

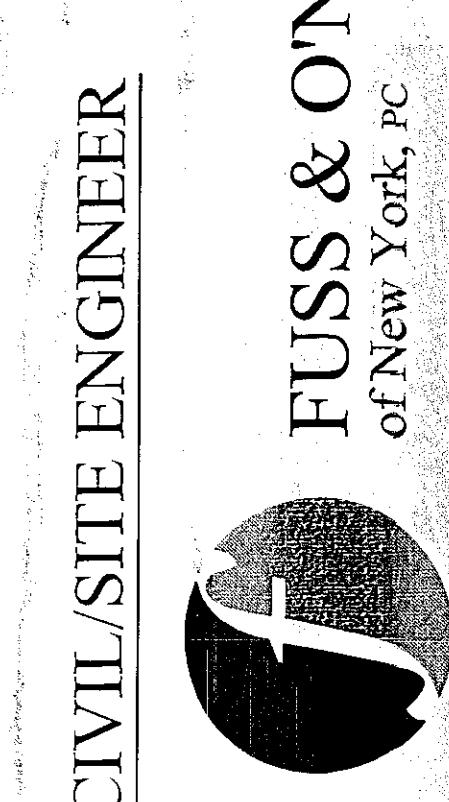
SELKIRK VENTURES, LLC

158 WEST YARD ROAD • BETHLEHEM • NEW YORK

PRELIMINARY SITE PLAN REVIEW SUBMISSION

MAY 23, 2008
REVISED JUNE 29, 2009

PROJECT TEAM



FUSS & O'NEILL
of New York, PC

21 MADISON AVENUE, EXTENSION
ALBANY, NEW YORK 12203
518.218.8600
www.FonO.com

PROJECT INFORMATION:

TOTAL LOT AREA = ±34.00 AC	
EXISTING ZONING:	I - HEAVY INDUSTRIAL
BULK, COVERAGE AND HARD PROVISIONS:	
MINIMUM LOT SIZE (AC)	5.00
REQUIRED	3.55
EXISTING	NO CHANGE
PROPOSED	NO CHANGE
SEATACKS:	
FRONT (FT)	100
REAR (FT)	50
SIDE (FT)	25
MINIMUM FRONTAGE (FT)	150
MAX. BUILDING HEIGHT (FT)	< 60
MINIMUM LOT DEPTH (FT)	< 60
MINIMUM LOT WIDTH (FT)	200
MAXIMUM LOT COVERAGE***	30%
PARKING	23.7%
TOTAL	152
SEWER DISTRICT:	TOWN OF BETHLEHEM
SEWER DISTRICT:	NONE

* REQUIRED PARKING FOR OFFICE USE IS BASED ON 1 SPACE PER 300 SF OF OFFICE SPACE AND 5.00 SF OF PUBLIC SPACE. AN ADDITIONAL 85 SPACES ARE PROVIDED IN THE EXISTING BUILDING AREA. ** 2 EMPLOYEES DURING THE LARGEST WORKING SHIFT. *** 134 EMPLOYEES / 2 FLOOR LEVELS.

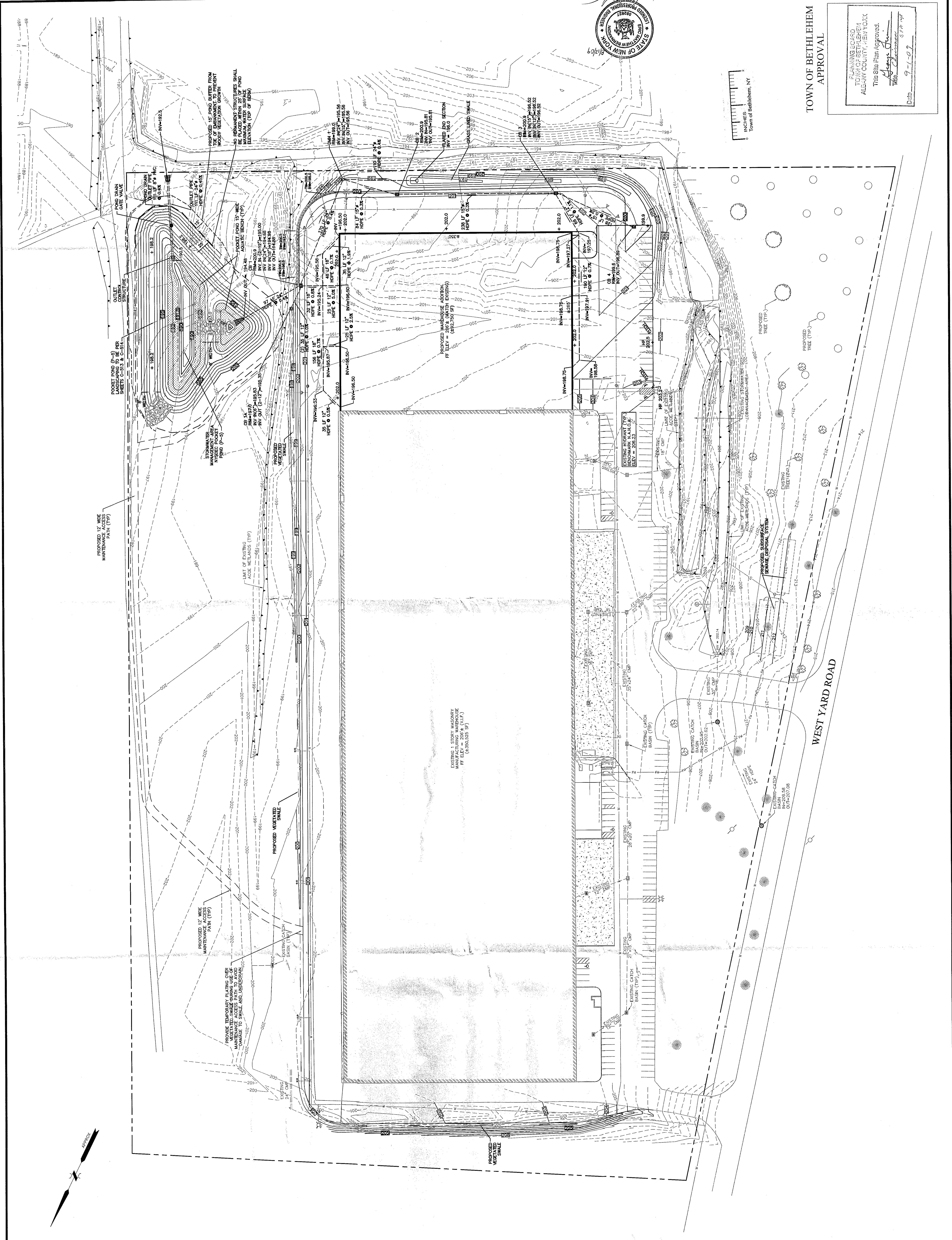
** EXISTING BUILDING AREA = 21.3 AC.

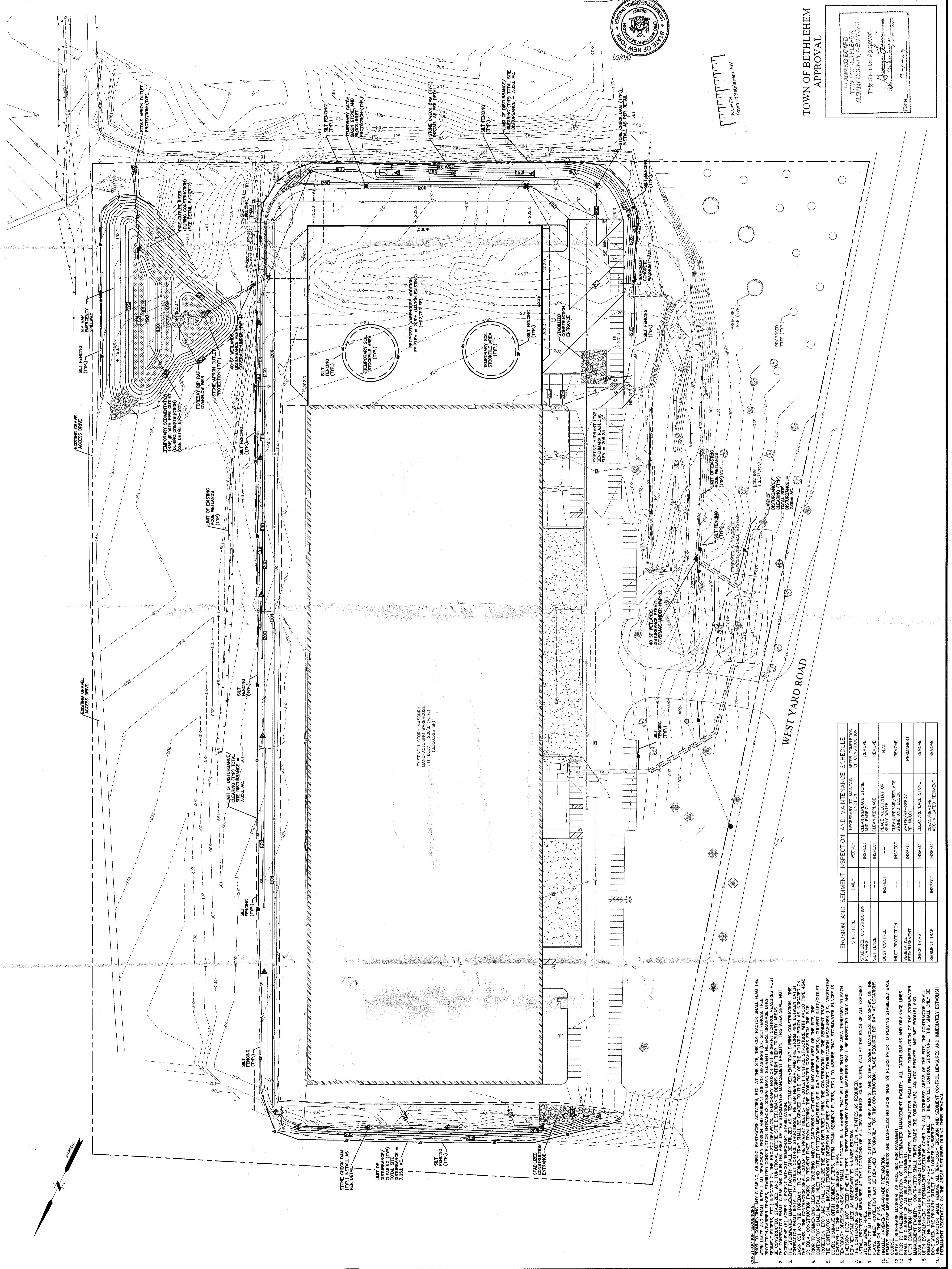
PROPOSED BUILDING AREA = 21.3 AC.


LOT COVERAGE = (6.0 AC. + 21.3 AC.)/35.98 AC. = 28.9%

SITE STATISTICS:

TO BETHLEHEM TOWNSHIP







SELKIRK VENTURES, LLC
EROSION AND SEDIMENTATION CONTROL DETAILS
CONSTRUCTION AND DETAILS

SELKIRK WAREHOUSE EXPANSION
24 MADISON AVE EXTENSION ALBANY, NY 12203 518.218.0600

NOT TO SCALE

1 STABILIZED CONSTRUCTION ENTRANCE
NOT TO SCALE

2 SILT FENCE INSTALLATION
NOT TO SCALE

3 TEMPORARY SOIL STOCKPILE
NOT TO SCALE

4 CB STONE AND BLOCK INLET PROTECTION
NOT TO SCALE

5 STONE CHECK DAM
NOT TO SCALE

6 PIPE OUTLET SEDIMENT TRAP (ST-1)
NOT TO SCALE

7 GRASS LINED DIVERSION SWALE
NOT TO SCALE

8 TEMP TOPSOIL, FERTILIZER, SEED & MULCH
NOT TO SCALE

9 END SECTION WITH STONE LINED APRON
NOT TO SCALE

10 ABOVE GROUND TEMPORARY CONCRETE WASHOUT FACILITY
NOT TO SCALE

NOTES:

1. STONE SIZE - USE 2" STONE, OR RECLAMED, OR RECYCLED CONCRETE EQUIVALENT.

2. THICKNESS - NOT LESS THAN SIX (6) INCHES.

3. WIDTH - TWENTY (20) FEET, SINGLE ENTRANCE TO SITE.

4. LENGTH - NOT LESS THAN 50' (EXCEPT ON SINGLE RESIDENCE LOT WHERE A 30' MINIMUM LENGTH WOULD APPLY).

5. FILTER CLOTH SHALL BE PLACED OVER THE ENTIRE AREA PRIOR TO PLACING OF STONE.

6. SURFACE WATER - ALL SURFACE WATER FLOWING OR DIVERTED TOWARD CONSTRUCTION ENTRANCES SHALL BE PIFIED.

7. MAINTENANCE - THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACING OR FLOWING OF SEDIMENT INTO THE CONSTRUCTION AREA. IT MAY BE NECESSARY TO ADDITIONAL STONE AS SPILLED, WASHED OR TRACED ON TO THE CONSTRUCTION AREA. THIS MAY BE REMOVED IMMEDIATELY.

8. WASHING - WHEELS SHALL BE CLEANED TO REMOVE SEDIMENT PRIOR TO EGRESS ONTO PUBLIC RIGHTS-OF-WAY APPROVED SEDIMENT TRAP DEVICE.

9. PERIODIC INSPECTION AND MAINTENANCE SHALL BE PROVIDED AFTER EACH RAIN.

NOTES:

1. WIRE FENCE TO BE FASTENED SECURELY TO FENCE POSTS WITH WIRE TIES OR STAPLES. POSTS SHALL BE STEEL 2" X 4" OR 4" X 4" TYPE OR HARDWOOD. FENCE CLOTH TO BE FASTENED SECURELY TO WIRE FENCE WITH 6" MAX MESH OPENING. FENCE CLOTH IS MAY NOT BE PLACED OVER THE FENCE.

2. FILTER CLOTH SHALL BE WOVEN WIRE FENCE, 6" MAX MESH OPENING. FENCE CLOTH SHALL BE PLACED AGAINST THE FENCE.

3. FENCE SHALL BE MAINTAINED AS NEEDED AND MATERIALS REMOVED WHEN TULED UP.

4. MAINTENANCE SHALL BE PERFORMED AS NEEDED AND MATERIALS REMOVED WHEN TULED UP.

5. MAXIMUM DRAINS AREA FOR OVERLAND FLOW TO A SILT FENCE SHALL NOT EXCEED 1/4 ACRE PER 100 FEET OF FENCE.

6. SILT FENCE SHALL BE USED TO STABILIZE AN AREA OF 100 FEET OF FENCE. EROSION COULD OCUR IN THIS AREA OF FENCE. EROSION COULD OCUR IN THIS AREA OF FENCE.

7. SILT FENCE SHALL BE USED TO STABILIZE AN AREA OF 100 FEET OF FENCE. EROSION COULD OCUR IN THIS AREA OF FENCE.

8. MAXIMUM ALLOWABLE SLOPE LENGTHS CONTRIBUTING RUN-OFF TO A SILT FENCE ARE:

25' MAX SLOPE LENGTH (FT)

31' MAX SLOPE LENGTH (FT)

37' MAX SLOPE LENGTH (FT)

41' MAX SLOPE LENGTH (FT)

44' MAX SLOPE LENGTH (FT)

48' MAX SLOPE LENGTH (FT)

51' MAX SLOPE LENGTH (FT)

55' MAX SLOPE LENGTH (FT)

58' MAX SLOPE LENGTH (FT)

61' MAX SLOPE LENGTH (FT)

64' MAX SLOPE LENGTH (FT)

67' MAX SLOPE LENGTH (FT)

70' MAX SLOPE LENGTH (FT)

73' MAX SLOPE LENGTH (FT)

76' MAX SLOPE LENGTH (FT)

79' MAX SLOPE LENGTH (FT)

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