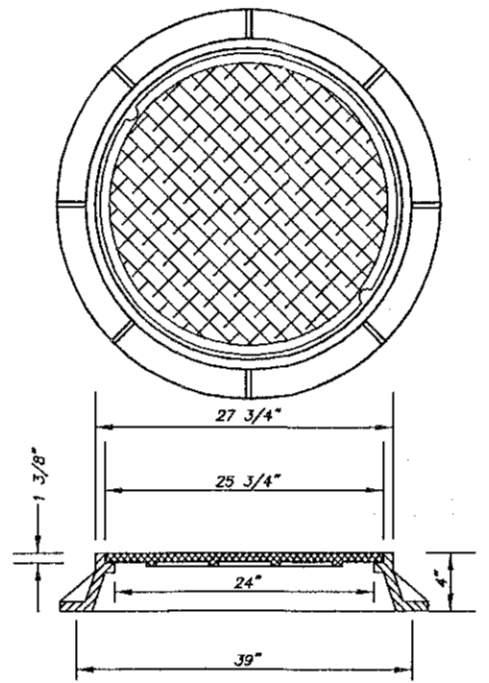
MULCH: STRAW (CEREAL GRAIN) @ 2 TONS / ACRE

MULCH ANCHORING: WOOD FIBER HYDROMULCH @ 500 - 750 lbs / ACRE

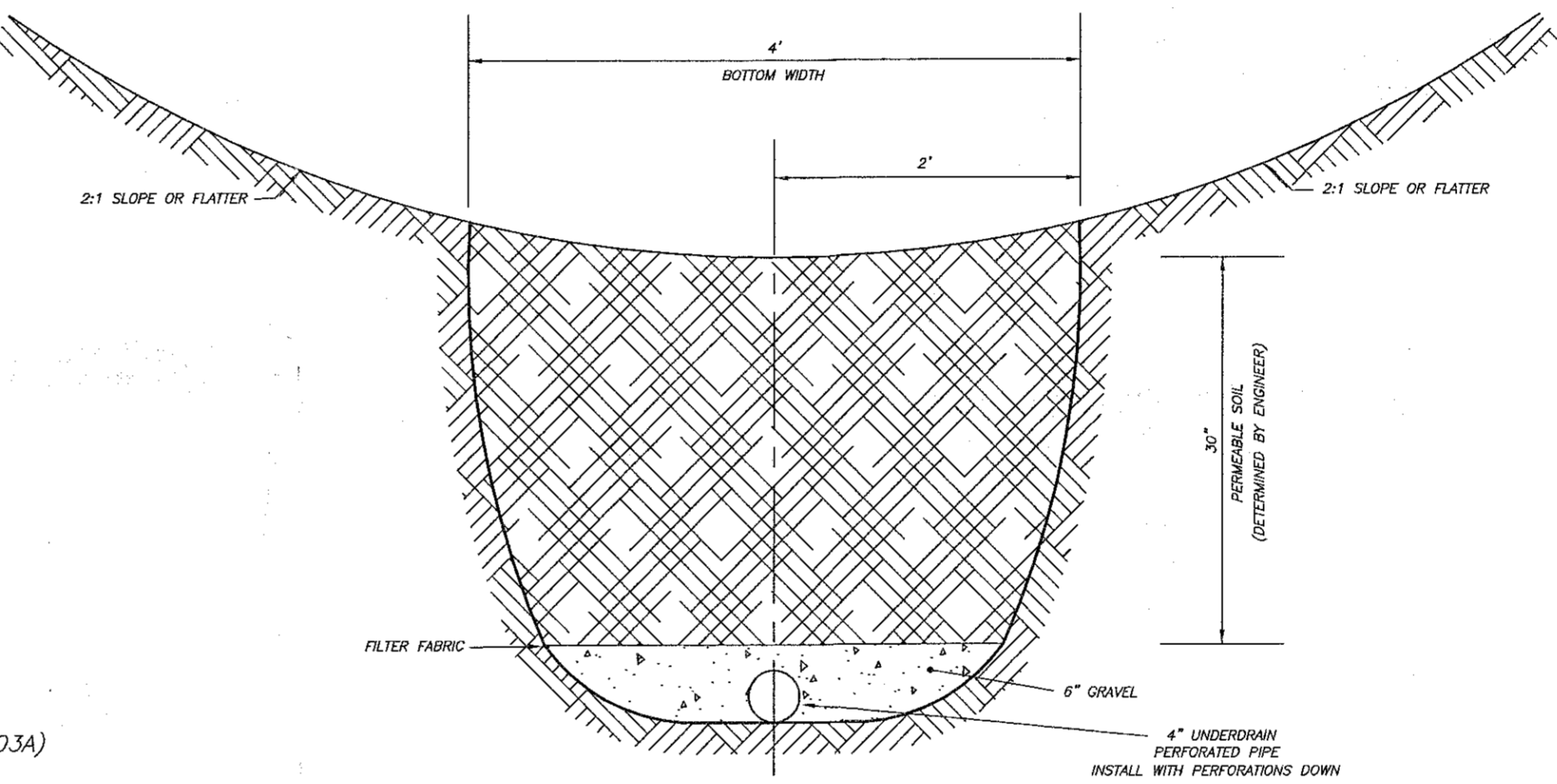
FERTILIZER: COMMERCIAL FERTILIZER @ 1 lb / 1,000 Sq. Ft. OF N1, P2 O5 & K20



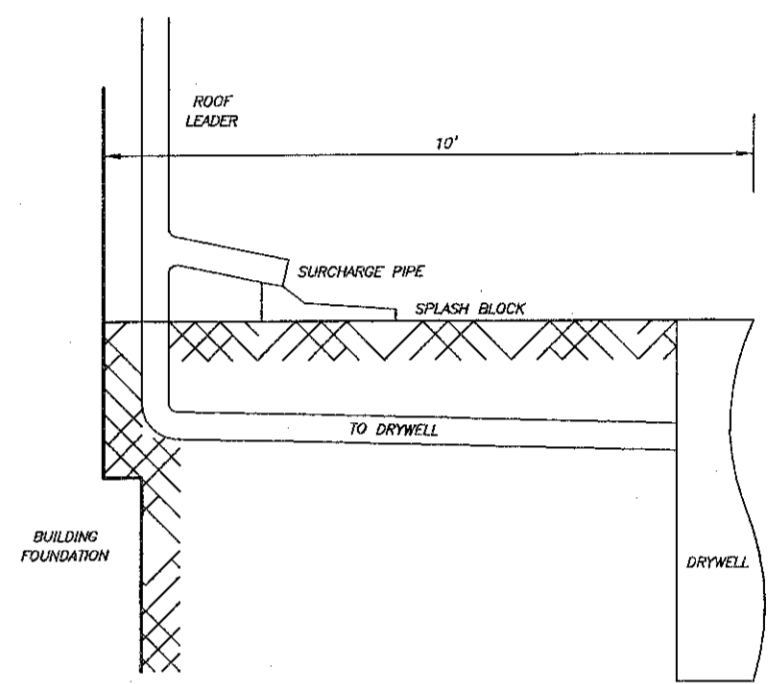
**DETAIL "C"**  
**DRYWELL WITH FRAME & COVER**  
(NOT TO SCALE)



**DETAIL "D"**  
**HEAVY DUTY MANHOLE FRAMES AND COVER**  
**FLARED TYPE FRAME**  
(NOT TO SCALE)  
(FRAME & COVER BY SYRACUSE CASTING PATTERN No. 1203A)



**DETAIL "E"**  
**DRY SWALE**  
(NOT TO SCALE)



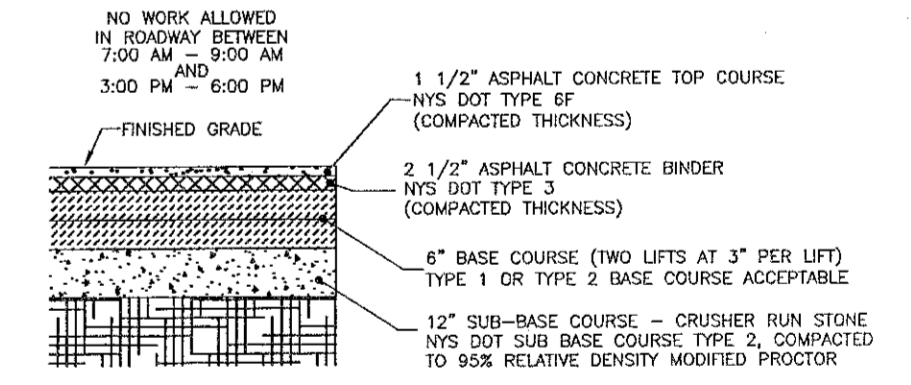
**DETAIL "F"**  
**ROOF LEADER**  
(NOT TO SCALE)

PLANNING BOARD  
TOWN OF BETHLEHEM  
ALBANY COUNTY, NEW YORK

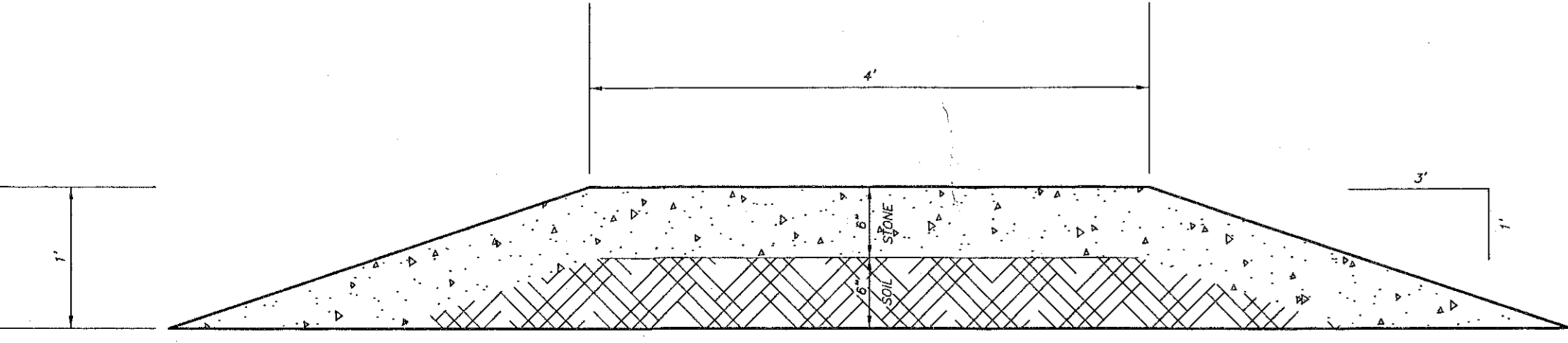
This Site Plan Approved.

*George J. J...*  
Title Chairman

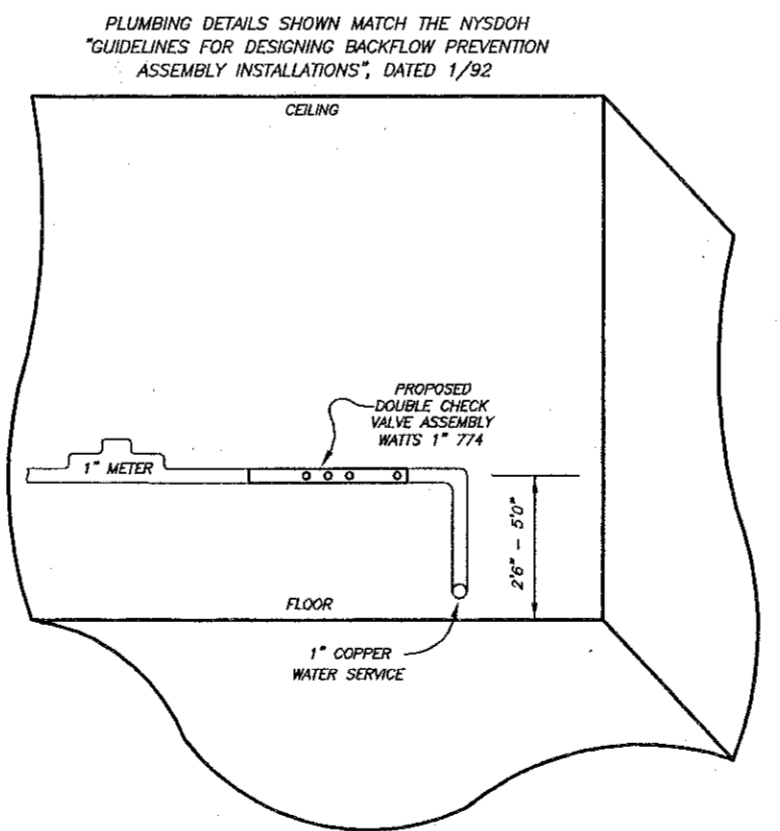
Date March 1, 2011 SPA-164



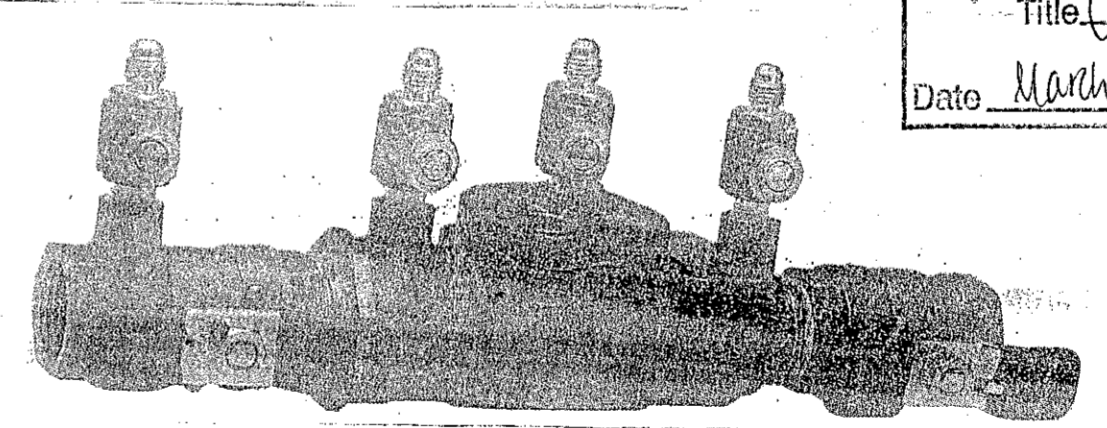
**PAVEMENT WITHIN N.Y.S. RIGHT-OF-WAY**  
**DRIVEWAY DETAIL**  
(AT ENTRANCE AND EXIT)  
(NOT TO SCALE)



**DETAIL "G"**  
**BERM**  
(NOT TO SCALE)

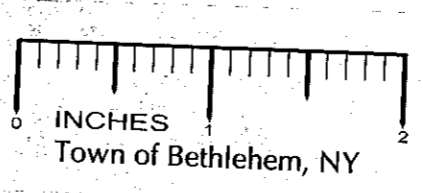


**DETAIL "H"**  
**PLUMBING DETAIL**  
(NOT TO SCALE)

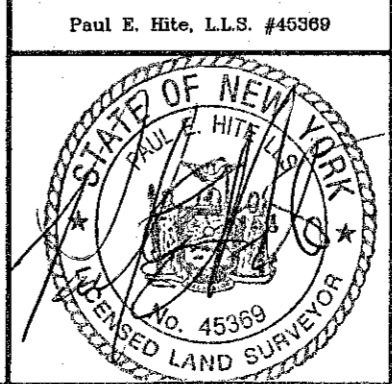


**DETAIL "I"**  
**WATTS 1" 774**  
**DOUBLE CHECK VALVE**  
(NOT TO SCALE)

- MINIMUM REQUIRED CLEARANCES AROUND DEVICE
1. ABOVE: 12"
  2. FRONT: 30"
  3. BACK: 8"
  4. CENTERLINE HEIGHT ABOVE FLOOR: 30" - 60"



REVISED: SEPTEMBER 1, 2010 - REVISIONS PER TOWN OF BETHLEHEM DEPARTMENT OF ECONOMIC DEVELOPMENT AND PLANNING MEMO DATED AUGUST 23, 2010



COUNTY:	ALBANY
STATE:	NEW YORK
SCALE:	1" = 50'
DATE:	JULY 13, 2010
DRAWN BY:	SPD MAP NO.: 538SITE

**DETAILS**

**LANDS OF SP & E, LLC**

**St. No. 109**

**BRIDGE STREET - N.Y.S. ROUTE 396**

**TOWN OF BETHLEHEM**

MAP PREPARED BY:

**PAUL E. HITE**

LICENSED LAND SURVEYOR  
230 DELAWARE AVENUE  
DELMAR, NEW YORK 12054  
(518) 439-4989

**NOTE:**  
 CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS SHOWN ON DRAWINGS OR NOTED IN SPECIFICATIONS PRIOR TO CONSTRUCTION.  
 ALL WORK SHALL CONFORM TO THE LATEST EDITION OF FEDERAL, STATE, AND LOCAL CODES AND GENERALLY ACCEPTED STANDARDS IN THE TRADES.  
 THE CONTRACTOR IS SOLELY RESPONSIBLE FOR ALL CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES, AND PROCEDURES AND FOR COORDINATING ALL PORTIONS OF THE WORK.  
 ALL HEADERS SHALL BE 2"x10" SPT UNLESS NOTED OTHERWISE.  
 MINIMUM GRADE OF LUMBER SHALL BE #2.  
 THESE DRAWINGS HAVE BEEN REVIEWED BY A LICENSED DESIGN PROFESSIONAL FOR COMPLIANCE WITH THE REQUIREMENTS FOR ENERGY CODE COMPLIANCE, ROOF FRAMING, CONCRETE FOUNDATION, AND ROOF CONSTRUCTION IN ACCORDANCE WITH THE NYS BUILDING CODE.  
 THE DRAWING HAS NOT BEEN REVIEWED FOR COMPLIANCE WITH GLAZING, LIGHTING, VENTILATION, PLUMBING, MECHANICAL, SPACE REQUIREMENTS, AND ELECTRICAL CODE REQUIREMENTS.  
 THE BUILDING DESIGN WAS BASED UPON SANDY SILTY SOILS WITH A LOAD BEARING CAPACITY OF 2000 PSF IF SOIL CONDITIONS DIFFER, THE DESIGN PROFESSIONAL SHALL BE NOTIFIED PRIOR TO THE CONSTRUCTION OF THE FOUNDATION.

DRAWN BY:  
**JASON DONNELLY**  
 GNH LUMBER INC.  
 11513 STATE ROUTE 32  
 GREENVILLE, NY 12083  
 (518)-966-5333  
 e-mail address:  
 jasongnh@gnhlumber.com  
 ENGINEER:

FILE #:  
 80X100 BANAHAN 2X8 WALL.dwg  
 TOTAL AREA = 8000 SQFT

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

**GNH LUMBER INC.**  
 11513 STATE ROUTE 32  
 GREENVILLE, NY 12083  
 (518)-966-5333  
 www.gnhlumber.com

FOR:  
 PETE EBERT  
 BRIDGE ST  
 SELKIRK, NY 12158

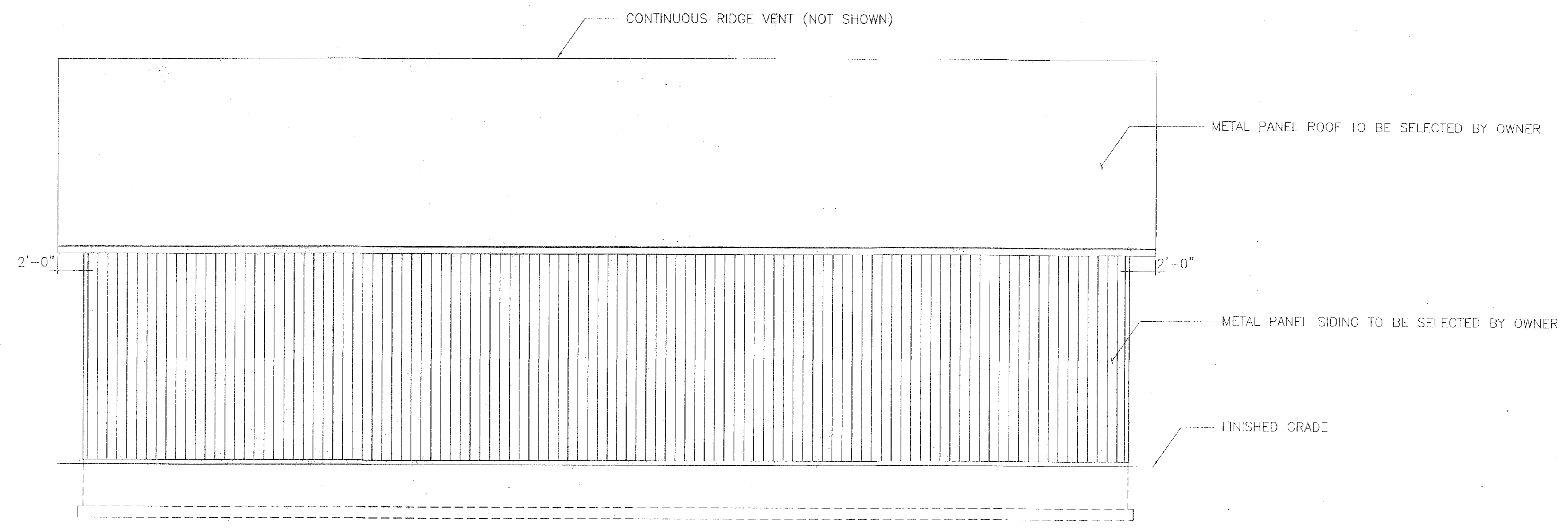
DATE:  
 9/25/09

REVISED:

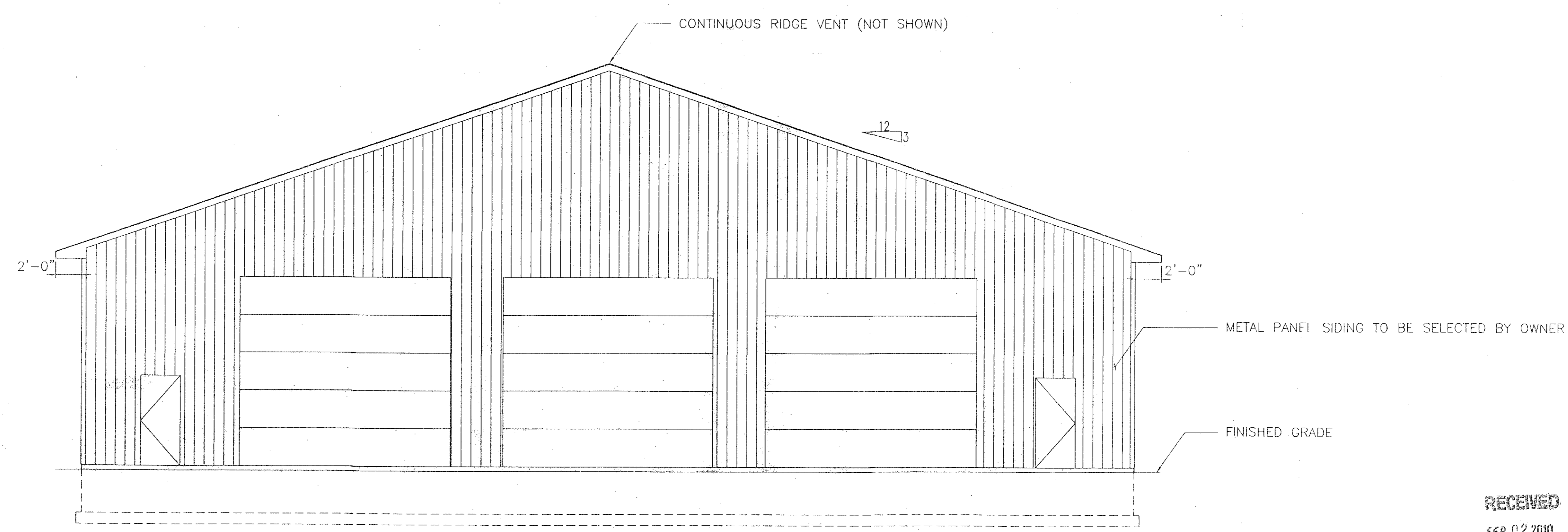
ELEVATIONS

UNAUTHORIZED ALTERATION OR ADDITION TO THIS DOCUMENT IS A VIOLATION OF SECTION 7209 SUB-DIVISION 2 OF THE NEW YORK STATE EDUCATION LAW.

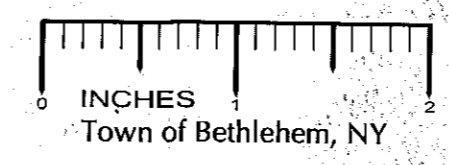
DRAWING:  
 4 OF 6



LEFT ELEVATION  
 SCALE 3/16" = 1'-0"

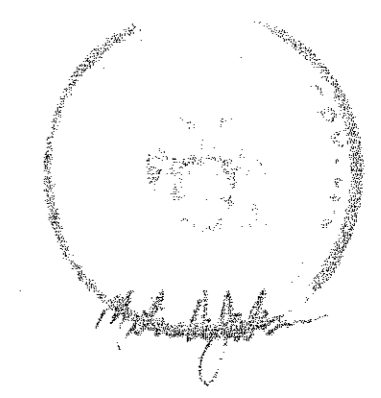


FRONT ELEVATION  
 SCALE 3/16" = 1'-0"

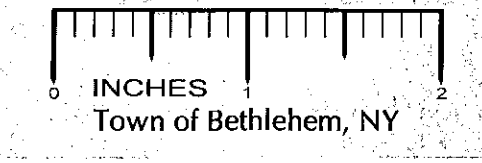
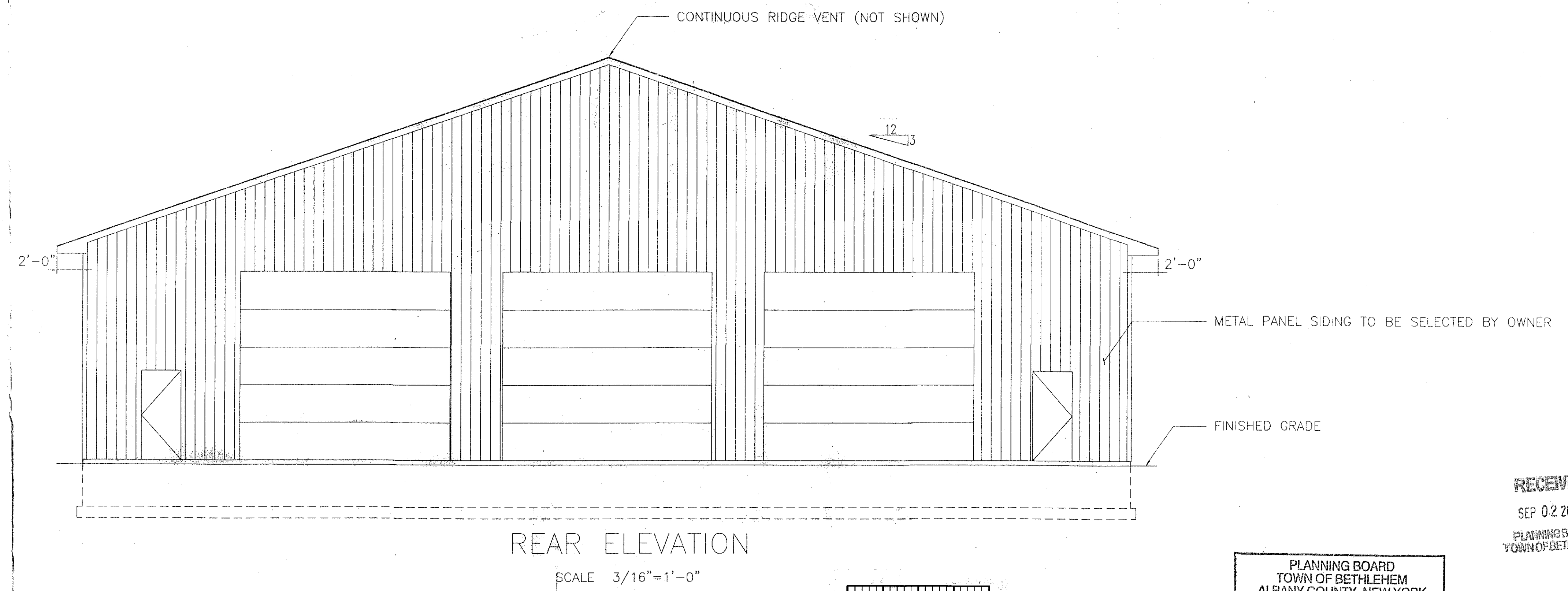
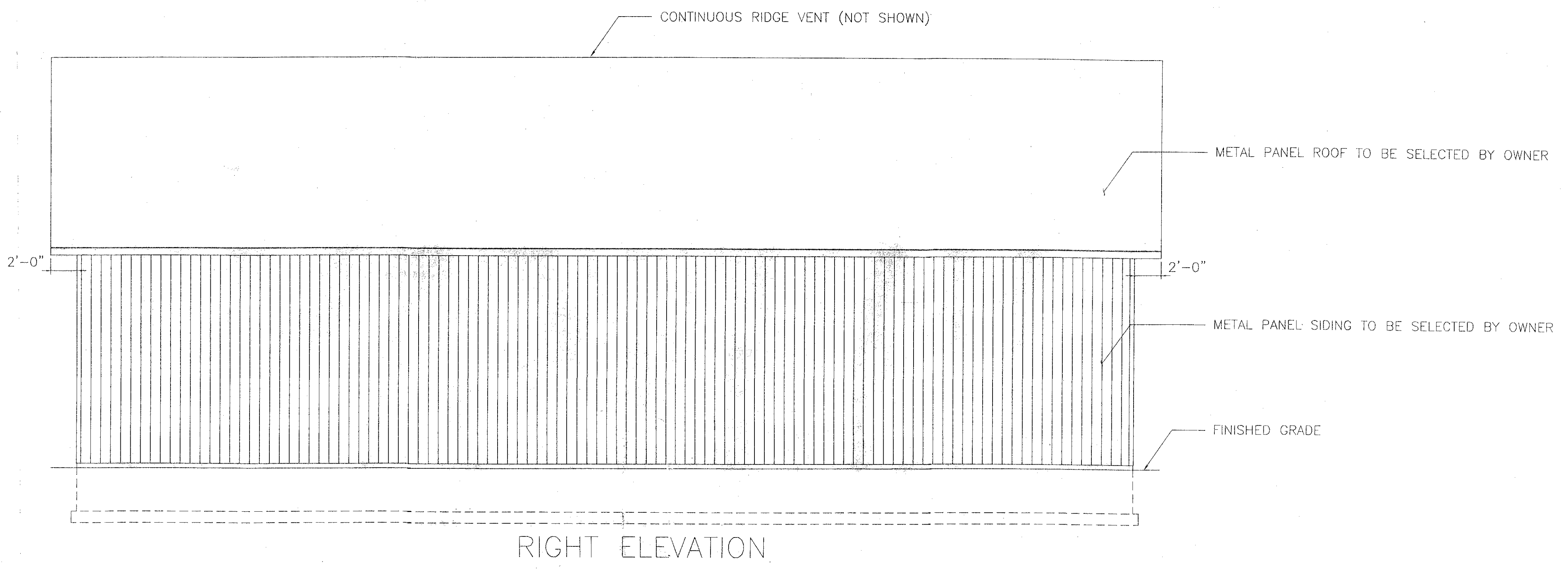


PLANNING BOARD  
 TOWN OF BETHLEHEM  
 ALBANY COUNTY, NEW YORK  
 The Site Plan Approved.  
 Title: WALLS  
 Date: MARCH 2011 SPA-164

RECEIVED  
 SEP 02 2010  
 PLANNING BOARD  
 TOWN OF BETHLEHEM



**NOTE:**  
 CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS SHOWN ON DRAWINGS OR NOTED IN SPECIFICATIONS PRIOR TO CONSTRUCTION.  
 ALL WORK SHALL CONFORM TO THE LATEST EDITION OF FEDERAL, STATE, AND LOCAL CODES AND GENERALLY ACCEPTED STANDARDS IN THE TRADES.  
 THE CONTRACTOR IS SOLELY RESPONSIBLE FOR ALL CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES, AND PROCEDURES AND FOR COORDINATING ALL PORTIONS OF THE WORK.  
 ALL HEADERS SHALL BE 2x10 SPF UNLESS NOTED OTHERWISE.  
 MINIMUM GRADE OF LUMBER SHALL BE #2.  
 THESE DRAWINGS HAVE BEEN REVIEWED BY A LICENSED DESIGN PROFESSIONAL FOR COMPLIANCE WITH THE REQUIREMENTS FOR ENERGY CODE COMPLIANCE, WOOD FRAMING, CONCRETE FOUNDATION, AND ROOF CONSTRUCTION IN ACCORDANCE WITH THE NYS BUILDING CODE.  
 THE DRAWING HAS NOT BEEN REVIEWED FOR COMPLIANCE WITH GLAZING, LIGHTING, VENTILATION, PLUMBING, MECHANICAL, SPACE REQUIREMENTS, AND ELECTRICAL CODE REQUIREMENTS.  
 THE BUILDING DESIGN WAS BASED UPON SANDY SILTY SOILS WITH A LOAD BEARING CAPACITY OF 2000 PSF. IF SOIL CONDITIONS DIFFER, THE DESIGN PROFESSIONAL SHALL BE NOTIFIED PRIOR TO THE CONSTRUCTION OF THE FOUNDATION.



PLANNING BOARD  
TOWN OF BETHLEHEM  
ALBANY COUNTY, NEW YORK

This Site Plan Approved

*George J. J...*  
Title Chairman

Date March 2011 SPT-164

RECEIVED  
SEP 02 2010  
PLANNING BOARD  
TOWN OF BETHLEHEM

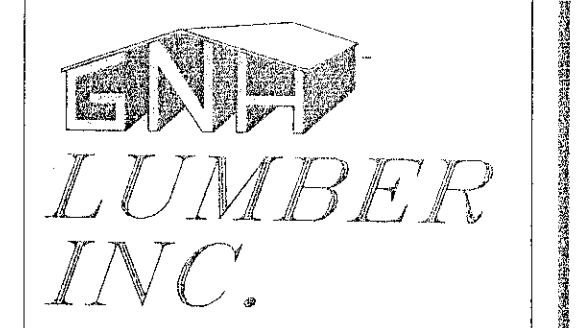


DRAWN BY:  
**JASON DONNELLY**  
 GNH LUMBER INC.  
 11513 STATE ROUTE 32  
 GREENVILLE, NY 12083  
 (518)-966-5333  
 e-mail address:  
 jasongnh@gnhlumber.com

ENGINEER:

FILE #:  
 80X100 BANAHAN 2X8 WALL.dwg  
 TOTAL AREA = 8000 SQFT

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



11513 STATE ROUTE 32  
 GREENVILLE, NY 12083  
 (518)-966-5333  
 www.gnhlumber.com

FOR:  
**PETE EBERT**  
 BRIDGE ST  
 SELKIRK, NY 12158

DATE:  
 9/25/09

REVISED:

ELEVATIONS

UNAUTHORIZED ALTERATION  
 OR ADDITION TO THIS  
 DOCUMENT IS A VIOLATION  
 OF SECTION 7209 SUB-  
 DIVISION 2 OF THE NEW  
 YORK STATE EDUCATION  
 LAW.

DRAWING:  
 5 OF 6