

SELKIRK VENTURES, LLC

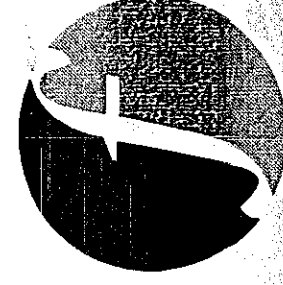
158 WEST YARD ROAD • BETHLEHEM • NEW YORK

PRELIMINARY SITE PLAN REVIEW SUBMISSION

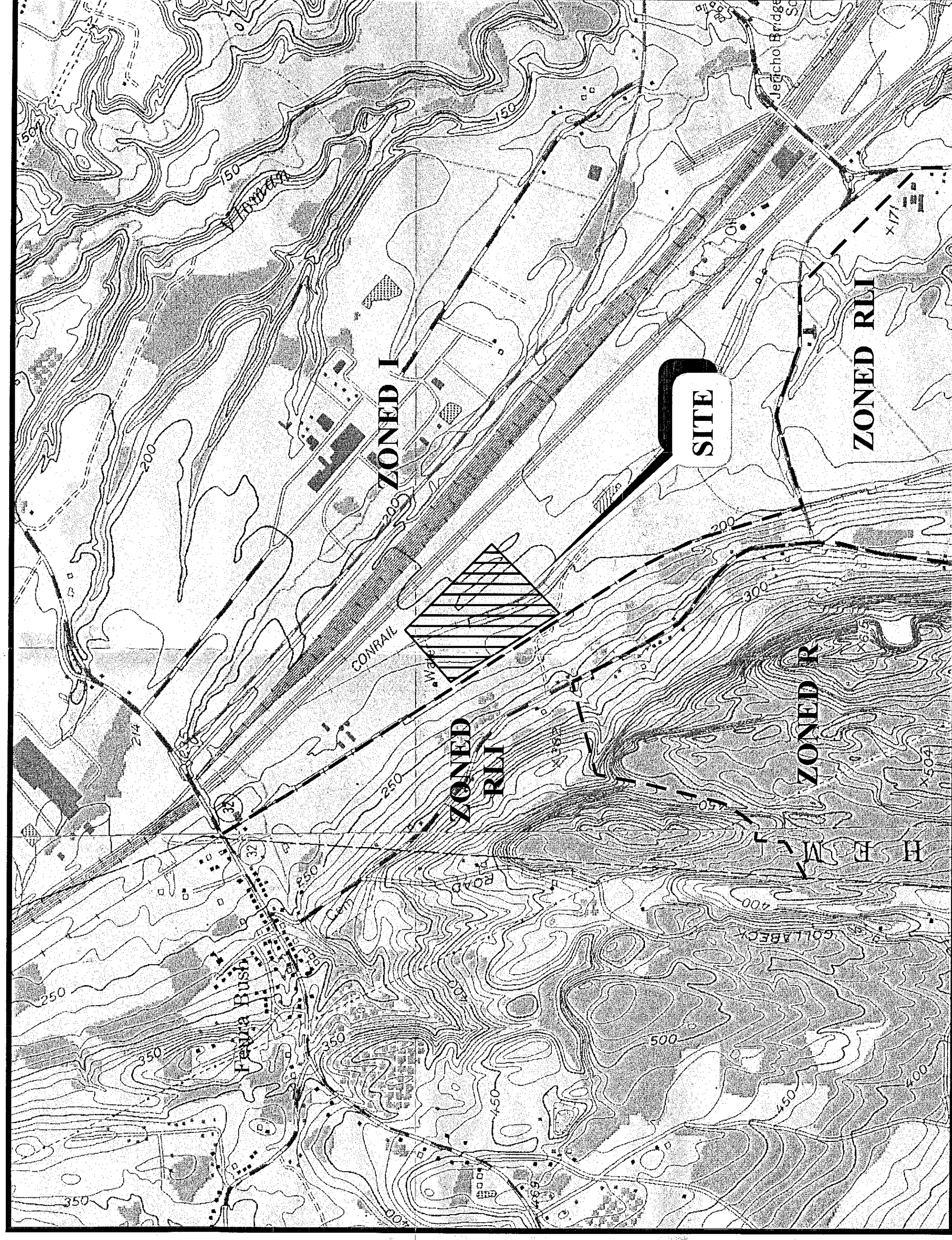
MAY 23, 2008
REVISED JUNE 29, 2009

PROJECT TEAM

CIVIL/SITE ENGINEER



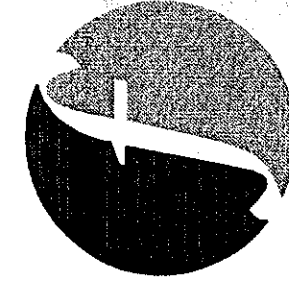
FUSS & O'NEILL
of New York, PC
24 MADISON AVENUE EXTENSION
ALBANY, NEW YORK 12203
518.263.0000
www.FandO.com



LOCATION MAP
SCALE: 1" = 1000'

PREPARED FOR:
SELKIRK VENTURES, LLC
540 BROADWAY, 5TH FLOOR
ALBANY, NY 12207

PREPARED BY:



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24 MADISON AVENUE EXTENSION
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SEAL



IT IS A VIOLATION OF NEW YORK STATE EDUCATION LAW FOR ANY PERSON, UNLESS HE IS ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, TO ALTER THIS DOCUMENT IN ANY WAY. IF THIS DOCUMENT IS ALTERED, THE ALTERING ENGINEER SHALL AFFIX TO THE ITEM HIS SEAL AND THE NOTATION "ALTERED BY" FOLLOWED BY HIS SIGNATURE, THE DATE OF SUCH ALTERATION, AND A SPECIFIC DESCRIPTION OF THE ALTERATION.

SITE STATISTICS:

TOTAL LOT AREA = 34.00 AC	EXISTING ZONING: I - HEAVY INDUSTRIAL
BULK, COVERAGE AND YARD PROVISIONS	
MINIMUM LOT SIZE (AC)	5.00
FRONT (FT)	100
REAR (FT)	50
SIDE (FT)	25
MINIMUM FRONTAGE (FT)	150
MAX. BUILDING HEIGHT (FT)	60 MAX
MINIMUM LOT DEPTH (FT)	200
MINIMUM LOT WIDTH (FT)	150
MAXIMUM LOT COVERAGE**	30%
PARKING	152
TOTAL	152

* REQUIRED PARKING FOR OFFICE USE IS BASED ON 1 SPACE PER 300 SF OF OFFICE SPACE.
** REQUIRED PARKING FOR INDUSTRIAL USE IS BASED ON 1 SPACE PER 2 EMPLOYEES DURING THE LARGEST WORKING SHIFT. 134 EMPLOYEES / 2 PER 1000 SF.
*** EXISTING LOT AREA = 33.98 AC.
EXISTING BUILDING AREA = 5.05 AC.
EXISTING PAVED BUILDING AREA = 8.05 AC + 2.13 AC / 33.98 AC = 28.9%

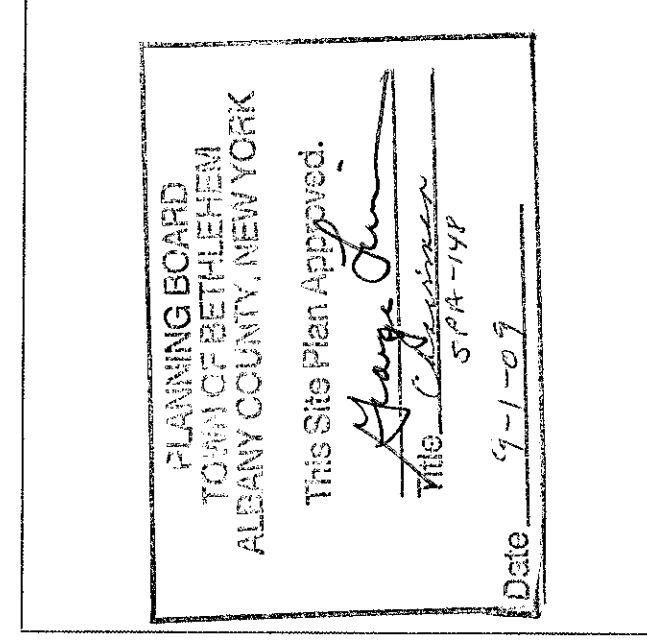
PROJECT INFORMATION:

ZONING: I - HEAVY INDUSTRIAL
TAX MAP ID: 108.00-1-10.20
LOT SIZE: 34.00 ACRES
ADDRESS: 158 WEST YARD ROAD
BETHLEHEM, NY 12054
OWNER: SELKIRK VENTURES, LLC
PO BOX 98
GUILDERLAND CENTER, NY 12085
APPLICANT: SELKIRK VENTURES, LLC
540 BROADWAY, 5TH FLOOR
ALBANY, NY 12207
FIRE DISTRICT: SELKIRK
SCHOOL DISTRICT: RAVENNA-COEYMAN-SELKIRK
WATER DISTRICT: TOWN OF BETHLEHEM
SEWER DISTRICT: NONE

SHEET INDEX

SHEET No.	REV. DATE	SHEET TITLE
G-001	6/29/2009	COVER SHEET
G-010	6/29/2009	NOTES & LEGEND
C-101	6/29/2009	EXISTING CONDITIONS & DEMOLITION PLAN
C-110	4/7/2009	SITE PLAN
C-120	6/29/2009	GRADING & DRAINAGE PLAN
C-130	4/7/2009	UTILITY PLAN
C-140	4/7/2009	EROSION AND SEDIMENTATION CONTROL PLAN
C-510	6/29/2009	SITE DETAILS
C-511	9/29/2008	UTILITY DETAILS
C-512	4/7/2009	EROSION AND SEDIMENTATION CONTROL DETAILS
C-513	6/29/2009	STORMWATER POND DETAIL
C-514	6/29/2009	STORMWATER POND DETAIL
L-100	9/29/2008	LANDSCAPE PLAN

TOWN OF BETHLEHEM
APPROVAL



PROJ. NO: 20071773.ATN
DATE: MAY 23, 2008

G-001

SHEET 1 OF 13

SPA 148