

SELKIRK VENTURES, LLC

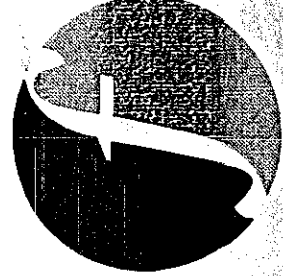
158 WEST YARD ROAD • BETHLEHEM • NEW YORK

PRELIMINARY SITE PLAN REVIEW SUBMISSION

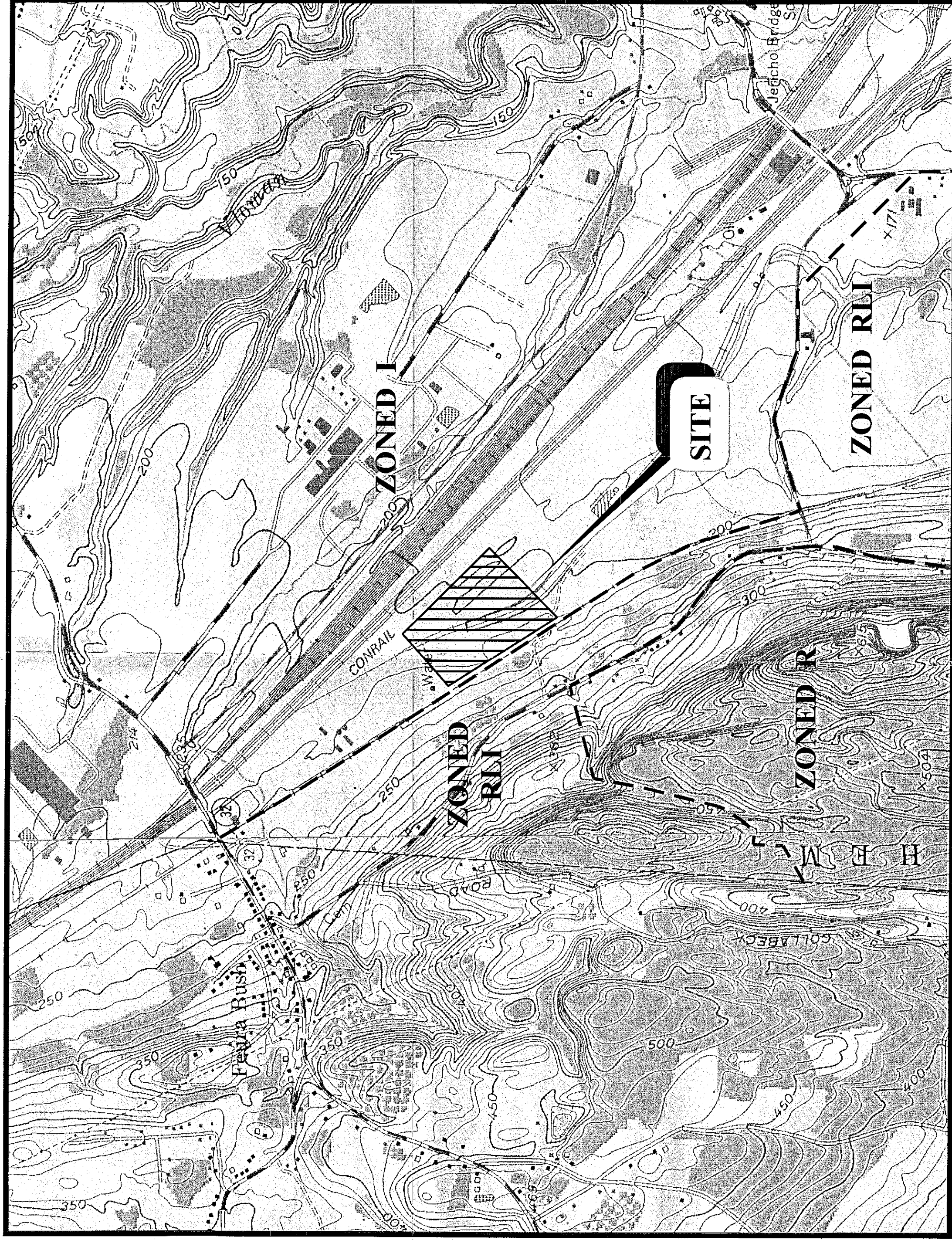
MAY 23, 2008
REVISED JUNE 29, 2009

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:



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

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 SHIFT = 67 SPACES.
*** 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%

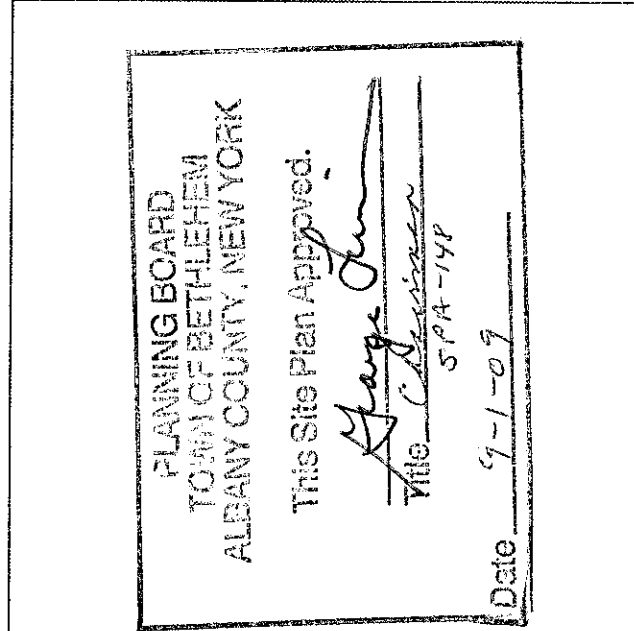
PROJECT INFORMATION:

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

20. SAMPLES MUST BE BACTERIOLOGICALLY SAFE BEFORE WATER MAIN IS PLACED IN SERVICE.

THE CONTRACTOR AND HIS/HER SUBCONTRACTORS SHALL READ AND UNDERSTAND THE CONDITIONS OF THE "NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION

1. SITE PREPARATION

GATESI MANAGEMENT CORPORATION
PROJECT NOTES AND LEGEND
SELKIRK WAREHOUSE EXPANSION
TOWN OF BETHLEHEM
NEW YORK

SHEET 2 OF 12

PLANNING BOARD
TO MAYOR OF CATHEN, N.Y.
ALBANY COUNTY, NEW YORK

This Site Plan Approved.

David J. ...

TLC - *Consent* 874-143

9-1-09

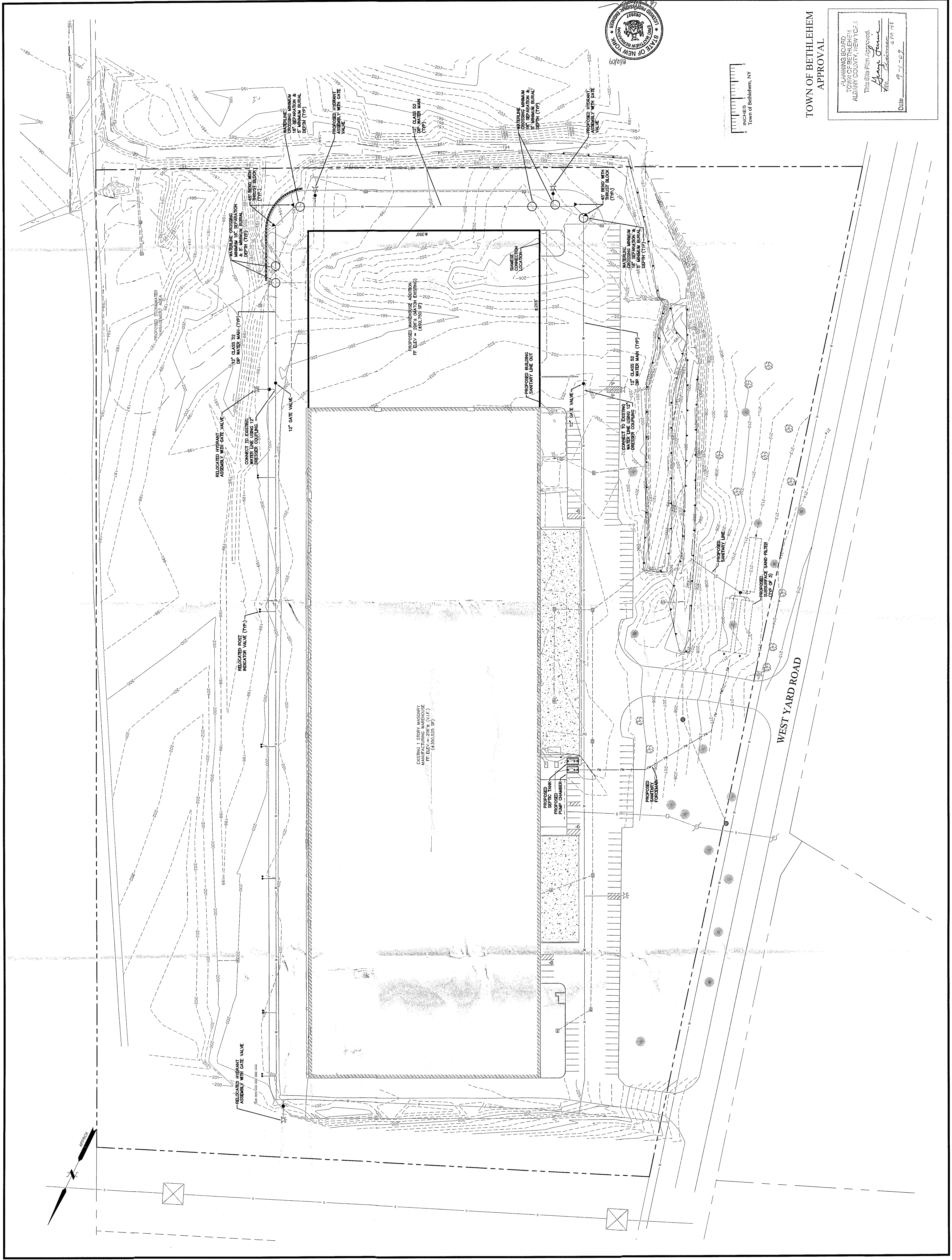
Date _____

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UTILITY NOTES

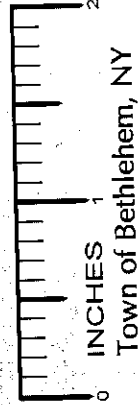
1. STORM SEWER PIPE SHALL BE "HIGH-DENSITY, CORRUGATED POLYETHYLENE" PIPE (HDPE) WITH SMOOTH INTERIOR WALLS, UNLESS OTHERWISE NOTED.
2. ALL ROOF LEADERS SHALL BE CONNECTED TO STORM WATER COLLECTION SYSTEM, UNLESS OTHERWISE NOTED.

PERFORMED IN ACCORDANCE WITH THE "STORMWATER POLLUTION PREVENTION PLAN" AND RELATED DETAIL SHEETS.



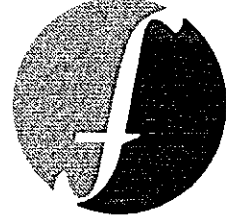
PLANNING BOARD
TOWN OF BETHLEHEM
ALBANY COUNTY, NEW YORK
This Site Plan Approved
Gary J. Smith
File: *Chickadee* S PA 174
Date: *9-1-09*

TOWN OF BETHLEHEM
APPROVAL



SELKIRK VENTURES, LLC
UTILITY PLAN
SELKIRK WAREHOUSE EXPANSION

NEW YORK



FUSS & O'NEILL
Disciplines to Deliver

24 MADISON AVE EXTENSION ALBANY, NY 12203 518.218.0600

WWW.FOUDO.COM

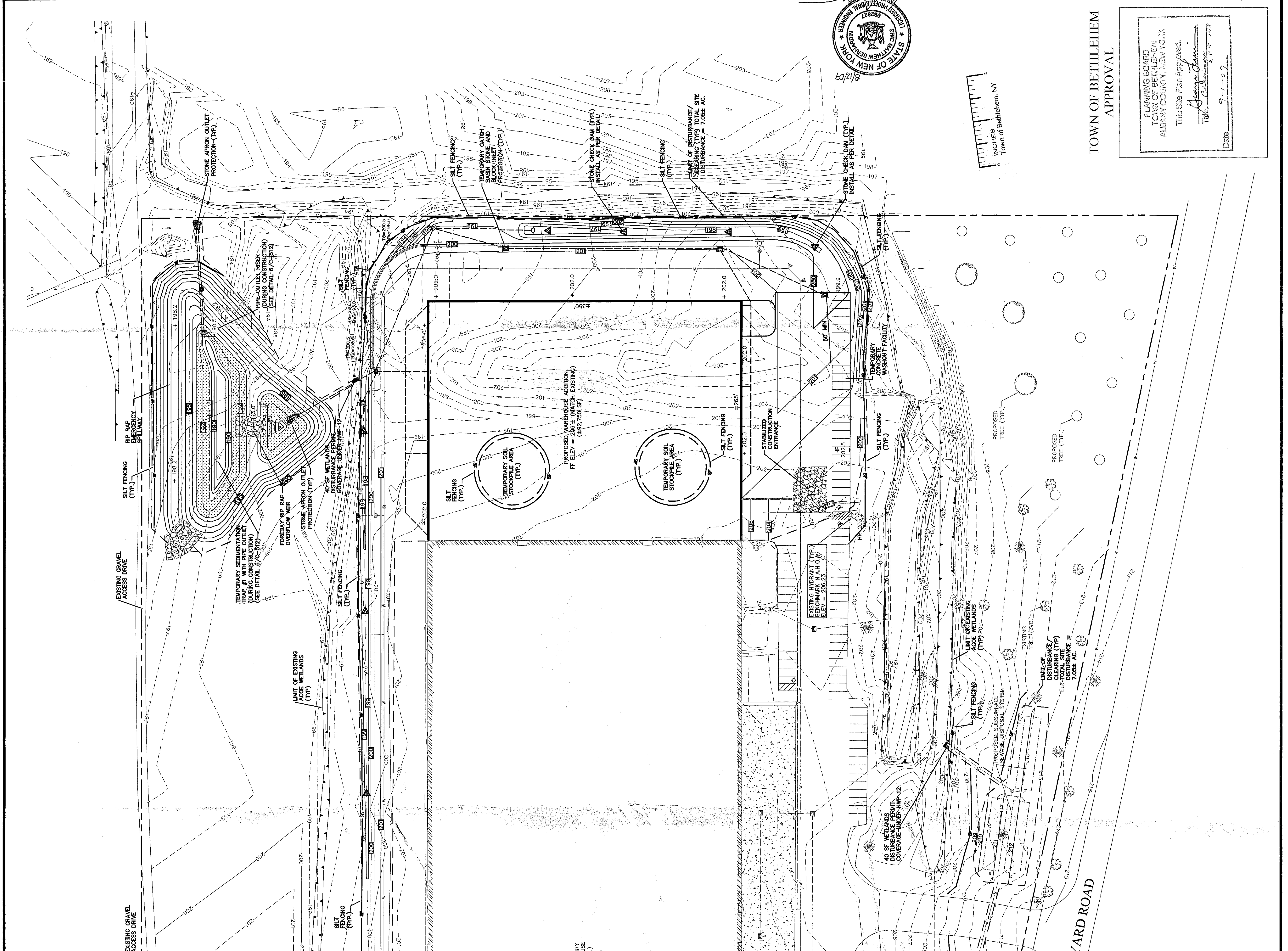
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DATUM:	VERT. 1" = 50'
HORIZ.:	VERT.:
GRAPHIC SCALE	50 25 0 25 50

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No.	DATE	REVISIONS
1	7/10/08	PER TOWN 6/30/08 DRAFT COMMENTS
2	09/29/08	PER TOWN COMMENTS
3	4/7/09	PER TOWN COMMENTS
CMZ		
SH		
GT		
BY		
PROJ. MANAGER: TAW		
CHIEF DESIGNER: SRH		
REVIEWED BY:		
DATE:		

- CONSTRUCTION SEQUENCING:
1. PRIOR TO COMMENCING ANY CLEARING, GRUBBING, EARTHWORK ACTIVITIES, ETC. AT THE SITE, THE CONTRACTOR SHALL FLAG THE PROPOSED CONSTRUCTION AREA AND INSTALL TEMPORARY EROSION CONTROL MEASURES (E.g., SLOPE PROTECTION, SLOPE STABILIZATION, EROSION CONTROL, ETC.) TO PREVENT EROSION AND SEDIMENTATION. THE CONTRACTOR SHALL MAINTAIN THESE MEASURES THROUGHOUT THE CONSTRUCTION PERIOD.
 2. PRIOR TO COMMENCING ANY CONSTRUCTION ACTIVITIES, THE CONTRACTOR SHALL INSTALL TEMPORARY EROSION CONTROL MEASURES (E.g., SLOPE PROTECTION, SLOPE STABILIZATION, EROSION CONTROL, ETC.) TO PREVENT EROSION AND SEDIMENTATION. THE CONTRACTOR SHALL MAINTAIN THESE MEASURES THROUGHOUT THE CONSTRUCTION PERIOD.
 3. EXPOSED FIVE (5) ACRES IN EXTENT WITHIN TEMPORARY STABILIZATION AREA DURING CONSTRUCTION. THE CONTRACTOR SHALL MAINTAIN THESE MEASURES THROUGHOUT THE CONSTRUCTION PERIOD.
 4. PRIOR TO COMMENCING ANY CONSTRUCTION ACTIVITIES, THE CONTRACTOR SHALL INSTALL TEMPORARY EROSION CONTROL MEASURES (E.g., SLOPE PROTECTION, SLOPE STABILIZATION, EROSION CONTROL, ETC.) TO PREVENT EROSION AND SEDIMENTATION. THE CONTRACTOR SHALL MAINTAIN THESE MEASURES THROUGHOUT THE CONSTRUCTION PERIOD.
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EROSION AND SEDIMENT INSPECTION AND MAINTENANCE SCHEDULE				
STRUCTURE	DAILY	WEEKLY	NECESSARY TO MAINTAIN	AFTER COMPLETION
STABILIZED CONSTRUCTION	---	INSPECT	CLEAN/REPLACE STONE	REMOVE
SILT FENCE	---	INSPECT	CLEAN/REPLACE	REMOVE
DUST CONTROL	---	---	PLACE MULCH/MAY OR SPRAY WATER	N/A
INLET PROTECTION	---	INSPECT	CLEAN/REPAIR/REPLACE	REMOVE
VEGETATION ESTABLISHMENT	---	INSPECT	RE-VEGETATE AND RE-VEGETATE	PERMANENT
CHECK DAMS	---	INSPECT	CLEAN/REPLACE STONE	REMOVE
SEDIMENT TRAP	---	INSPECT	CLEAN/REPLACE ACCUMULATED SEDIMENT	REMOVE



PLANNING BOARD
TOWN OF BETHELEHEM
ALBANY COUNTY, NEW YORK
This Site Plan Approved.
TVE
Date: 9-1-09

TOWN OF BETHEHEM
APPROVAL

SELKIRK VENTURES, LLC
EROSION AND SEDIMENTATION
CONTROL PLAN
SELKIRK WAREHOUSE EXPANSION
NEW YORK

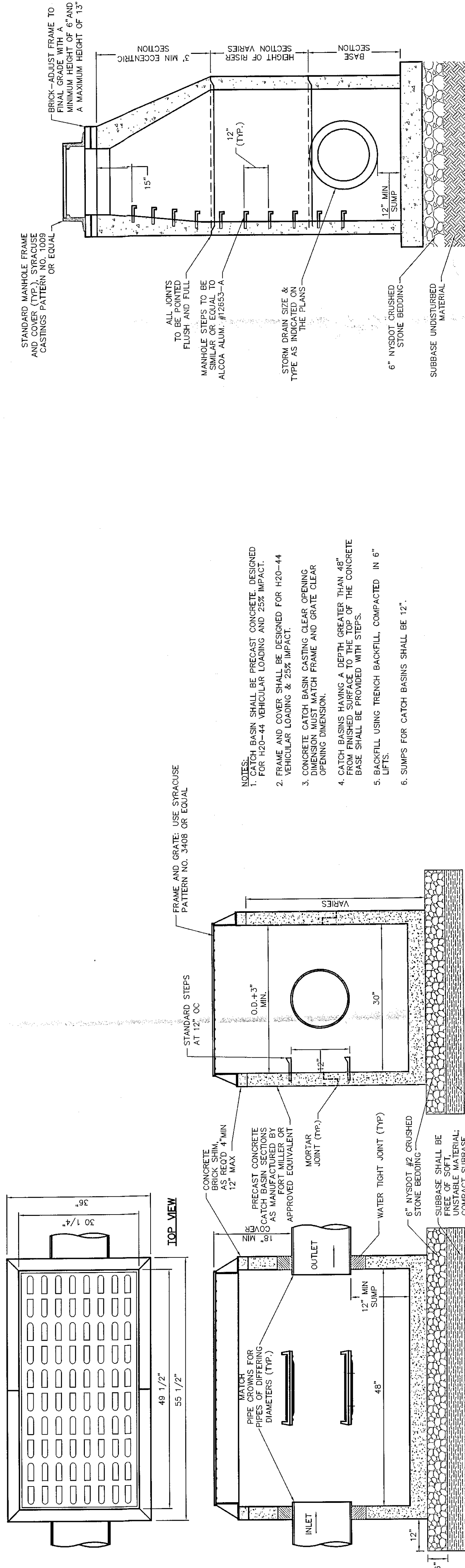
DISCIPLINES TO DELIVER
FUSSELL & O'NEILL
WWW.FO.NY.COM
ALBANY, NY 12203
518.218.0600

24 MADISON AVE EXTENSION
TOWN OF BETHEHEM

GRAPHIC SCALE
50
25
0
50
HORIZ.: 1" = 50'
VERT.: 1" = 50'
DATE: 9/1/09
BY: SH
CHECKED BY: SHH
REVIEWED BY: SHH
DATE: 9/1/09

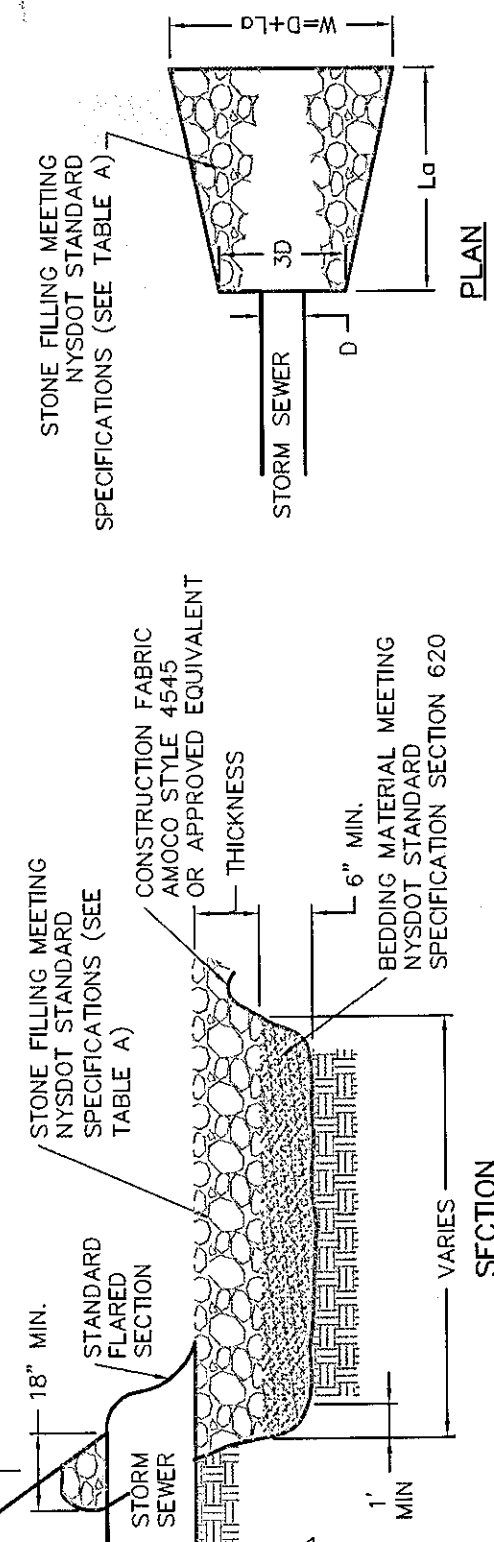
REVISIONS
NO. DATE DESCRIPTION
1. 9/1/09 PER TOWN COMMENTS
2. 9/29/09 PER TOWN COMMENTS
3. 4/7/09 PER TOWN COMMENTS

PROJ. MANAGER: SHH
CHIEF DESIGNER: SHH
DATE: 9/1/09

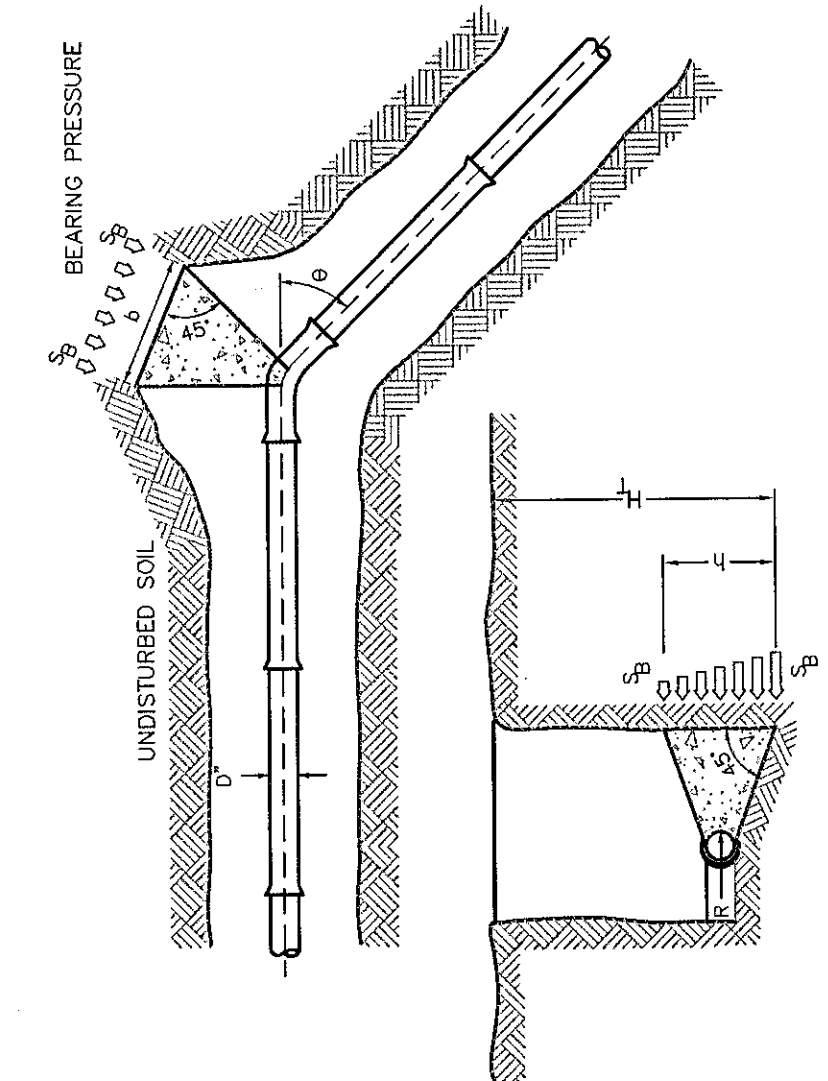


1 PRECAST CONCRETE CATCH BASIN
NOT TO SCALE

STONE APRON SIZING REQUIREMENT					TABLE "A"	
DRAINAGE AREA (sq ft)	DRAINAGE SLOPE, %	STONE FILLING MATERIAL	MINIMUM APRON THICKNESS	MINIMUM APRON LENGTH	MINIMUM	
					APRON THICKNESS	APRON LENGTH
12"	2-8	LIGHT MEDIUM	18 10	10	10	10
18"	< 4 6-8	LIGHT HEAVY	18 22	10	10	10
24"	6-10	HEAVY	36	12	16	12
	3-4	MEDIUM	36	13	19	13
	4-8	HEAVY	36	24	16	24
30"	1-2	MEDIUM	24	14	16	14
	4-8	HEAVY	36	20	24	20
	4-8	HEAVY	36	24	24	24
36"	< 2	MEDIUM	24	24	24	24
	2-3	HEAVY	36	30	30	30
42"	< 1	MEDIUM	24	28	28	28
	2-3	HEAVY	36	36	36	36
48"	< 1	MEDIUM	24	32	32	32
	2-3	HEAVY	36	48	48	48

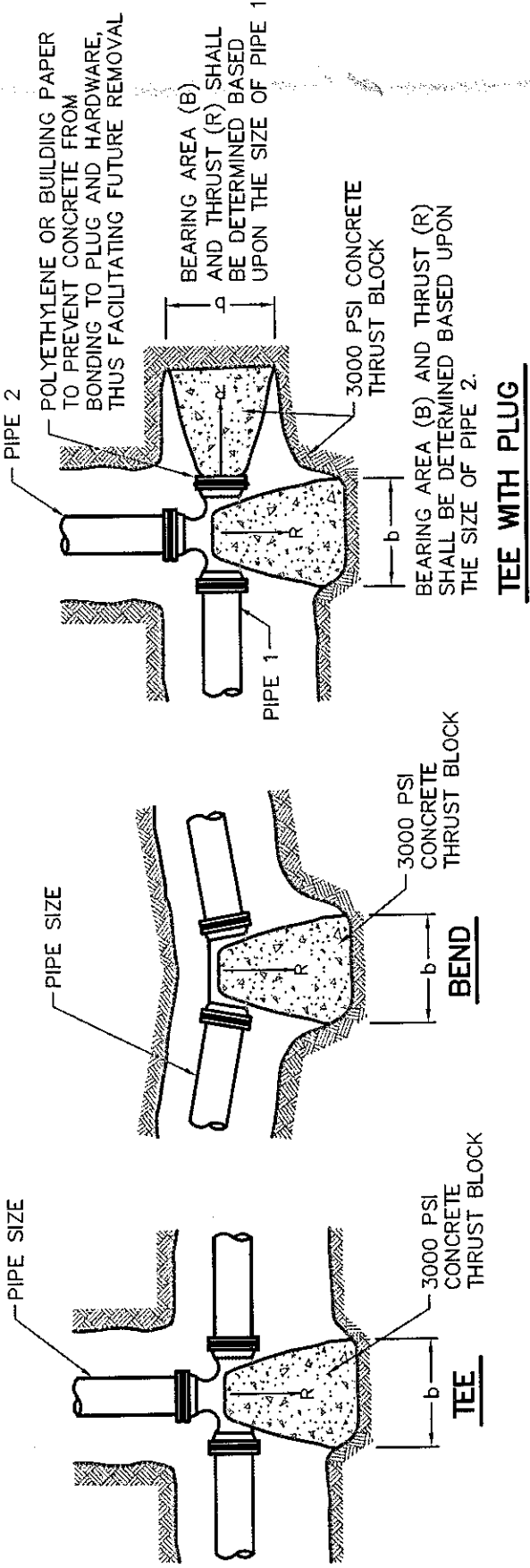


4 END SECTION WITH STONE LINED APRON
NOT TO SCALE

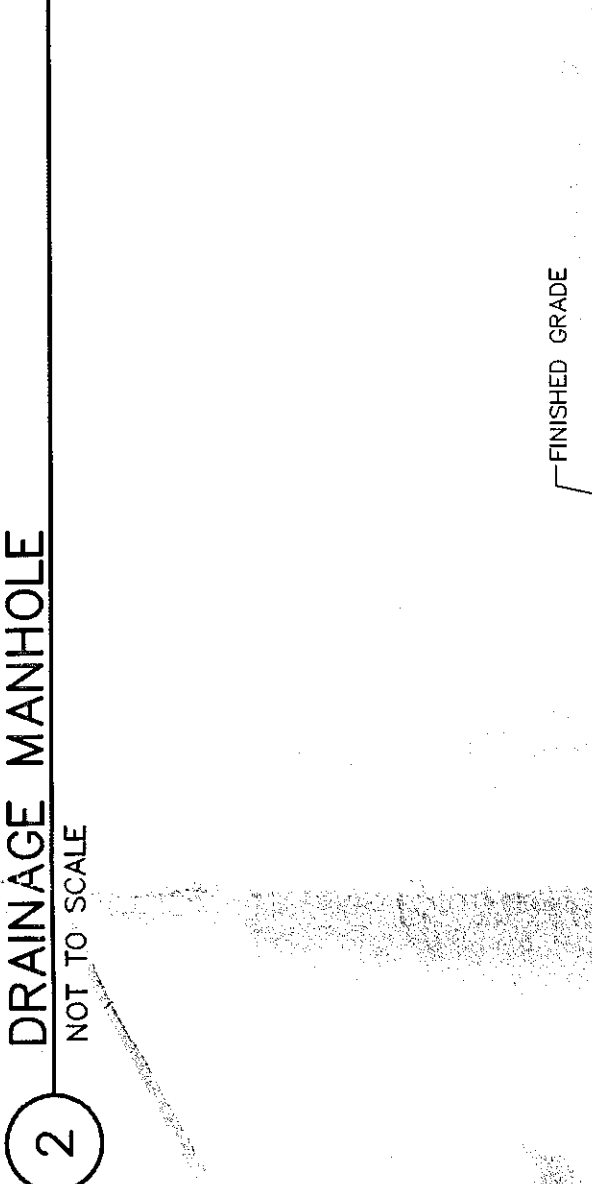


PIPE SIZE (INCHES)	REQUIRED BEARING AREAS—B (SQFT)					
	TRE	30° BEND	45° BEND	22 1/2° BEND	11 1/4° BEND	11 1/4° BEND
6	4.0	2.8	1.5	0.8	0.4	
8	4.2	5.9	3.2	1.6	0.8	
10	7.2	10.1	5.5	2.8	1.4	
12	10	10.9	15.4	8.3	4.2	2.1
14	15.4	21.8	11.8	6.0	3.0	3.0
16	20.6	29.1	15.8	8.0	4.0	4.0
18	25.8	39.9	20.5	10.4	5.2	5.2
20	33.6	47.5	25.7	13.1	6.6	6.6
22	41.2	59.2	31.5	16.1	8.1	8.1
24	58.8	83.1	45.0	22.9	11.5	11.5
30	95	126.0	69.2	35.3	17.7	17.7
36	126.6	183.3	99.1	50.5	25.4	25.4

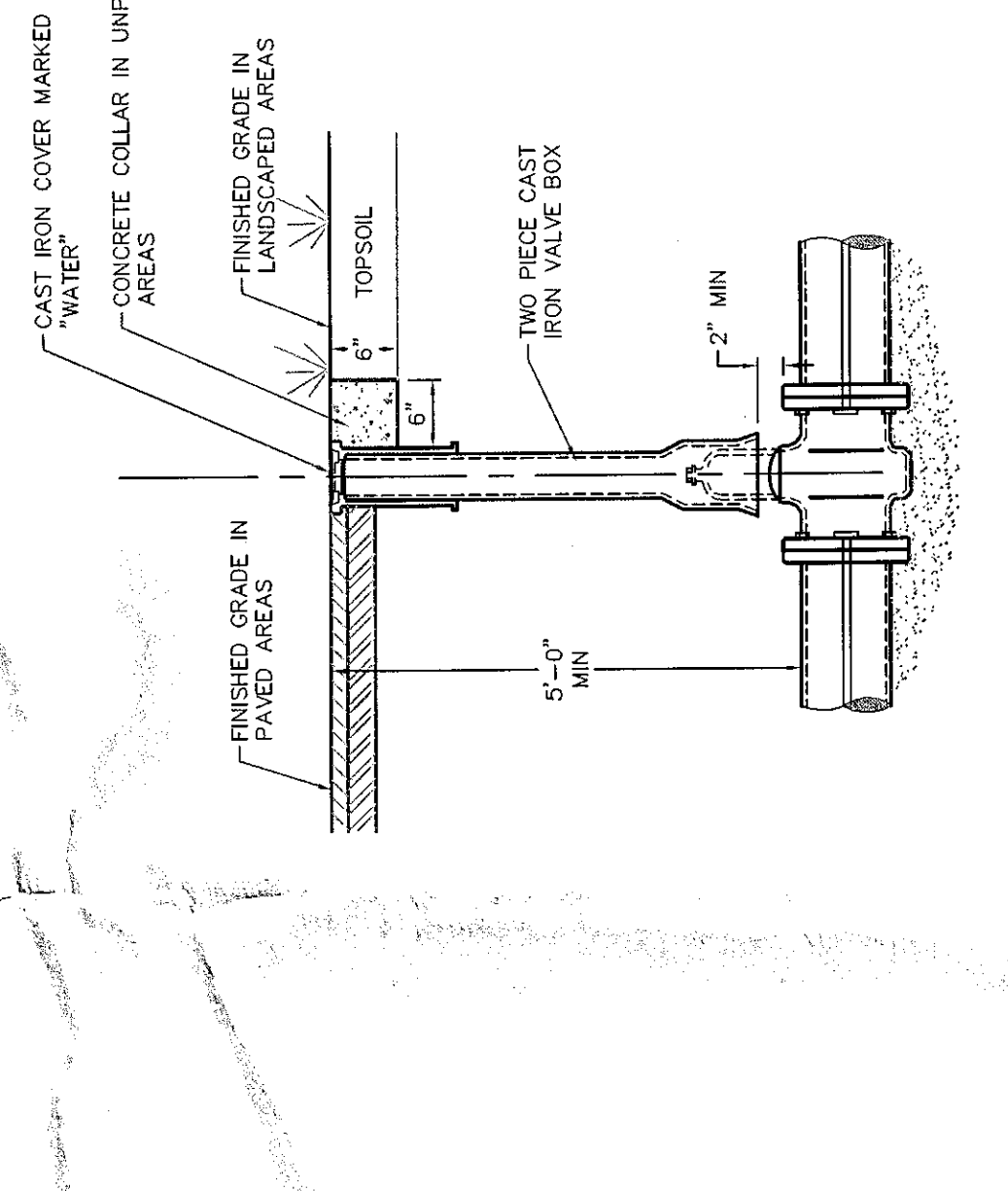
*BEARING AREA (B) = b/b₁
 †FACTOR OF SAFETY=1.5
 ‡3,000 PSF 225 PSI SOIL BEARING MEASURE



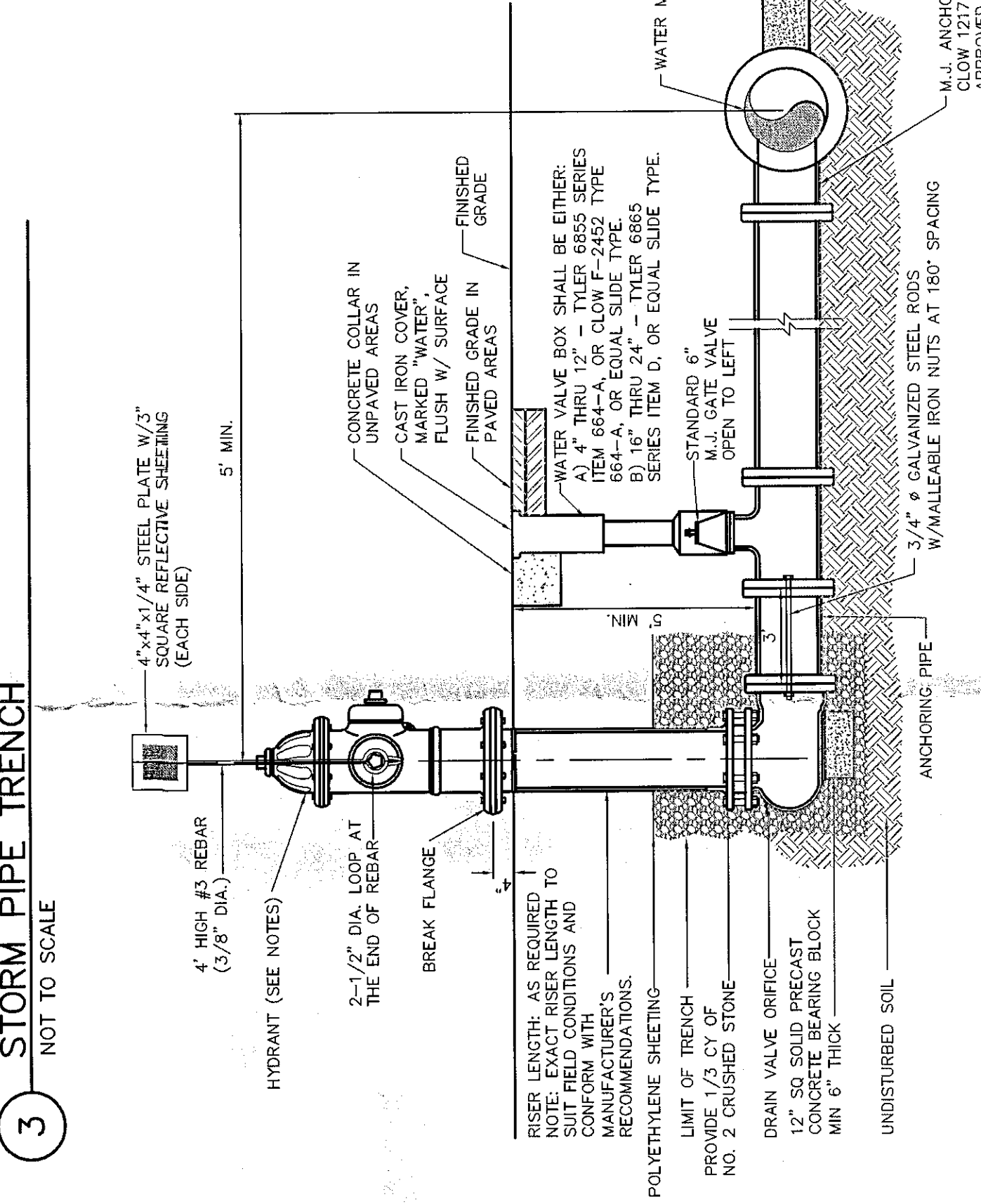
8 CONCRETE THRUST BLOCK
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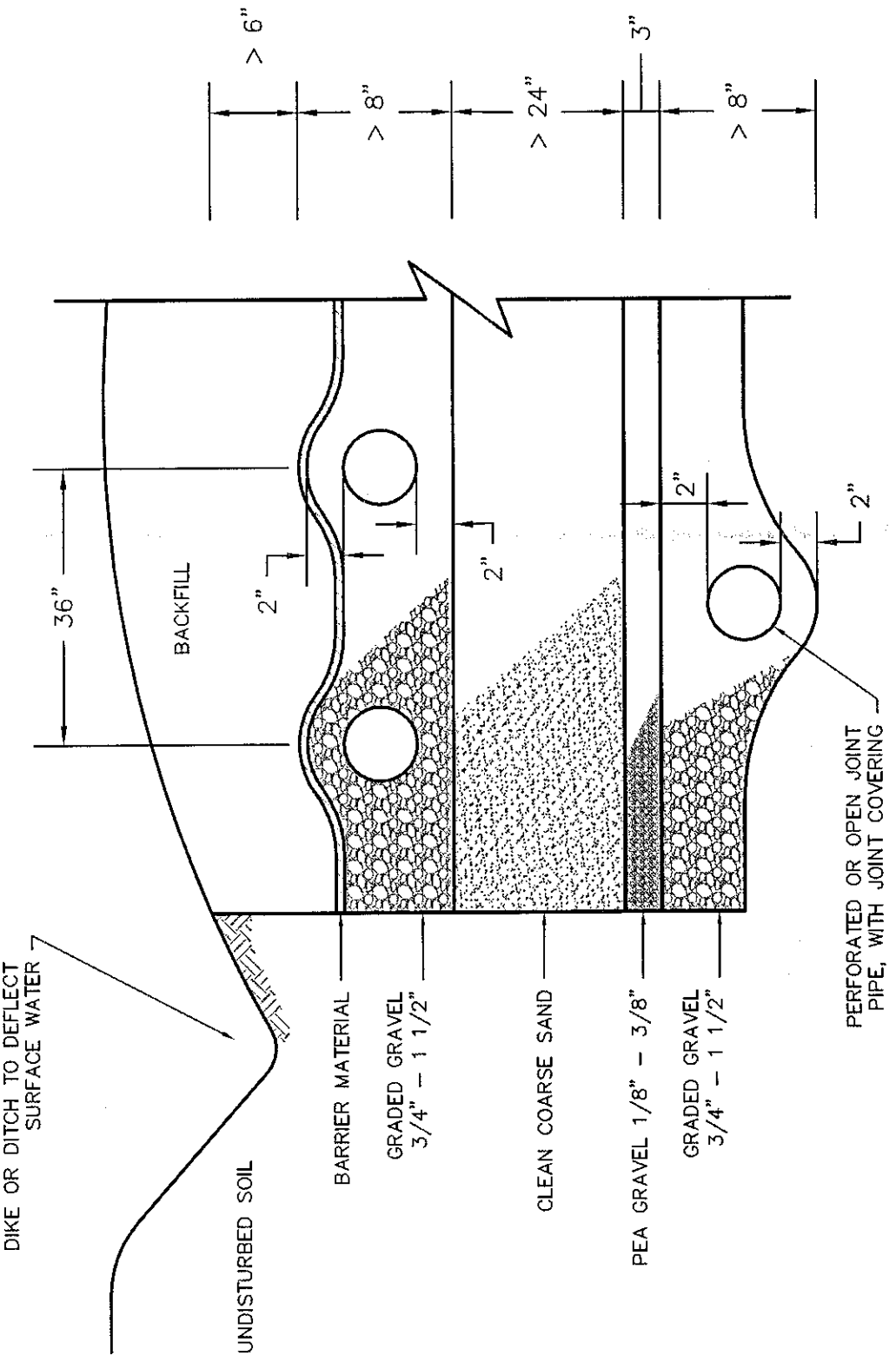
6 WATERLINE OFFSET
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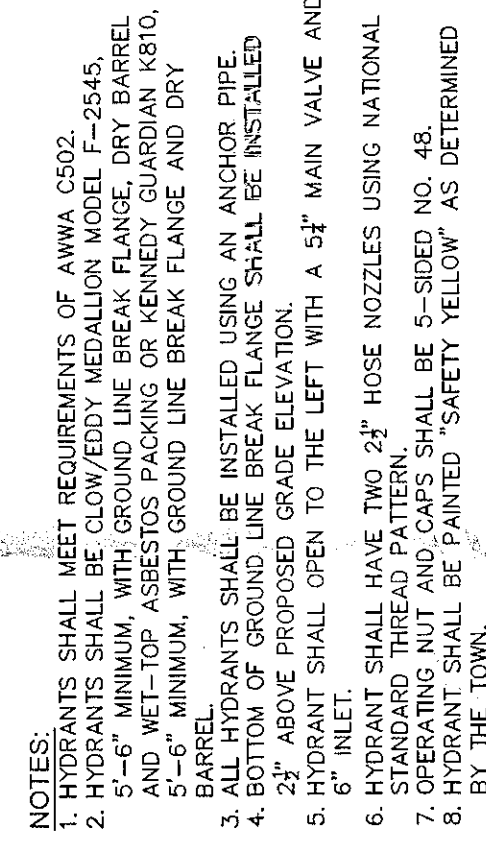
9 TYPICAL GATE VALVE
NOT TO SCALE



7 HYDRANT ASSEMBLY
NOT TO SCALE



10 BURIED SAND FILTER
NOT TO SCALE



FUSS & O'NEIL
Disciplines to Deliver

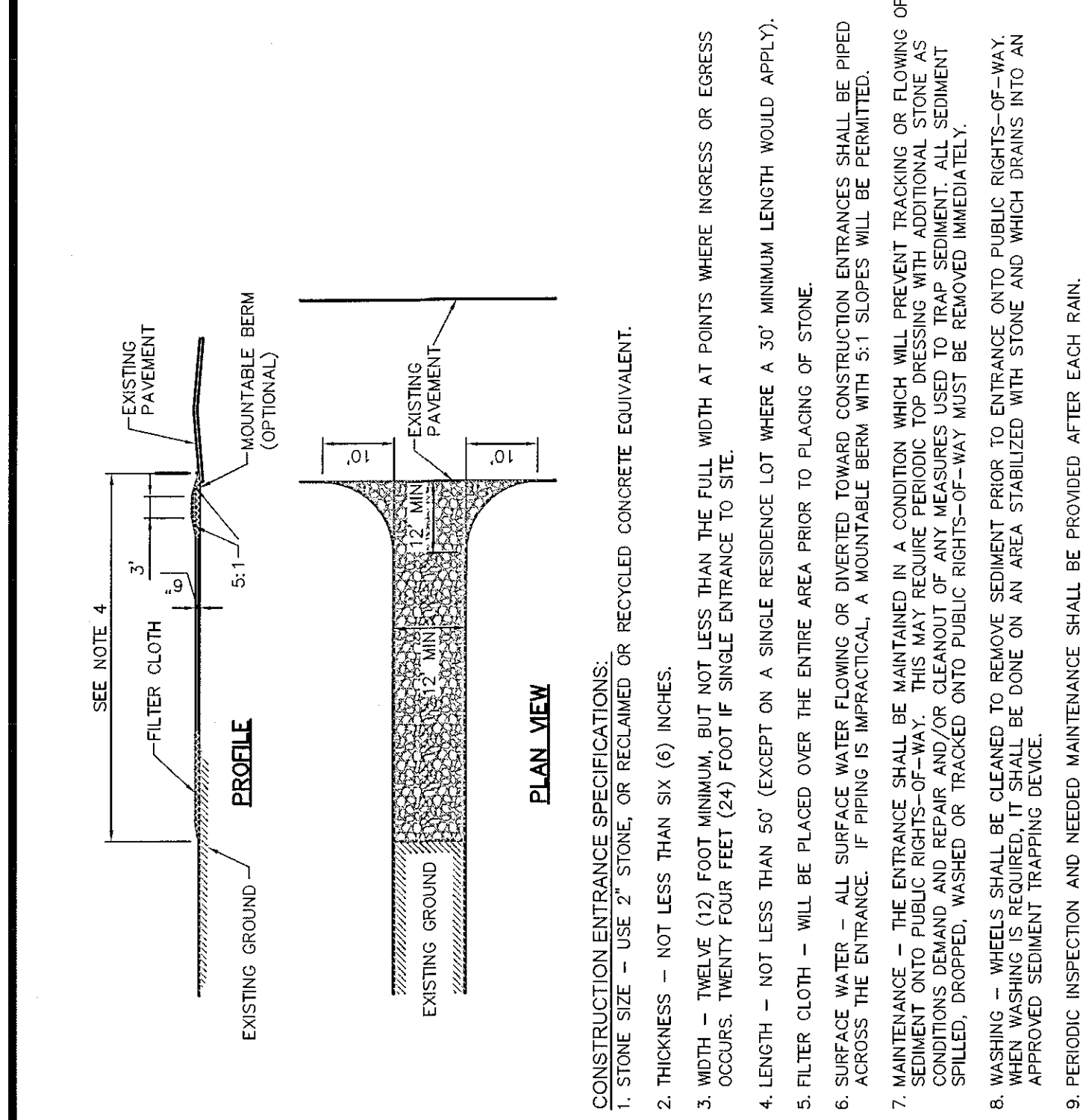
SELKIRK VENTURES, LLC
UTILITY DETAILS
SELKIRK WAREHOUSE EXPANSION

TOWN OF BETHLEHEM

PROJ. No.: 20071773.A1N

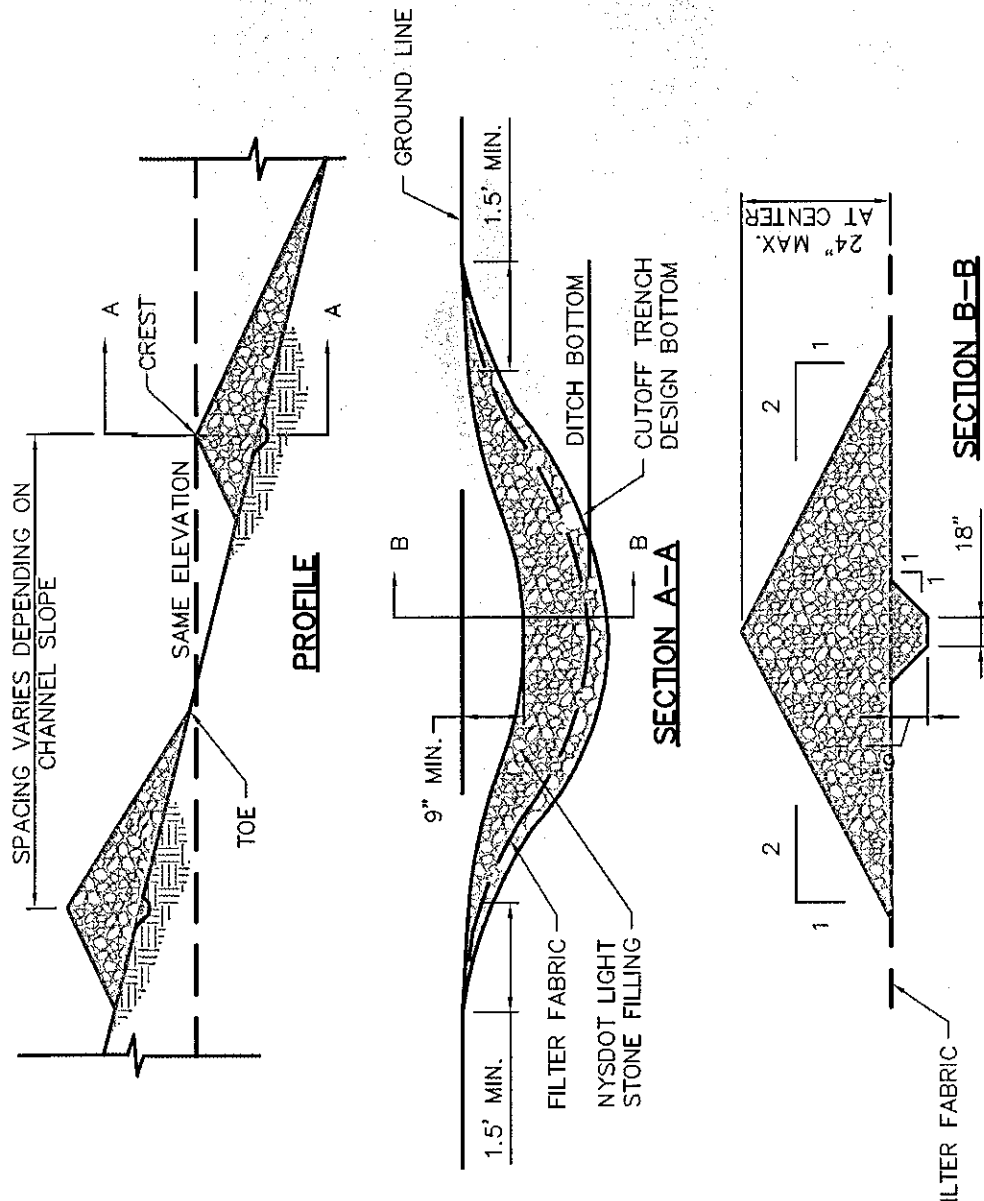
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SHEET 9 OF 13



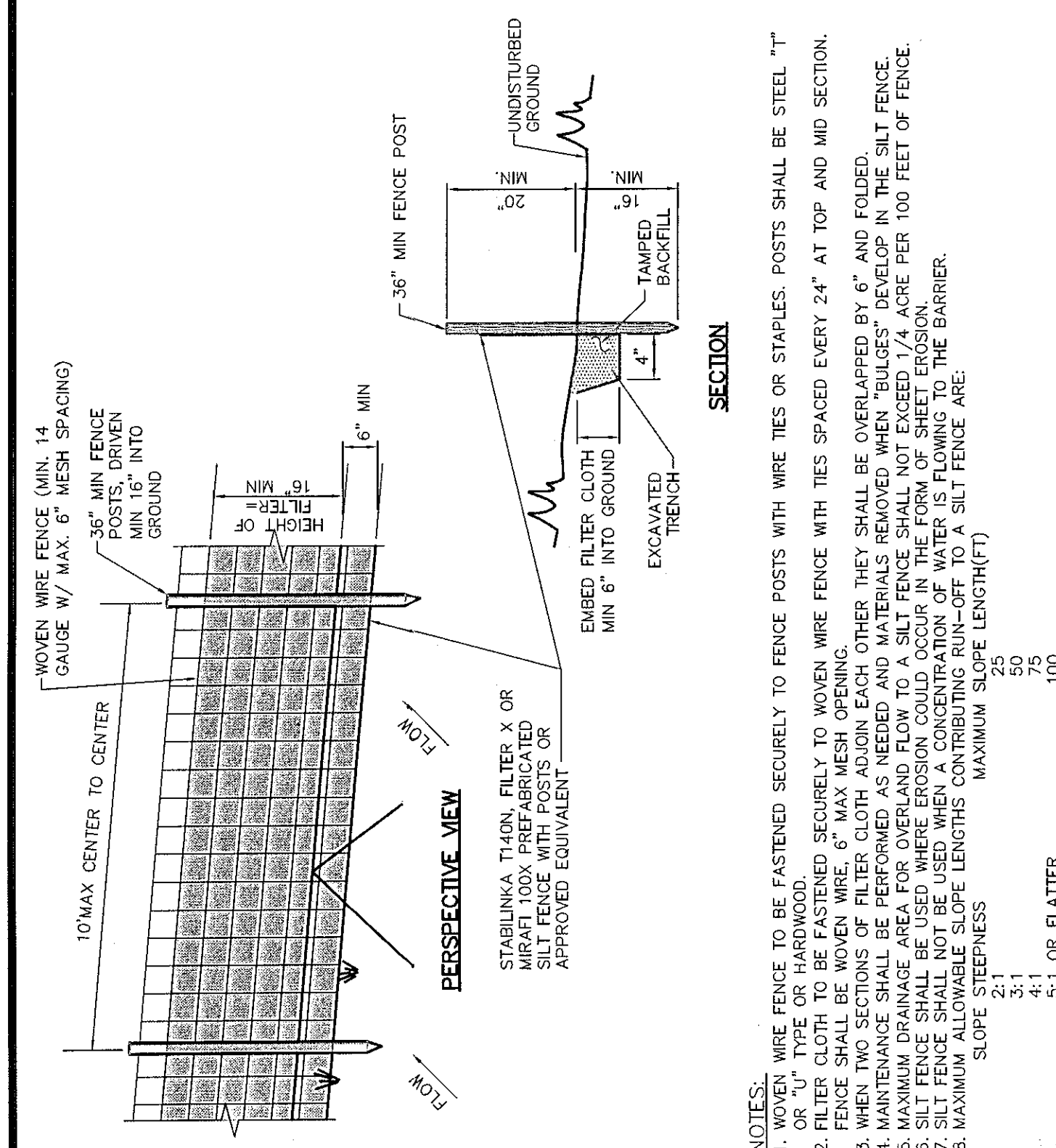
1 STABILIZED CONSTRUCTION ENTRANCE

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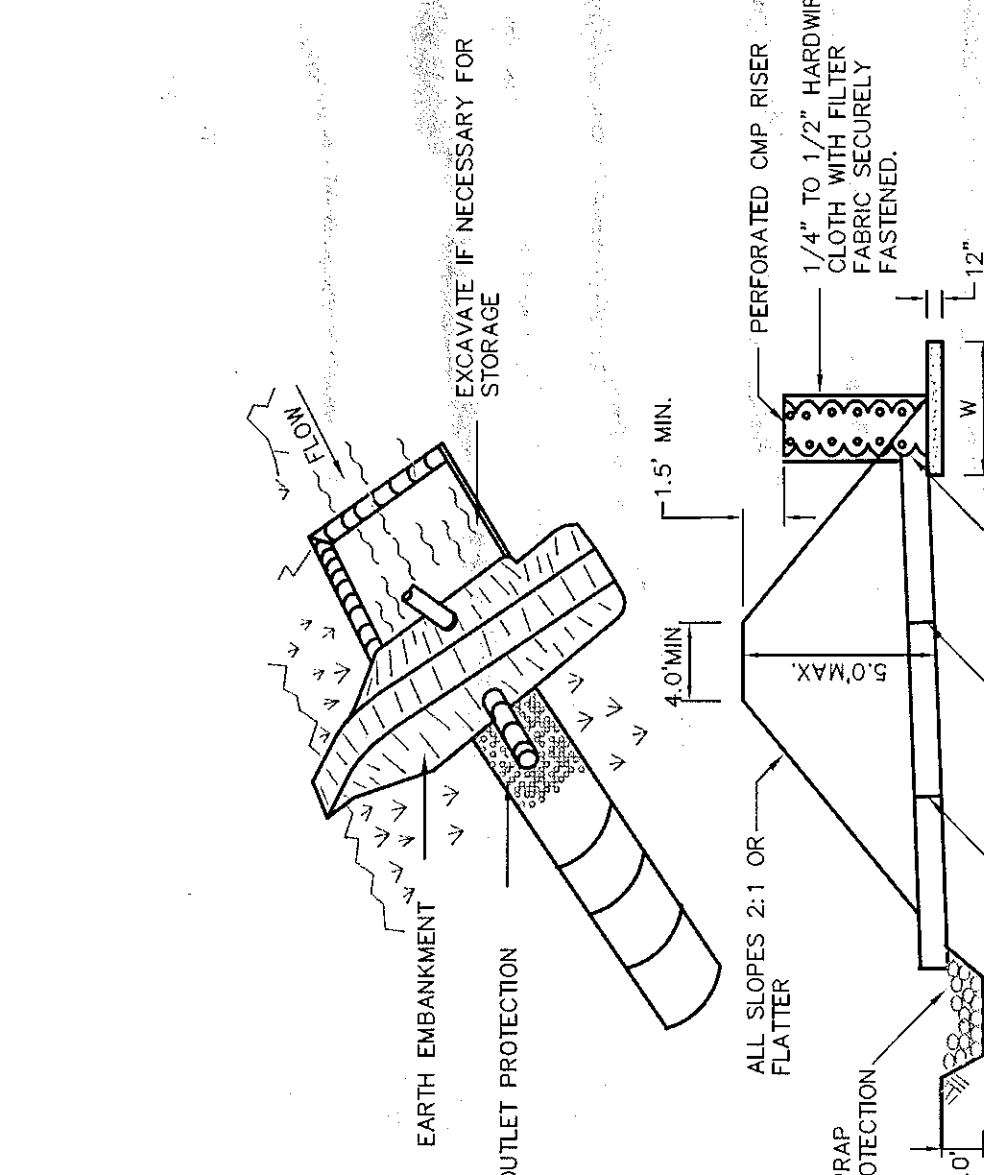
5 STONE CHECK DAM

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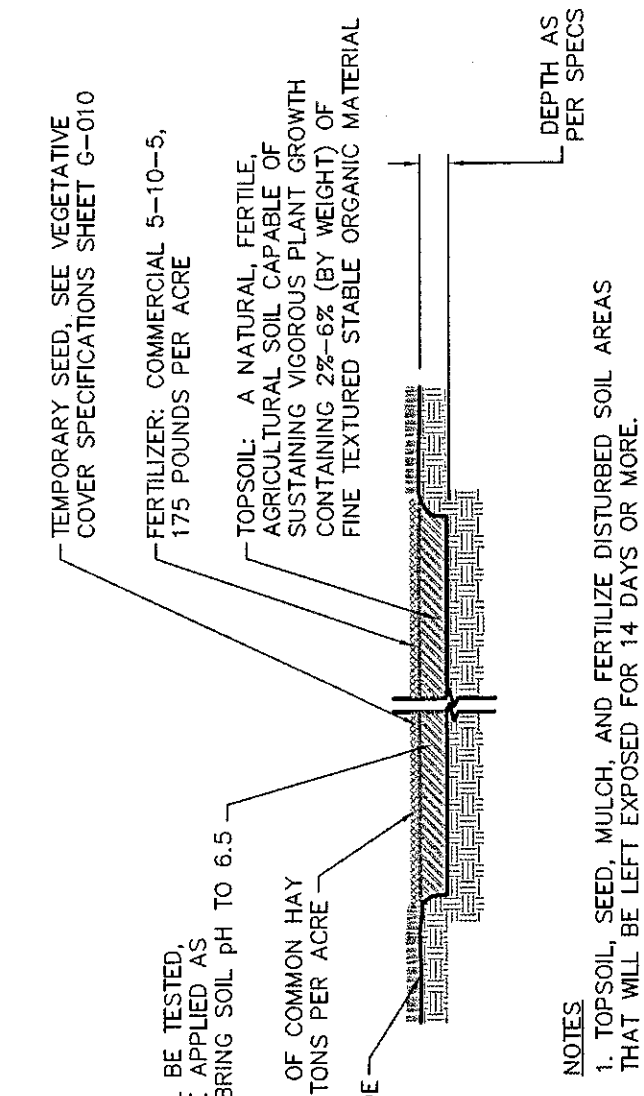
2 SILT FENCE INSTALLATION

NOT TO SCALE



6 PIPE OUTLET SEDIMENT TRAP (ST-1)

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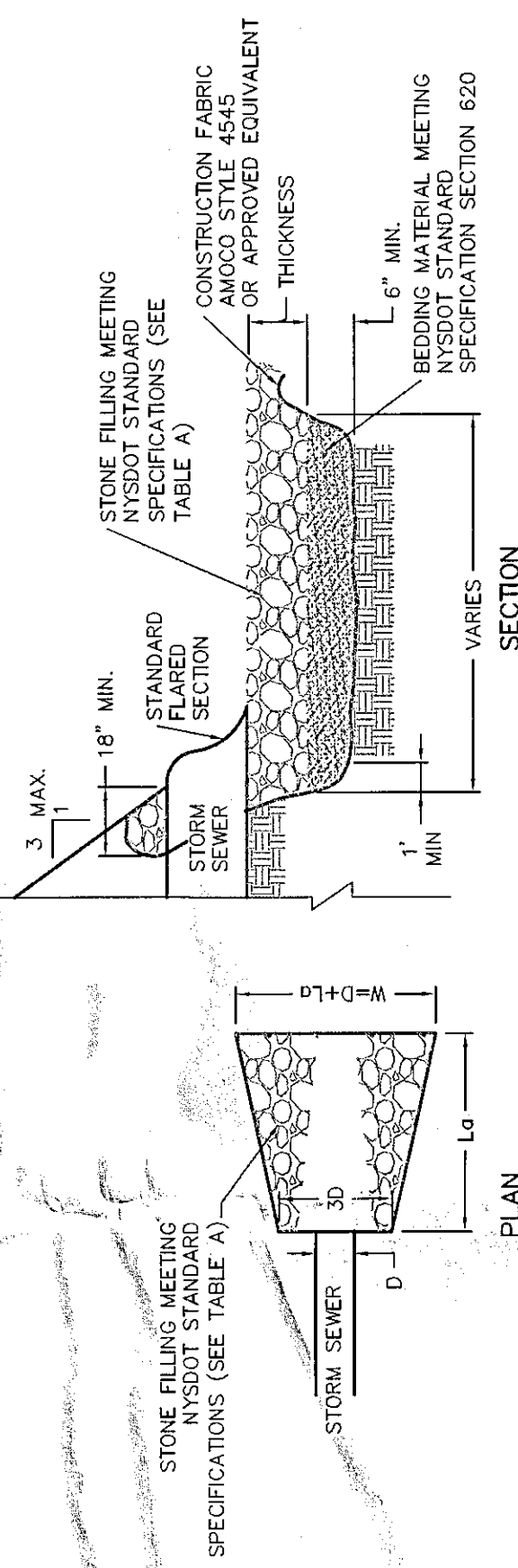
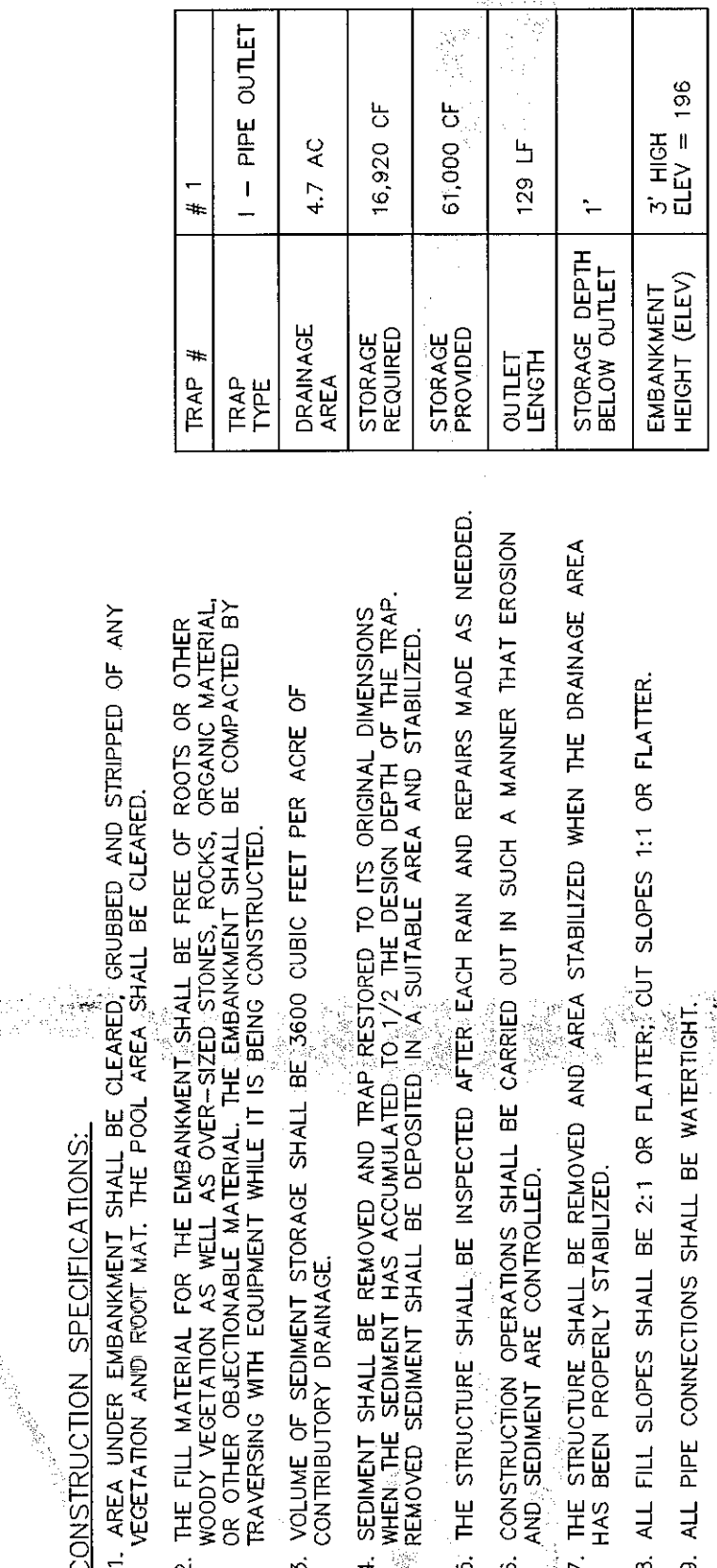


8 TEMP TOPSOIL, FERTILIZER, SEED & MULCH

NOT TO SCALE

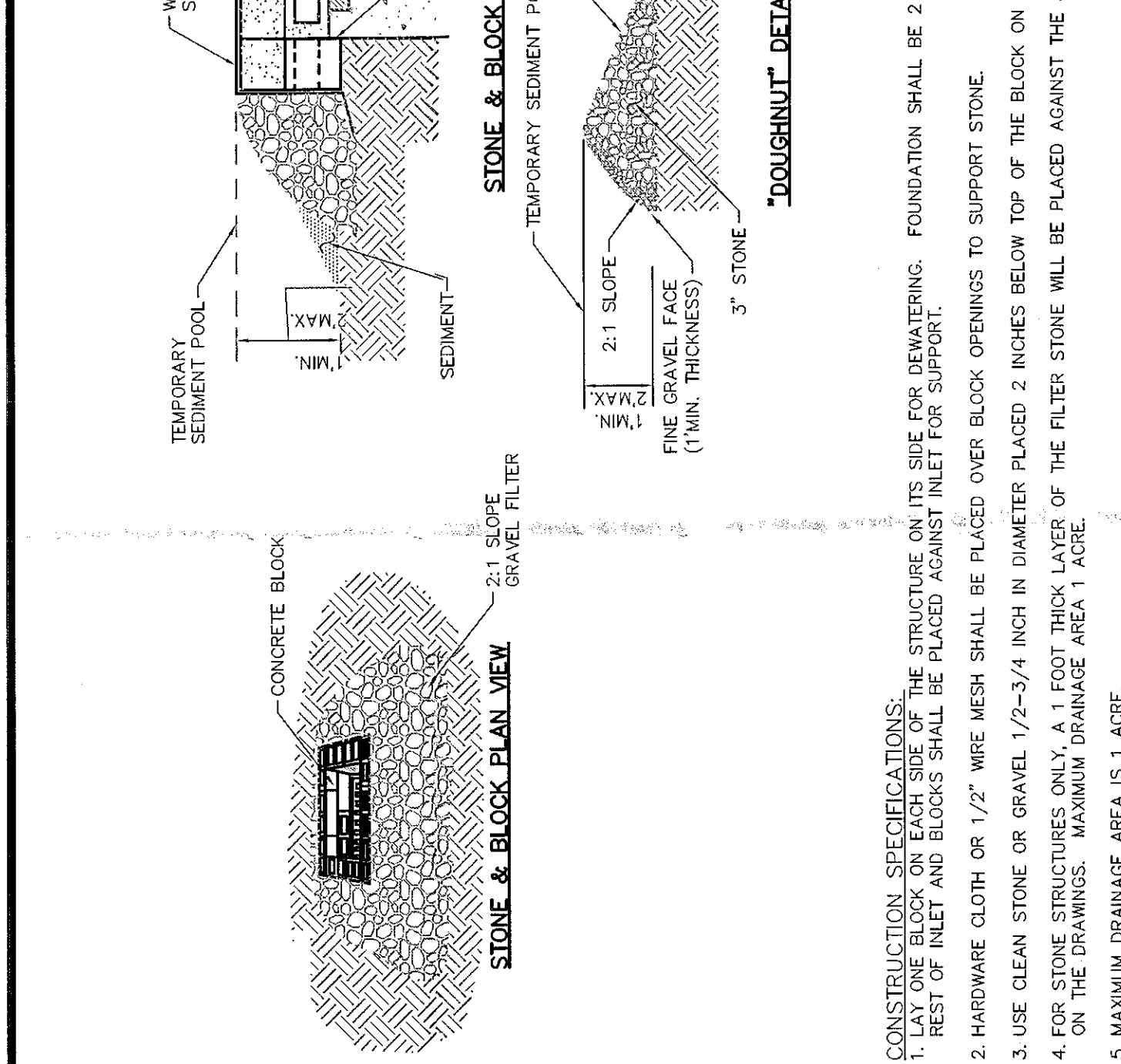
3 TEMPORARY SOIL STOCKPILE

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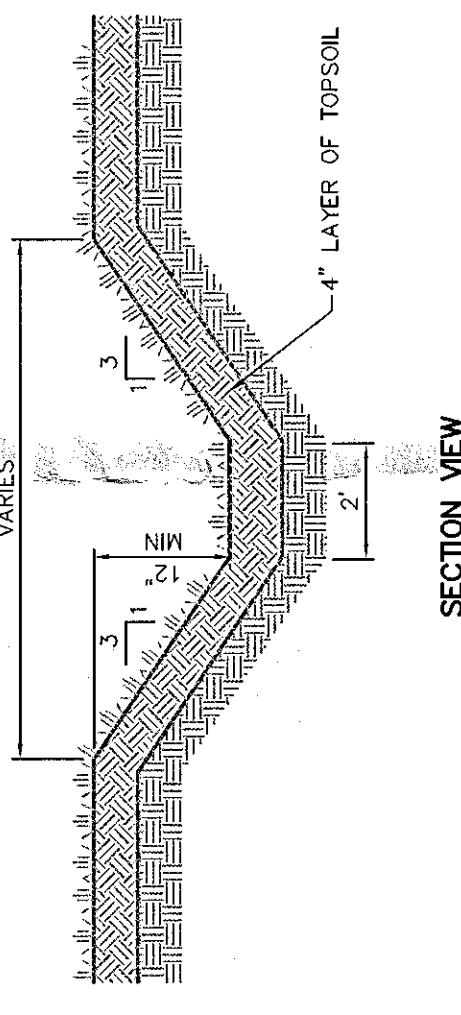
9 END SECTION WITH STONE LINED APRON

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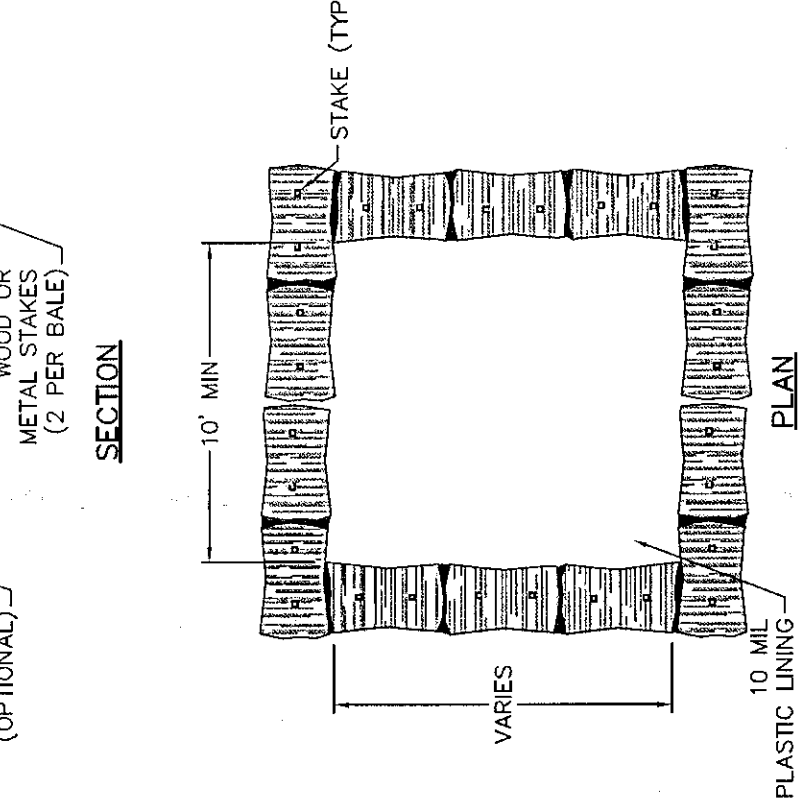
4 CB STONE AND BLOCK INLET PROTECTION

NOT TO SCALE



7 GRASS LINED DIVERSION SWALE

NOT TO SCALE



10 ABOVE GROUND TEMPORARY CONCRETE WASHOUT FACILITY

NOT TO SCALE

REVISIONS

NO.	DATE	DESCRIPTION
1	7/10/08	PER TOWN COMMENTS
2	9/20/08	PER TOWN COMMENTS
3	4/7/09	PER TOWN COMMENTS

PROJ. MANAGER: SRH
CHIEF DESIGNER: SRH
REVIEWED BY: DATE

SCALE: HORIZ. AS NOTED
VERT.:

GRAPHIC SCALE

50 25 0 25 50

DATE: 7/10/08

PROJECT: 08-00100007_SPA1418

WWW.FUND.O.COM

FUSS & O'NEILL

Disciplines to Deliver

24 MADISON AVE EXTENSION ALBANY, NY 12203 518.218.0600

SELKIRK VENTURES, LLC

EROSION AND SEDIMENTATION CONTROL DETAILS

SELKIRK WAREHOUSE EXPANSION

NEW YORK

PROJ. NO. 20071773 ANN
DATE: MAY 23, 2009

C-512

SHEET 10 OF 13

TOWN OF BETHLEHEM
APPROVAL

PLANNING BOARD
TOWN OF BETHLEHEM
ALBANY COUNTY, NEW YORK

This Site Plan Approved:

Date: 9-1-09

MS VIEW:	LMAN:
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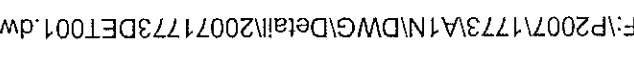
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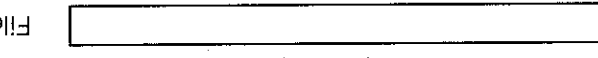
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Wed. 10

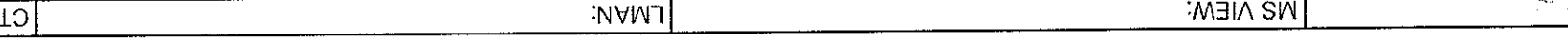
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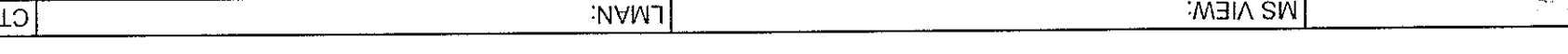
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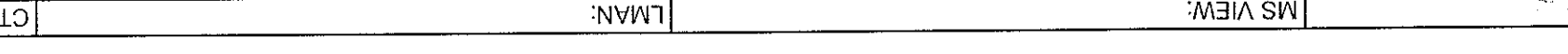
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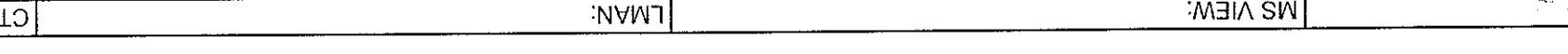
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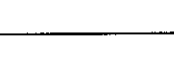


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IS VIEW:



4:51 P

LA SW
