

VAN DYKE SPINNEY AT DELMAR - PHASE 1

TOWN OF BETHLEHEM COUNTY OF ALBANY
STATE OF NEW YORK

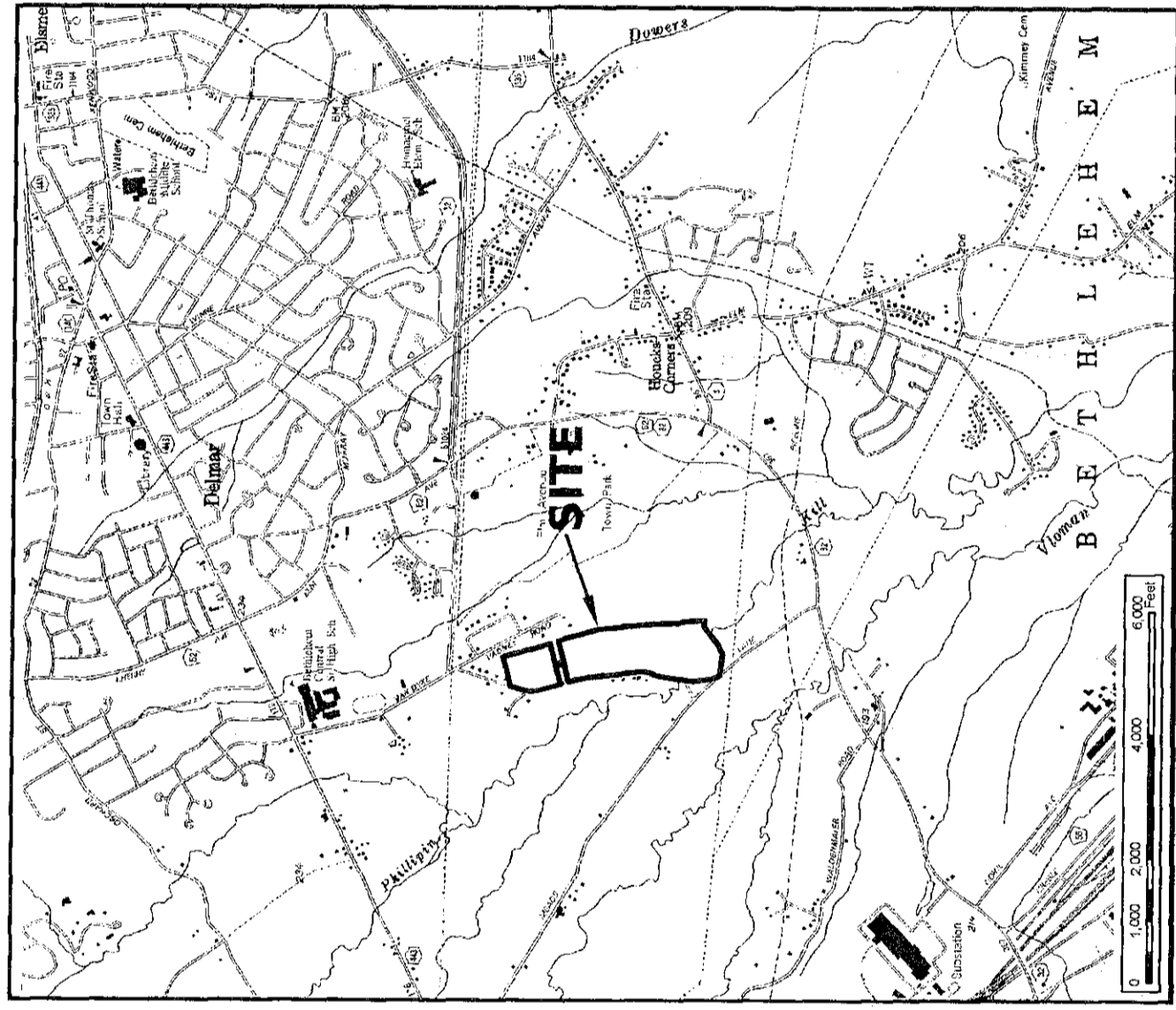
SUPPLEMENTAL PLANS

OWNER
VAN DYKE SPINNEY, LLC
1 JUNIPER LANE
DELMAR, NEW YORK 12054
(518) 439-8857

ZONING NOTES
"PDD" - PLANNED DEVELOPMENT DISTRICT
"87.884" - ACRES

TOTAL ACREAGE
ACREAGE OF PARCEL: 91.872 ACRES

TAX MAP NOS
96.00-01-30



VICINITY MAP
NOT TO SCALE

INDEX

SHEET NO.	DESCRIPTION
1	COVER
2	LANDS OF VAN DYKE SPINNEY, LLC TO BE CONVEYED TO THE TOWN OF BETHLEHEM.
3	LANDS OF VAN DYKE SPINNEY, LLC TO BE CONVEYED TO THE MOHAWK HUDSON CONSERVANCY.
4	BUFFER LANDSCAPING PLAN.
5	FOUNDATION LANDSCAPING PLAN.
6	PLAN & PROFILES FOR INTERSECTIONS AT AERTSAN LANE & VAN DYKE ROAD AND COORTE PLACE & VAN DYKE ROAD. HYDRANTS AND DETAILS OF PROTECTION REQUIRED BY U.S. ARMY CORPS OF ENGINEERS AT CROSSING OF WETLANDS DURING INSTALLATION OF PIPE LINES.
7	REVISIONS TO STANTEC CONSULTING, INC. OFFSITE IMPROVEMENTS SHEET 27_05-2 TO ADDRESS COMMENTS OF PLANNING BOARD'S APPROVAL DATED OCTOBER 19, 2010.
8	CONSTRUCTION DETAILS
SK-1	PROPOSED PLANS AND IMAGES

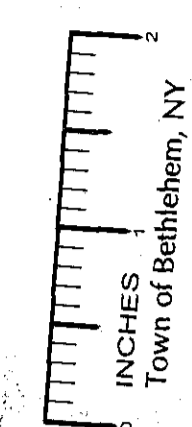
GENERAL NOTES:
SUPPLEMENTAL PLANS WERE PREPARED TO ADDRESS THE CONDITIONS OF APPROVAL AS STATED IN THE TOWN OF BETHLEHEM'S PLANNING BOARD SITE PLAN APPROVAL DOCUMENT, CERTIFICATE NO. S.P.A. 165, DATED OCTOBER 19, 2010.

PRIOR TO THE ISSUANCE OF A BUILDING PERMIT FOR ANY DWELLING UNIT, THE OWNER SHALL PROVIDE THE TOWN WITH AN ESCROW FUND IN THE AMOUNT OF \$100,000.00 TO COVER THE COSTS OF THE TOWN'S VAN DYKE ROAD AND MEADOWS LANE AND SHALL PROVIDE ANY RIGHTS OF WAY OWNERSHIP, RELATED TO INTERSECTION IMPROVEMENTS AT NO COST TO THE TOWN. THE FORM OF SAID ESCROW FUND SHALL BE SUBJECT TO REVIEW AND APPROVAL BY THE TOWN OF BETHLEHEM. THE TOWN OF BETHLEHEM SHALL NOT BE RESPONSIBLE FOR INTERSECTION IMPROVEMENTS AT SAID INTERSECTION IS NOT DEVELOPED AND IMPLEMENTED WITHIN FIVE YEARS OF THE ESTABLISHMENT OF THE ESCROW FUND. THEN THE TOWN OF BETHLEHEM SHALL BE RELIEVED OF THIS REQUIREMENT AND ALL MONIES COLLECTED SHALL BE FORFEITED TO THE TOWN OF BETHLEHEM. THE TOWN OF BETHLEHEM SHALL BE RELIEVED OF THIS REQUIREMENT AND ALL MONIES COLLECTED SHALL BE FORFEITED TO THE TOWN OF BETHLEHEM. THE TOWN OF BETHLEHEM SHALL BE RELIEVED OF THIS REQUIREMENT AND ALL MONIES COLLECTED SHALL BE FORFEITED TO THE TOWN OF BETHLEHEM. THE TOWN OF BETHLEHEM SHALL BE RELIEVED OF THIS REQUIREMENT AND ALL MONIES COLLECTED SHALL BE FORFEITED TO THE TOWN OF BETHLEHEM.

THE VAN DYKE SPINNEY PROJECT IS LOCATED WITHIN 500' OF FARM OPERATIONS IN THE COUNTY AGRICULTURAL DISTRICT.

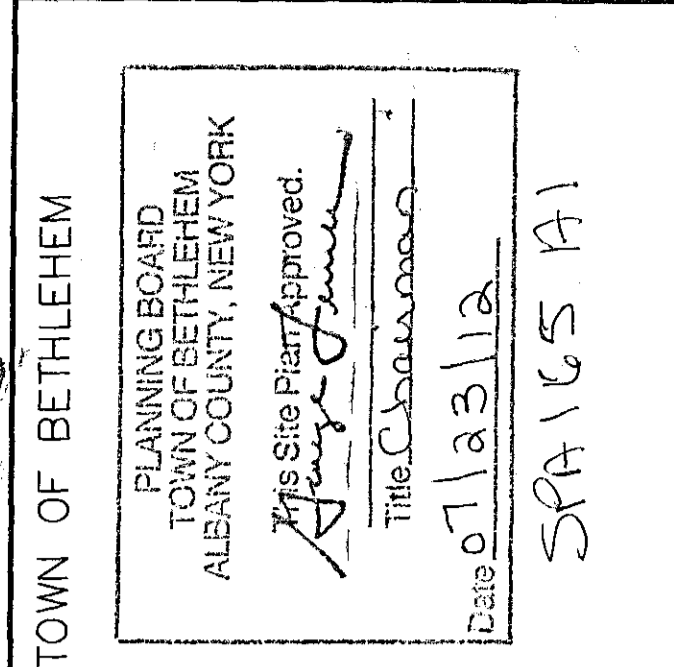
THE SITE WORK SHOWN ON SHEETS 8, 9, 10, 11, 12, 13, 14, & 15 WAS PREPARED BY STANTEC CONSULTING SERVICES, INC. ARE FOR EROSION & SEDIMENT CONTROL, GRASSING AND STORMWATER MANAGEMENT PURPOSES ONLY AND DOES NOT INCLUDE THE INSTALLATION OF ANY PERMANENT ROADS OR UTILITIES OR THE CONSTRUCTION OF PERMANENT BUILDINGS EXCEPT THOSE BUILDINGS SHOWN AS PART OF PHASE 1 APPROVAL.

EROSION AND SEDIMENT CONTROL PLAN SHOWN IS FOR GENERAL PURPOSES ONLY. A SITE MEETING MUST BE COORDINATED WITH THE TOWN TO GO OVER A SITE SPECIFIC EESC PLAN. NO EARTH DISTURBANCE WORK SHALL COMMENCE UNTIL THIS SITE MEETING HAS BEEN CONDUCTED.



ALBANY COUNTY DEPT. OF HEALTH
DATE: JUL 18 2012
These Plans for Sewage Disposal and Water Treatment Improvements, Examine and Approved

DIRECTOR, DIVISION OF ENVIRONMENTAL HEALTH SERVICES



FILE

DECEMBER 12, 2011
REVISED - JUNE 25, 2012

CONSULTING ENGINEERS

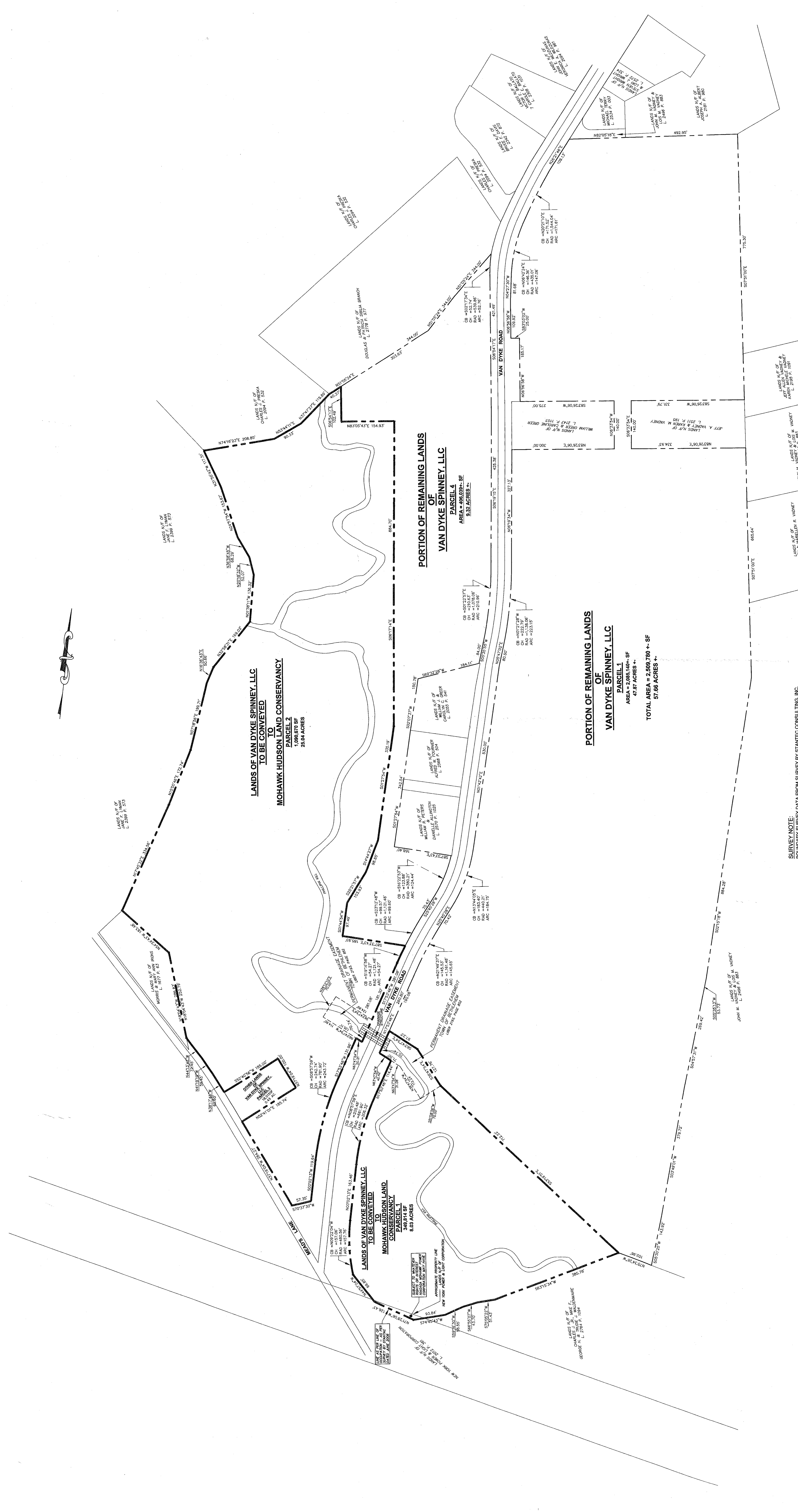
BEA BREWER ENGINEERING ASSOCIATES, P.C.

743 COLUMBIA TURNPIKE, EAST GREENBUSH, NEW YORK 12061
PHONE: 518-477-5253 FAX: 518-477-5253

PLANNERS

Van Dyke Spinney - Phase 1
SPA 165 - 10/19/2010
ACR 165-A1 - 06/27/2012
PB Endorsement - 07/23/2012

580 1/15 01



SURVEY NOTE:
 BOUNDARY SURVEY DATA FROM SURVEY BY STATE CONSULTING, INC.
 'BOUNDARY & TOPOGRAPHIC SURVEY
 OF LANDS NOW OR FORMERLY OF
 THE STATE OF NEW YORK
 WILLIAM K. LEONARD & LINDA MAE LEONARD'
 SURVEY DATED JUNE 2008

NOTES & MAP REFERENCES:
 1. FOR ALL NOTES & MAP REFERENCES REFER TO SURVEY BY
 STATE CONSULTING, INC.
 2. PERFORMED BY BREWER ENGINEERING ASSOCIATES, P.C. IN
 PREPARATION OF THIS DRAWING. PREPARING OF DRAWING WAS TO
 BE ABLE TO FURNISH A DRAWING SHOWING THE METES AND
 BOUNDS FOR THE PROPERTIES BEING CONVEYED TO THE
 MOHAWK HUDSON LAND CONSERVANCY.

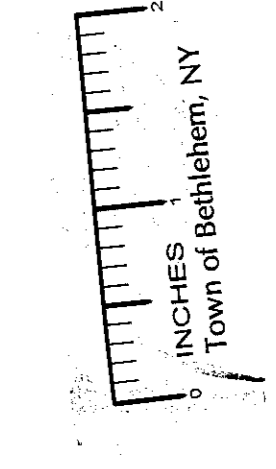
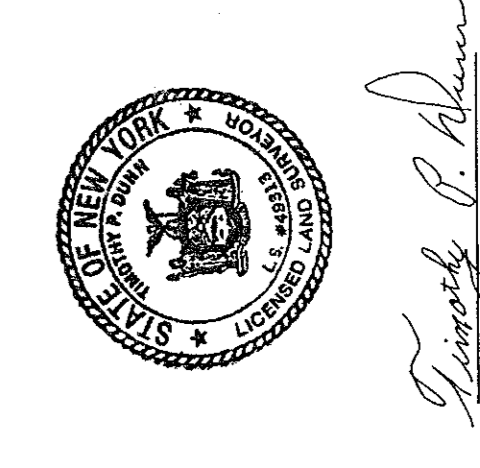
**LANDS OF VAN DYKE SPINNEY, LLC
 TO BE CONVEYED TO
 MOHAWK HUDSON LAND CONSERVANCY**

PARCEL 1 - 8.03 ± ACRES
 PARCEL 2 - 25.04 ± ACRES
 TOTAL - 33.07 ± ACRES

TOWN OF BETHLEHEM

PLANNING BOARD
 TOWN OF BETHLEHEM
 ALBANY COUNTY, NEW YORK

The Site Has Been Approved:
 Title: SPA 165 A1
 Date: 07/13/12



DESIGNED BY:	DATE:
DRAWN BY:	DATE:
APPROVED BY:	DATE:
SCALE:	DATE:
DATE:	DATE:

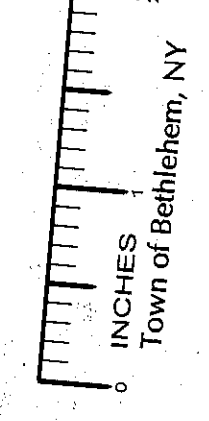
BEA BREWER ENGINEERING ASSOCIATES, P.C.
 CONSULTING ENGINEERS & PLANNERS
 748 COLUMBIA TURNPIKE, EAST GREENBUSH, NEW YORK 12061
 PHONE: 518.477.3253 FAX: 518.477.3253

REV. NO.	DATE	DESCRIPTION	BY

VAN DYKE SPINNEY - PHASE 1
 LANDS OF VAN DYKE SPINNEY, LLC
 TO BE CONVEYED TO
 THE MOHAWK HUDSON CONSERVANCY
 TOWN OF BETHLEHEM, COUNTY OF ALBANY
 STATE OF NEW YORK

DRAWING NUMBER: **3**
 PLOT: 11/08

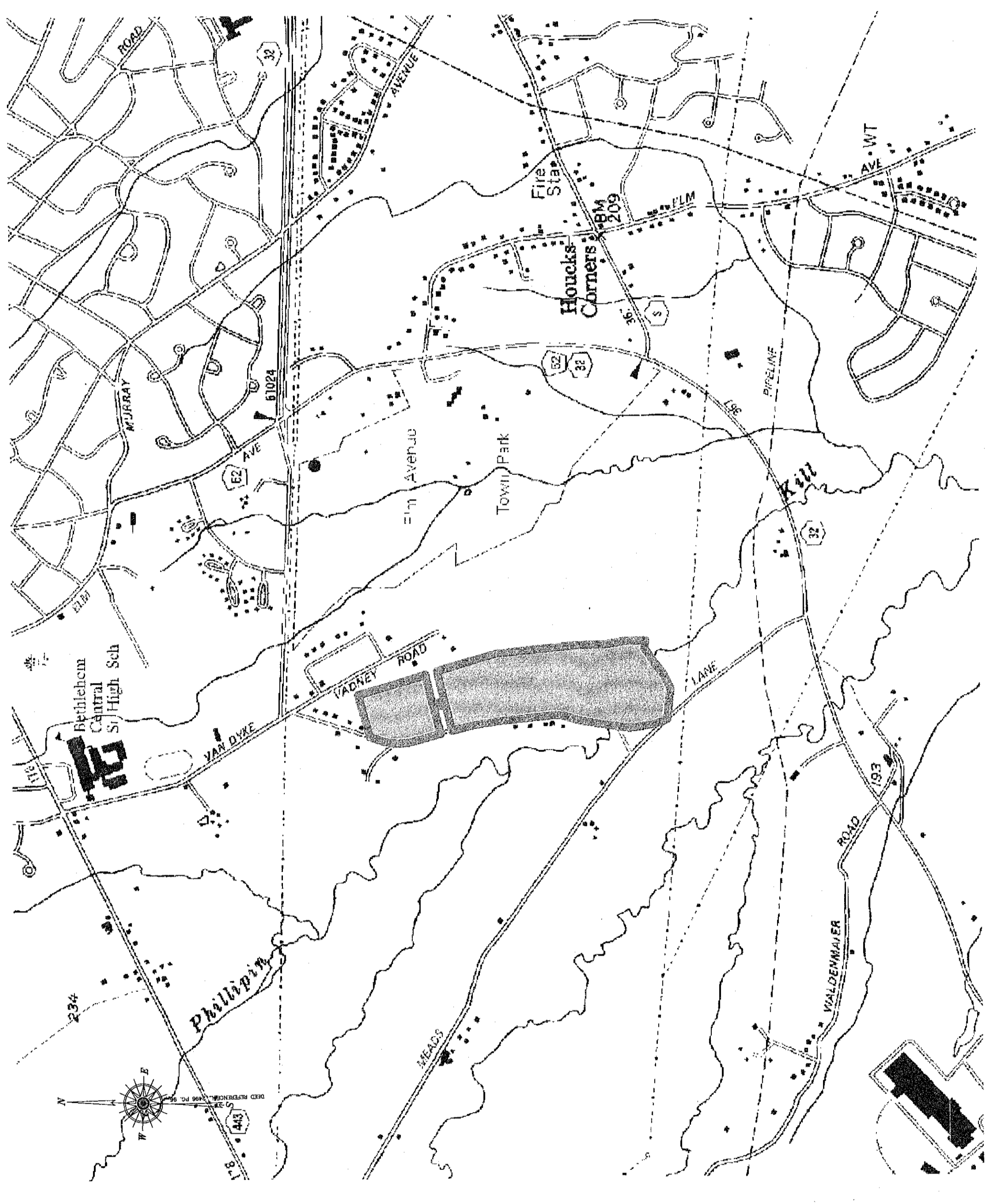
<p>ARCHITECTURE MASTER PLANNING HUDSON DESIGN</p> <p>1349 ROUTE NINE GARRESON, NEW YORK 10524 PHONE: 845-424-4810 FAX: 845-424-4815</p>	<p>CONSULTANT: 125 VAN DYKE SPINNEY AT DELMAR TOWN OF BETHEHEM, NEW YORK</p>	<p>THIS DRAWING IS THE PROPERTY OF HUDSON DESIGN. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREON. ANY REUSE, REPRODUCTION, OR MODIFICATION OF THIS DRAWING WITHOUT THE WRITTEN CONSENT OF HUDSON DESIGN IS STRICTLY PROHIBITED. © 2012 HUDSON DESIGN.</p>	<p>DATE: 20 MARCH 2012 REVISIONS: PLANNING BOARD SUBMISSION REVISION 1 BASED ON THE COMMENTS 20 JUNE 2012</p>	<p>PLANNING BOARD TOWN OF BETHEHEM ALBANY COUNTY, NEW YORK THREE PLAN APPROVALS: <i>Tracy P. ...</i> <i>Tracy P. ...</i> <i>Tracy P. ...</i></p>	<p>PROPOSED PLANS AND IMAGES SK-1</p> <p style="font-size: 8px;">125 VAN DYKE SPINNEY AT DELMAR, NEW YORK</p>				
<p>1 8-3.1 FRONT ELEVATION SCALE: 1/8"=1'-0"</p>	<p>2 8-1.2 FRONT ELEVATION SCALE: 1/8"=1'-0"</p>	<p>3 PROPOSED SIDE ELEVATION REVISION SCALE: 1/8"=1'-0"</p>	<p>4 POND VIEW UNIT TO BE MODIFIED SCALE: NTS</p>	<p>5 PROPOSED REAR ELEVATION REVISION SCALE: 1/8"=1'-0"</p>	<p>6 PROPOSED LIGHT POST SCALE: NTS</p>	<p>7 POND VIEW EXAMPLE IMAGE 1 SCALE: NTS</p>	<p>8 POND VIEW EXAMPLE IMAGE 2 SCALE: NTS</p>	<p>9 POND VIEW EXAMPLE IMAGE 3 SCALE: NTS</p>	<p>10 TYPICAL EXTERIOR SCIENCE SCALE: NTS</p>



VAN DYKE SPINNEY at DELMAR

TOWN OF BETHLEHEM ALBANY COUNTY, NEW YORK

PHASE I



SITE LOCATION MAP
APPROX. SCALE 1" = 100'

GENERAL DRAWING NOTES

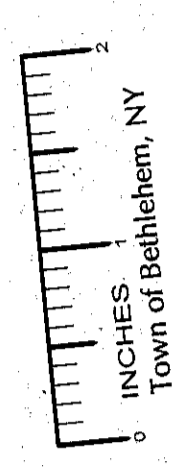
1. ALL TRAFFIC SIGNS FOR THE PROPOSED DEVELOPMENT SHALL CONFORM TO THE NEW YORK STATE MANUAL FOR UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
2. SINGLE FAMILY RESIDENCE AND DRIVEWAY LOCATIONS SHOWN ON ALL SUBSEQUENT DRAWINGS ARE APPROXIMATE.
3. ALL EROSION CONTROL MEASURES SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE NEW YORK STANDARDS AND SPECIFICATIONS FOR EROSION AND SEDIMENT CONTROL AND THE PROJECT STORMWATER POLLUTION PREVENTION PLAN (SWPPP).
4. ALL DISTURBED AREAS TO RECEIVE TOPSOIL, SEED, FERTILIZER AND MULCH TO ESTABLISH A PERMANENT STAND OF GRASS.
5. ALL SANITARY MANHOLES LOCATED IN GRADED AREAS SHALL HAVE RIM ELEVATIONS SET APPROXIMATELY 6" ABOVE FINISH GRADE TO PREVENT INFLTRATION.
6. ALL HOMES WILL HAVE A SINKER CHECK VALVE INSTALLED WITHIN THE CATCH BASIN THAT THE STORM DRAIN LATERAL CONNECTS TO.
7. ALL STORM DRAIN LATERALS SHALL HAVE A CHECK VALVE INSTALLED IN THE CATCH BASIN THAT THE STORM DRAIN LATERAL CONNECTS TO.
8. UPON ISSUANCE OF A BUILDING PERMIT, A TEMPORARY SIGN WITH 4" BLOCK LETTERS IS TO BE PLACED AT THE ADDRESS OF THE HOUSE OR WALKBOX WITH 4" LETTERS. IT WILL BE THE BUILDERS INSPECTOR'S RESPONSIBILITY TO INSURE THAT THE PROPER ADDRESS NUMBERS ARE DISPLAYED BEFORE A C.O. IS ISSUED.
9. THE OWNER IS RESPONSIBLE FOR COORDINATING WITH NATIONAL GRID FOR ENERGY SERVICES.

GENERAL CONSTRUCTION NOTES

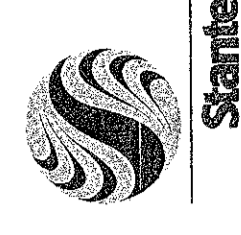
1. SIZE AND LOCATION OF UNDERGROUND UTILITIES ARE SUBJECT TO VERIFICATION BY THE CONTRACTOR BEFORE CONSTRUCTION BEGINS.
2. PRIOR TO START OF CONSTRUCTION, THE CONTRACTOR SHALL NOTIFY THE UT/P.O. INC. (1-800-882-7982) FOR VERIFICATION OF THE LOCATION OF UNDERGROUND UTILITIES AT LEAST 48 HOURS PRIOR TO THE START OF EXCAVATION.
3. THE PLANS SHOW KNOWN SUBSURFACE STRUCTURES, ABOVE GROUND STRUCTURES AND UTILITIES BEING UNDERGROUND UTILITIES ARE SHOWN FROM FIELD LOCATIONS IF POSSIBLE. OTHERS ARE SHOWN FROM RECORD DATA. THEIR EXACT LOCATIONS MAY DIFFER FROM THAT AS SHOWN, AND OTHERS MAY EXIST.
4. THE CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO PROTECT AND PRESERVE EXISTING UTILITIES.
5. ALL UTILITIES DAMAGED OR DISTURBED BY THE WORK OF THIS CONTRACT SHALL BE REPLACED IN KIND BY THE CONTRACTOR.
6. CONTRACTOR SHALL OBTAIN THE REQUIRED PERMITS FOR WORK WITHIN PUBLIC RIGHT OF WAY AS REQUIRED BY THE TOWN AND THE NYSDOT AND ALL PERMITS REQUIRED FOR UTILITY WORK ON-SITE FROM THE TOWN.
7. ALL PERMITS REQUIRED FOR WORK ON-SITE SHALL BE OBTAINED PRIOR TO COMMENCEMENT OF CONSTRUCTION.
8. APPROVAL OF THE DESIGN ENGINEER, THE OWNER AND THE MUNICIPALITY.
9. THE CONTRACTOR SHALL COMPLY WITH CONSTRUCTION INSPECTIONS REQUIREMENTS OF ALL AGENCIES, AND PHASE WORK ACCORDINGLY.
10. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND REPORT ANY DISCREPANCIES TO THE ENGINEER PRIOR TO THE START OF CONSTRUCTION.
11. FIELD ADJUSTMENT MUST BE REVIEWED BY A REPRESENTATIVE OF STANTEC ENGINEERING PRIOR TO INSTALLATION.
12. PROJECT CRASER WORK AREAS FROM TRAFFIC AND EROSION AND KEEP THEM FREE FROM TRASH AND DEBRIS UNTIL PHYSICAL COMPLETION OF WORK IN ACCORDANCE WITH THE PROJECT STORMWATER POLLUTION PREVENTION PLAN.
13. CONTRACTORS OPERATIONS ON SITE WHICH SHALL INCLUDE BUT NOT BE LIMITED TO DUST CONTROL, MATERIAL HANDLING, FIRE PROTECTION, EROSION CONTROL, ETC. SHALL BE CONDUCTED IN ACCORDANCE WITH TOWN OF BETHLEHEM REQUIREMENTS.
14. LOCAL EXEMPTIONS OF SUPPORT AND PROTECTION DURING EARTHWORK OPERATIONS.
15. ALL DRIVEWAY AND PARKING AREAS ARE TO BE ASPHALT PAVED SURFACES UNLESS OTHERWISE NOTED.
16. ALL CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH THE TOWN OF BETHLEHEM REGULATIONS AND CONSTRUCTION STANDARDS.
17. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE TOWN OF BETHLEHEM REGULATIONS AND CONSTRUCTION STANDARDS. THE OWNER SHALL BE RESPONSIBLE FOR ALL INSPECTIONS AND TESTING IN ACCORDANCE WITH THE TOWN OF BETHLEHEM.
18. THE CONTRACTOR SHALL COORDINATE MAINTENANCE AND PROTECTION OF TRAFFIC WITH THE TOWN OF BETHLEHEM. ALL MAINTENANCE AND PROTECTION SHALL BE IN ACCORDANCE WITH NYSDOT AND THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
19. ALL SIGNAGE SHALL BE SET AT THE BINDER COURSE ELEVATION AND SHALL BE SET AT THE TOP COURSE ELEVATION AT THE TIME OF TOP COURSE PLACEMENT.
20. WATER MAINS AND APPURTENANCES SHALL BE DISINFECTED IN ACCORDANCE WITH ANWA STANDARDS FOR DISINFECTING WATER MAINS, C-854-92, WITH THE EXCEPTION OF SECTION 5.1.1, LABEL METHOD. FINAL FLUSHING OF THE HEAVILY CHLORINATED WATER MAINS SHALL BE IN ACCORDANCE WITH ANWA STANDARDS FOR DISINFECTING WATER MAINS, C-854-92, AND DISPOSED OF IN ACCORDANCE WITH ANWA STANDARDS FOR DISINFECTING WATER MAINS.
21. WATER MAINS SHALL BE PRESSURE AND LEAKAGE TESTED IN ACCORDANCE WITH SECTION 4 OF THE ANWA C-600 LATEST EDITION.
22. ALL DISTURBANCE LIMITS AND SETBACKS SHALL BE STAKED OR FLAGGED IN THE FIELD PRIOR TO BEGINNING GRADING AND CLEARING ACTIVITIES.
23. CONTRACTOR TO VERIFY SIZE, TYPE AND DEPTH OF EXISTING WATER MAINS PRIOR TO CONNECTION AND VERIFY LOCATION OF TAPPING SLEEVE AND VALVES WITH THE DESIGN ENGINEER AND THE PRODUCT MANUFACTURER.
24. STREET LIGHTS SHALL BE SPECIFIED, OWNED, OPERATED AND MAINTAINED BY THE HOME OWNERS ASSOCIATION.
25. STREET NAME SIGNAGE SHALL BE SPECIFIED, OWNED AND MAINTAINED BY HOME OWNERS ASSOCIATION. SIGNAGE SHALL BE IN ACCORDANCE WITH MUTCD.
26. THE GREATEST EXTENT POSSIBLE.

SHEET NUMBER	SHEET DESIGNATION	SHEET DESCRIPTION
1	CV-1	COVER SHEET
2	EX-1	EXISTING CONDITIONS PLAN
3	EX-2	EXISTING CONDITIONS PLAN
4	I-1	INDEX SHEET
5	LMG-1	LAYOUT, MATERIALS & GRADING PLAN
6	LMG-2	LAYOUT, MATERIALS & GRADING PLAN
7	PP-1	PLANS PROFILE
8	CP-1	CONSTRUCTION PHASING PLAN
9	EC-1	EROSION AND SEDIMENT CONTROL PLAN - PHASE 1
10	EC-2	EROSION AND SEDIMENT CONTROL PLAN - PHASE 2
11	EC-3	EROSION AND SEDIMENT CONTROL PLAN - PHASE 3
12	EC-4	EROSION AND SEDIMENT CONTROL PLAN - PHASE 4
13	EC-5	EROSION AND SEDIMENT CONTROL PLAN - PHASE 5
14	SWM-1	STORMWATER MANAGEMENT - BASIN K
15	SWM-2	STORMWATER MANAGEMENT - BASINS D, G, H, I, J, K
16	SWM-3	STORMWATER MANAGEMENT - BASINS D, G, H, I, J, K
17	SWM-4	STORMWATER MANAGEMENT - BASIN F
18	SWM-5	STORMWATER MANAGEMENT - BASINS A & B
19	DT-1	CONSTRUCTION DETAILS
20	DT-2	TEMP EROSION AND SEDIMENT CONTROL DETAILS
21	DT-3	TEMP EROSION AND SEDIMENT CONTROL DETAILS
22	DT-4	TOWN OF BETHLEHEM STANDARD DETAILS
23	DT-5	TOWN OF BETHLEHEM STANDARD DETAILS
24	DT-6	TOWN OF BETHLEHEM STANDARD DETAILS
25	DT-7	RESERVED
26	OS-1	CONCEPTUAL OFFSITE IMPROVEMENTS
27	OS-2	CONCEPTUAL OFFSITE IMPROVEMENTS

INDEX OF DRAWINGS - PHASE I



ALBANY COUNTY DEPARTMENT OF HEALTH
CONTRACTOR'S REGISTRATION SERVICE
By direction of the Commissioner of Health, these
plans are hereby approved. See Note 26 for
other site approvals.



StanteC Consulting Services, Inc.
3 Columbus Circle, 12203
Tel: 518.452.4358 Fax: 518.452.9234



R. MARK DEMPSEY
REGISTERED PROFESSIONAL ENGINEER
N.Y.S. LIC. NO. 067234

DATE

ALBANY COUNTY HEALTH DEPARTMENT

TOWN OF BETHLEHEM
PLANNING BOARD
TOWN OF BETHLEHEM
ALBANY COUNTY, NEW YORK
This Site Plan Approved.
Title: _____
Date: _____

NEW YORK STATE DEPARTMENT OF HEALTH

NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION

The Designer and writer of this plan warrant that the information contained herein was prepared by or on behalf of the Designer and writer and that the information was obtained from reliable sources. The Designer and writer do not warrant the accuracy of the information obtained from other sources. The Designer and writer do not warrant the accuracy of the information obtained from other sources. The Designer and writer do not warrant the accuracy of the information obtained from other sources.

NOY notes from the original plan shall apply to this plan. The Designer and writer do not warrant the accuracy of the information obtained from other sources. The Designer and writer do not warrant the accuracy of the information obtained from other sources. The Designer and writer do not warrant the accuracy of the information obtained from other sources.

EXISTING CONDITIONS PLAN
VAN DYKE SPINNEY
AT DELMAR, NEW YORK
TOWN OF BETHELEM, COUNTY OF ALBANY - STATE OF NEW YORK

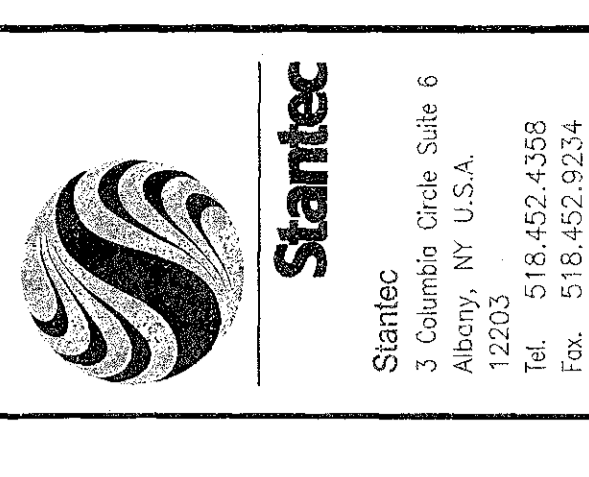
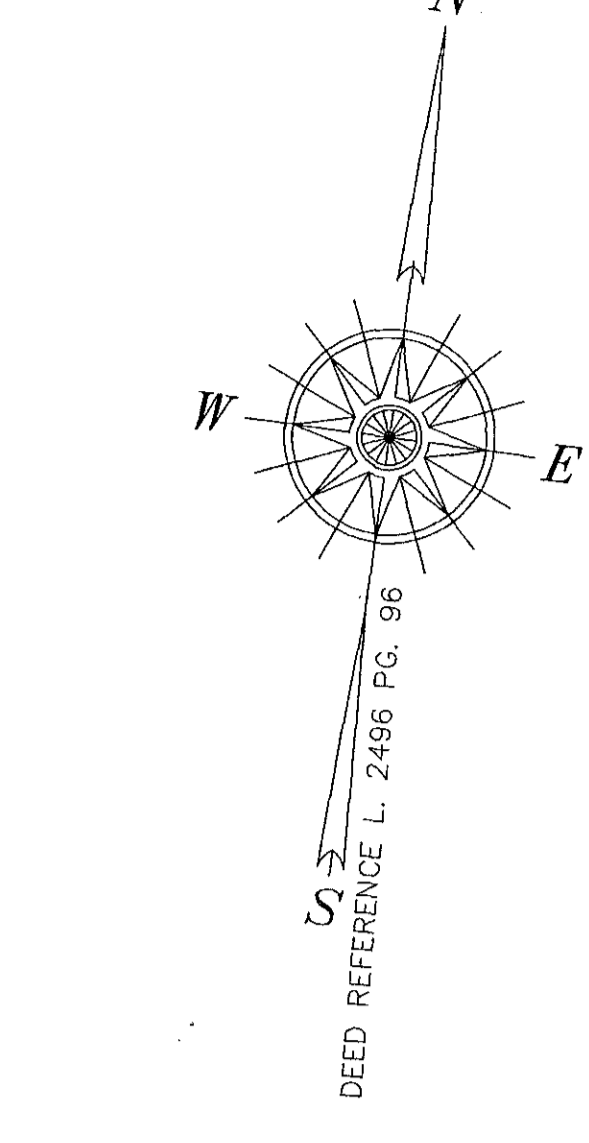
REVISIONS	DATE	REMARKS
REVISED PER LAND CONVEYANCE MEETING	8/24/10	
REVISED PER TOWN BOARD COMMENTS - RESUBMIT TO ENG. DEPT.	9/2/10	
REVISED PER TOWN BOARD COMMENTS - RESUBMIT TO PLAN BOARD	12/8/10	
REVISED PER TOWN BOARD COMMENTS - RESUBMIT TO PLAN BOARD	2/23/10	
REVISED PER TOWN BOARD COMMENTS - RESUBMIT TO PLAN BOARD	2/2/10	
REVISED PER LAND CONVEYANCE MEETING	9/17/10	
REVISED PER TOWN BOARD COMMENTS - RESUBMIT TO PLAN BOARD	10/20/09	
REVISED PER LAND CONVEYANCE MEETING	9/17/09	
REVISED PER TOWN BOARD COMMENTS - RESUBMIT TO PLAN BOARD	9/22/09	

Project No. 040811
 Date: Sept. 2009
 Title: EX-1
 Sheet No. 2

Checked: [Signature]
 Approved: [Signature]

ALBANY COUNTY HEALTH DEPARTMENT
 DIVISION OF ENVIRONMENTAL HEALTH SERVICES
 Planning Board
 ALBANY COUNTY, NEW YORK
 Date: 07/03/13
 SPA 158 A





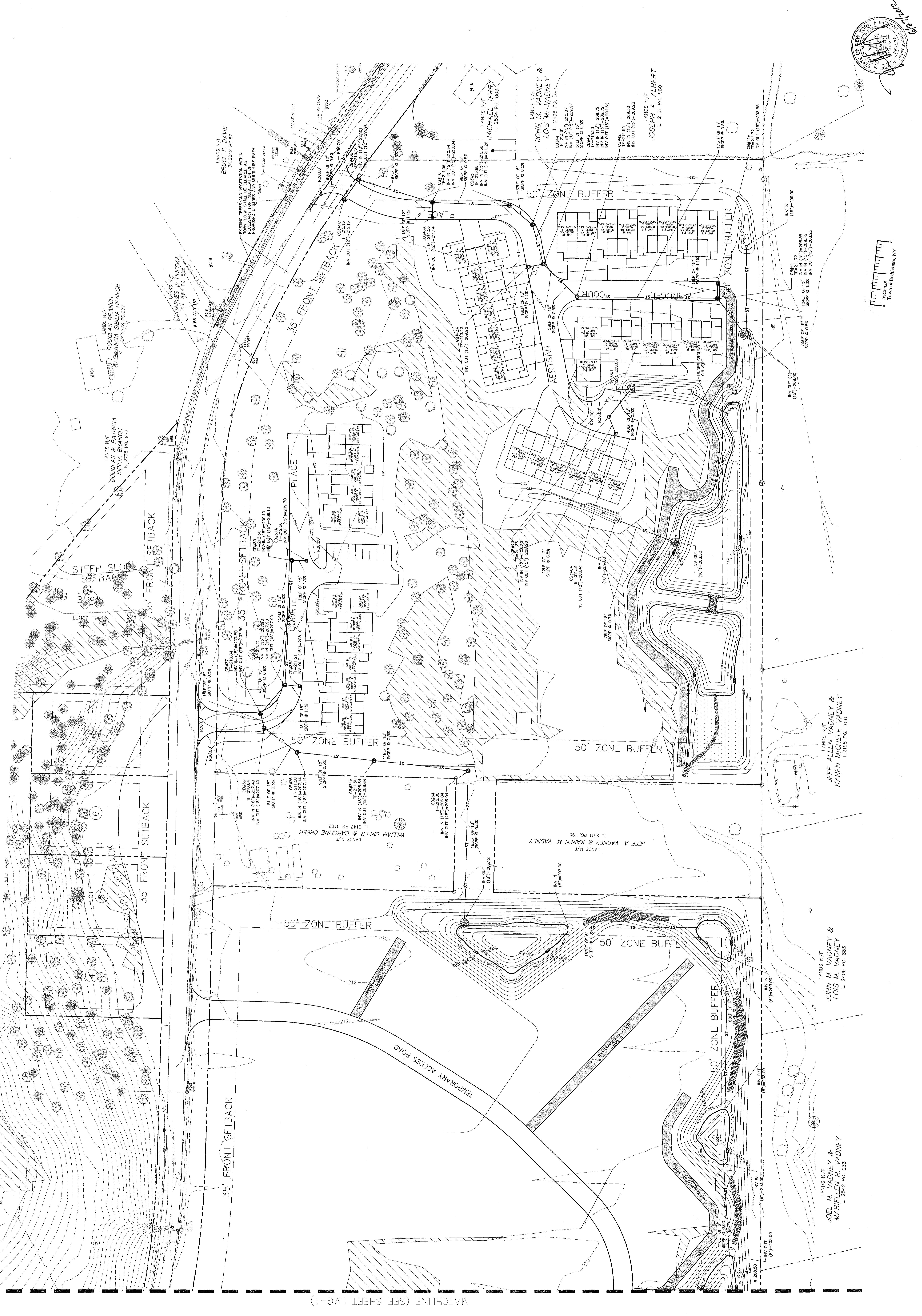
Stantec
1200 1st Ave. S.W.
Albany, NY 12203
Tel: 518 462 5252
Fax: 518 462 5254
www.stantec.com

LAYOUT, MATERIALS & GRADING AT DELAWE ROAD VAN DYKE SPINNEY VAN DYKE ROAD COUNTY OF ALBANY - STATE OF NEW YORK

DATE	REVISIONS
8/22/09	REVISED PER BOARD AND LOGIC COMMENTS
10/29/09	REVISED PER LAND CONSERVATION MEETING
9/17/10	REVISED PER TOWN COMMENTS - RESUBMIT TO PLAN BOARD
12/23/10	REVISED PER TOWN COMMENTS - RESUBMIT TO PLAN BOARD
4/28/11	REVISED PER TOWN COMMENTS - RESUBMIT TO ENG. DEPT.
5/9/11	REVISED PER TOWN REVIEW COMMENTS
8/24/11	REVISED PER LAND CONSERVATION MEETING
9/22/09	REVISED PER BOARD SUBMISSION
10/29/09	REVISED PER BOARD SUBMISSION

DATE	REVISIONS
8/22/09	REVISED PER BOARD SUBMISSION
10/29/09	REVISED PER BOARD SUBMISSION
9/17/10	REVISED PER TOWN COMMENTS - RESUBMIT TO PLAN BOARD
12/23/10	REVISED PER TOWN COMMENTS - RESUBMIT TO PLAN BOARD
4/28/11	REVISED PER TOWN COMMENTS - RESUBMIT TO ENG. DEPT.
5/9/11	REVISED PER TOWN REVIEW COMMENTS
8/24/11	REVISED PER LAND CONSERVATION MEETING
9/22/09	REVISED PER BOARD SUBMISSION
10/29/09	REVISED PER BOARD SUBMISSION

Drawn: KAM
Checked: KAM
Project No.: 040011
Sheet No.: 5
Date: 07/13/2012



ALBANY COUNTY HEALTH DEPARTMENT
ALBANY COUNTY DEPARTMENT OF HEALTH
NEW YORK STATE DEPARTMENT OF HEALTH
NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION

ALBANY COUNTY DEPARTMENT OF HEALTH
NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION

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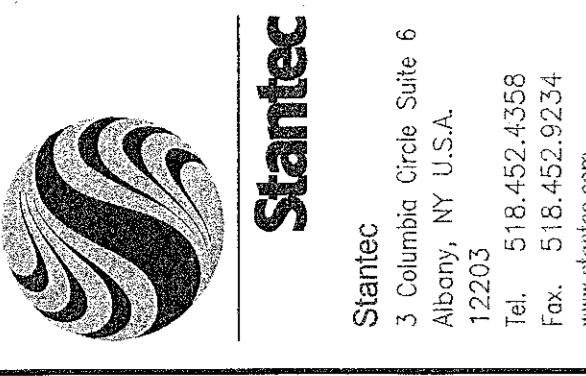
NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION

NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION

NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION

NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION

SPA 165 A1



300 West 12th Street, Suite 6
Albany, NY 12242
Tel: 518-452-1458
Fax: 518-452-1434
www.stantec.com

The contractor shall verify the location of all existing utilities and structures shown on the drawings. The contractor shall be responsible for obtaining all necessary permits and approvals from the appropriate authorities. The contractor shall be responsible for protecting all existing utilities and structures during the construction process. The contractor shall be responsible for maintaining access to all adjacent properties and public facilities throughout the project. The contractor shall be responsible for the safe and proper disposal of all construction materials and debris. The contractor shall be responsible for the safe and proper handling of all hazardous materials. The contractor shall be responsible for the safe and proper handling of all traffic during the construction process. The contractor shall be responsible for the safe and proper handling of all workers and equipment during the construction process. The contractor shall be responsible for the safe and proper handling of all materials and equipment during the construction process. The contractor shall be responsible for the safe and proper handling of all materials and equipment during the construction process.

STORMWATER MANAGEMENT DETAILS - BASINS A & B
VAN DYKE SPINNEY
AT DELMAR, NEW YORK
VAN DYKE ROAD
TOWN OF BETHLEHEM, COUNTY OF ALBANY - STATE OF NEW YORK

DATE	REVISIONS
9/27/10	REVISED PER LAM CONSULTING MEETING
9/27/10	REVISED PER TOWN COMMENTS - RESUBMIT TO PLAN BOARD
10/20/09	REVISED PER LAM CONSULTING MEETING
9/22/09	REVISED PER BARTON AND LOUGHE COMMENTS

DATE	REVISIONS
9/27/10	REVISED PER LAM CONSULTING MEETING
9/27/10	REVISED PER TOWN COMMENTS - RESUBMIT TO PLAN BOARD
10/20/09	REVISED PER LAM CONSULTING MEETING
9/22/09	REVISED PER BARTON AND LOUGHE COMMENTS

Drawn: RES/DMH
Checked: Approved
Project No.: 06-001008
Date: Sept. 2009

ANTI-SEEP COLLAR DESIGN
DESIGN IN ACCORDANCE WITH INSIDE, STANDARDS AND SPECIFICATIONS FOR EROSION AND SEDIMENT CONTROL.

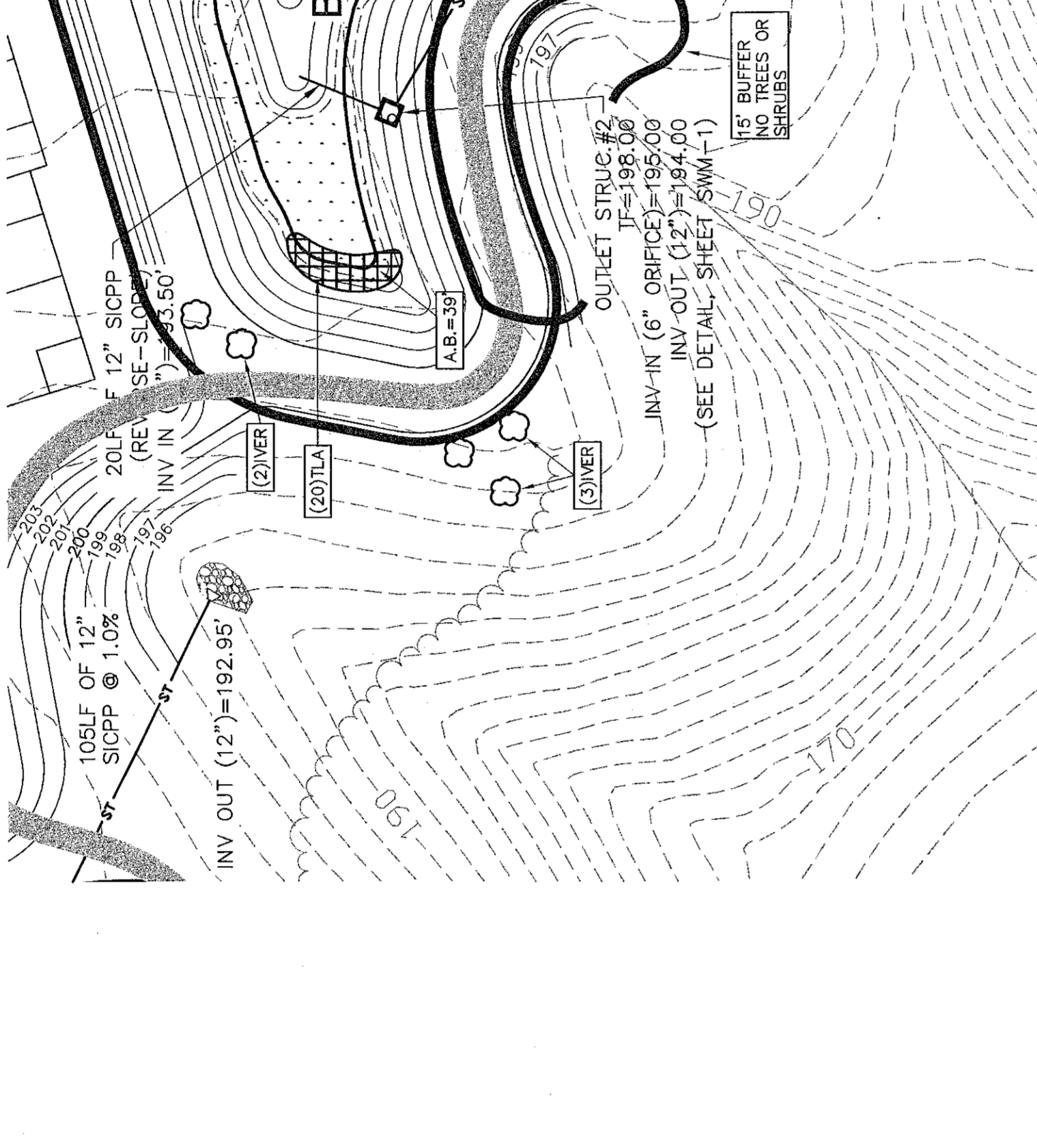
BASIN	DIM.	EM.	PIPE SLOPE	PIPE DIA.	PIPE LENGTH	COLLAR SIZE	QUANTITY
A	4.86'	4.1'	1.0%	1"	41'	3" X 3"	(3)
B	2.52'	4.1'	2.0%	1"	26'	3" X 3"	(2)

COLLARS TO BE INSTALLED ON ALL 12" PIPE COLLARS OR APPROVED EQUAL. SHOW IN THIS TABLE SAVIATION LENGTH BEING AT BASIN OUTLET STRUCTURE.

PLANT LIST BASINS A & B

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	QTY. BASIN A	QTY. BASIN B
TLA	SCIRPUS ALOTUS	CATTAIL	TUBES	SPACED EVERY 1'	25	40
SAC	IRIS VERSICOLOR	BLUE FLAG	TUBES	SPACED EVERY 1'	35	40
THE	SPARGANGLUM	SPARGANGLUM	15 GAL. AS SCUM		0	0
RAI	RAIPER	RAIPER	15 GAL. AS SCUM		0	0
BEI	BETULA NIGRA	RIVER BIRCH	N/A	N/A	0	0
BNL	CORNUS SERICEA CARDINAL	RED OSIER DOGWOOD	N/A	N/A	0	0
COE	CERAMANTHUS COCCIDIALIS	BUTTERFLY	N/A	N/A	0	0
IVR	ILEX VERTICILLATA	WINTERBERRY	3'-4'	AS SHOWN	0	5
GINO	GINO	GINO	N/A	N/A	0	0
SPF	SPF	SPF	N/A	N/A	0	0

ALBANY AQUATIC CENTER, NY, NY



BASIN A - PLAN VIEW
SCALE - 1" = 30'

DETENTION POND PLANTING SPECIFICATIONS

1. SHALL USE WATER RESISTANT CONCRETE TO A LEVEL THAT WILL FACILITATE INSTALLATION OF EROSION CONTROL MEASURES.
2. PLANTS SHALL BE A MINIMUM SIZE OF 2 INCHES IN DIAMETER AND 4 INCHES IN HEIGHT. EACH PLANT SHALL BE THOROUGHLY ROOTED.
3. PLANTS SHALL BE EVENLY DISTRIBUTED AROUND THE POND. PLANTING IN GROUPS OF 3 - 7 PLANTS FOR EACH SPECIES AND SPACED 12 INCHES APART.
4. NO INSTALLATION SHALL OCCUR UNTIL THOROUGH STABILIZATION OF THE LOT HAS OCCURRED AND THE WATER LEVEL OF THE POND IS STABLE.
5. NO TREES OR SHRUBS ARE TO BE PLANTED WITHIN EROSION CONTROL MEASURES.

ESTABLISHING AND MAINTAINING TREES, SHRUBS, AND PLANTS

1. ALL TREES AND SHRUBS SHALL BE QUANTIFIED AS SPECIFIED ON LANDSCAPE DRAWINGS.
2. STANDARD FOR NURSERY STOCK, QUALITY OF PLANT MATERIALS, AND CULTURE SHALL BE SECURELY ATTACHED TO PLANTS.
3. BRANDED OR IDENTIFIED TREES, SHRUBS, AND PLANTS SHALL BE IDENTIFIED BY THE MANUFACTURER'S IDENTIFICATION TAGS.
4. BRANDED OR IDENTIFIED TREES, SHRUBS, AND PLANTS SHALL BE IDENTIFIED BY THE MANUFACTURER'S IDENTIFICATION TAGS.

PLANTING TIME TREES AND SHRUBS

1. TO JUNE 1 AND OCTOBER 15 TO DECEMBER 15.
2. TO JUNE 1 AND SEPTEMBER 1 TO NOVEMBER 15.

SPACING

1. TREES AND SHRUBS SHALL BE QUANTIFIED AS SPECIFIED ON LANDSCAPE DRAWINGS OR AS SPECIFIED IN THE FIELD BY THE DESIGN ENGINEER.
2. TREES AND SHRUBS SHALL BE QUANTIFIED AS SPECIFIED ON LANDSCAPE DRAWINGS OR AS SPECIFIED IN THE FIELD BY THE DESIGN ENGINEER.

SITE PREPARATION

1. ALL PLANTING AREAS SHALL BE PREPARED BY SCOURING THE SOIL AWAY FROM A FOUR FOOT SQUARE AREA.
2. ALL PLANTING AREAS SHALL BE CULTIVATED TO A DEPTH OF 8 INCHES, OR CHEMICALLY TREATED FOR WEED CONTROL.

PLANTING

1. PLANTS SHALL BE LOCATED AS SHOWN ON PLANS AND AS SPECIFIED ON LANDSCAPE DRAWINGS.
2. PLANTS SHALL BE LOCATED AS SHOWN ON PLANS AND AS SPECIFIED ON LANDSCAPE DRAWINGS.
3. PLANTS SHALL BE LOCATED AS SHOWN ON PLANS AND AS SPECIFIED ON LANDSCAPE DRAWINGS.
4. PLANTS SHALL BE LOCATED AS SHOWN ON PLANS AND AS SPECIFIED ON LANDSCAPE DRAWINGS.

IRRIGATION

1. IMMEDIATELY AFTER PLANTING, WOOD CHIPS SHALL BE APPLIED TO THE BOTTOM OF THE POND WITH A 4 INCH WIDE BITUMINOUS EMULSION.
2. IMMEDIATELY AFTER PLANTING, WOOD CHIPS SHALL BE APPLIED TO THE BOTTOM OF THE POND WITH A 4 INCH WIDE BITUMINOUS EMULSION.

MULCHING

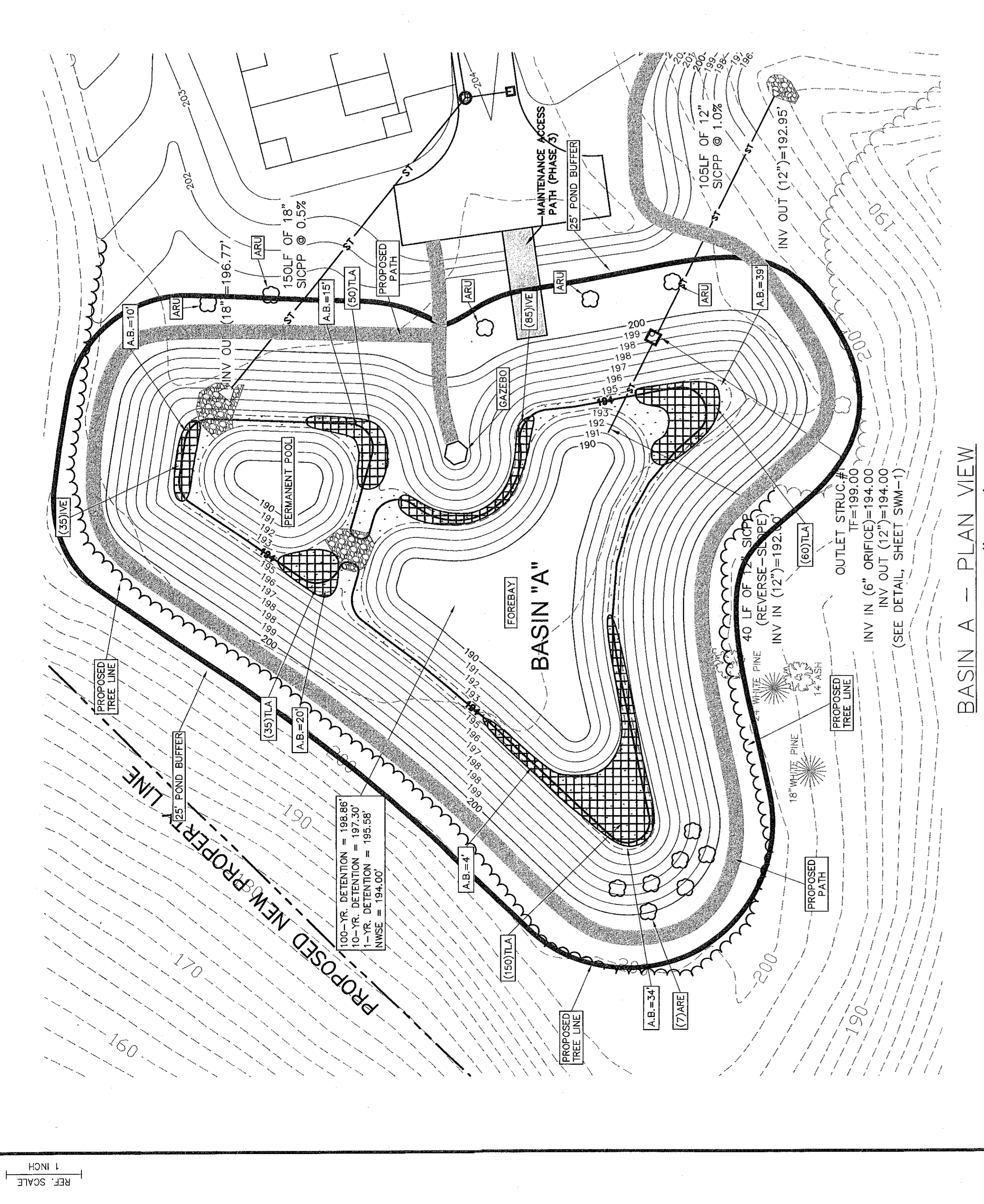
1. THE ENTIRE AREA AROUND THE POND SHALL BE MULCHED WITH A 2-3 LAYER OF WOOD CHIPS.
2. THE ENTIRE AREA AROUND THE POND SHALL BE MULCHED WITH A 2-3 LAYER OF WOOD CHIPS.

PRUNING

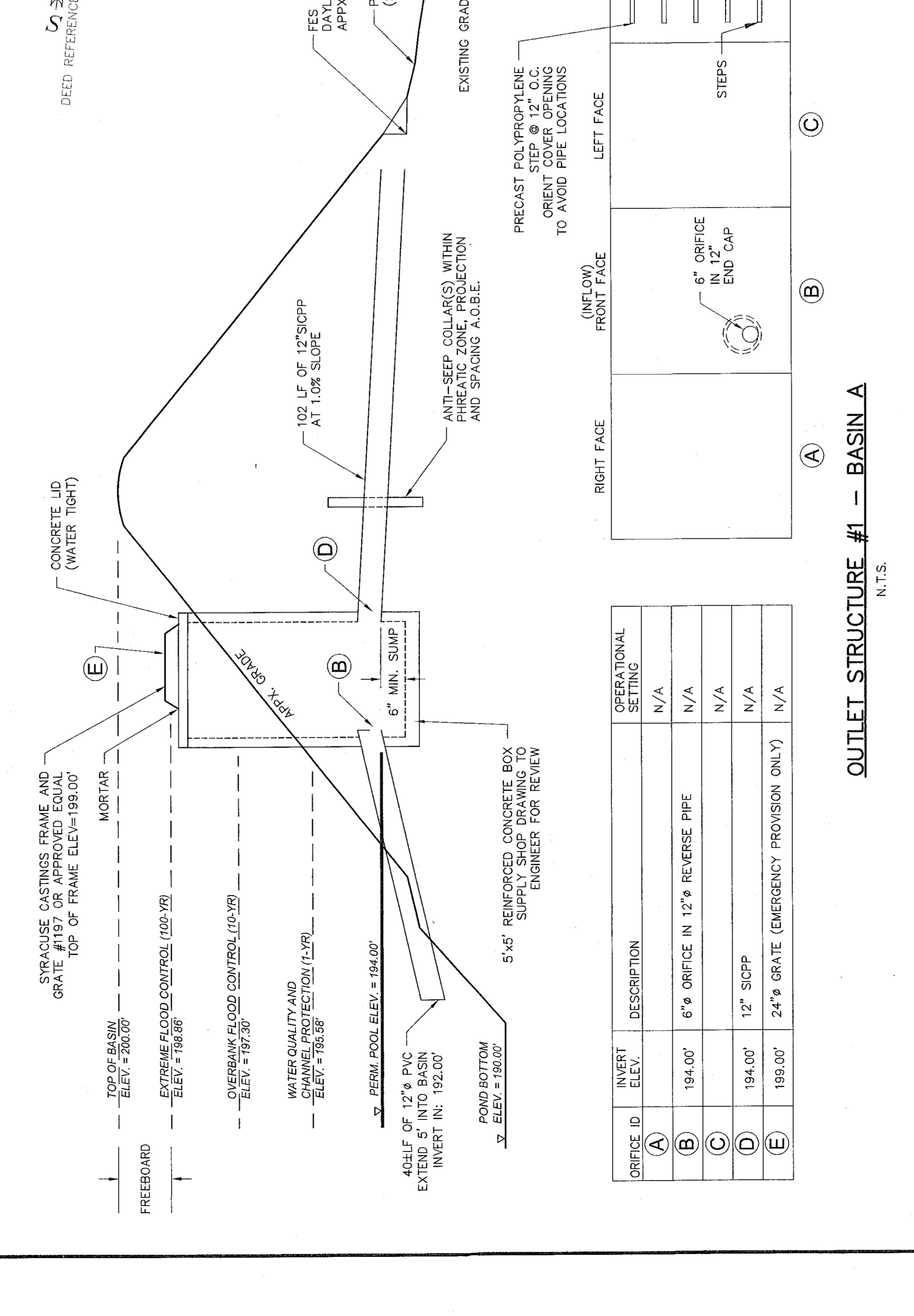
1. ALL TREES AND SHRUBS SHALL BE PRUNED TO MAINTAIN THE HEALTH AND APPEARANCE OF THE PLANTS.
2. ALL TREES AND SHRUBS SHALL BE PRUNED TO MAINTAIN THE HEALTH AND APPEARANCE OF THE PLANTS.

GENERAL NOTES

1. ALL WORK SHALL BE IN ACCORDANCE WITH THE SPECIFICATIONS AND DRAWINGS.
2. ALL WORK SHALL BE IN ACCORDANCE WITH THE SPECIFICATIONS AND DRAWINGS.



BASIN B - PLAN VIEW
SCALE - 1" = 30'



OUTLET STRUCTURE #1 - BASIN A
N.T.S.

ORIFICE ID	INVERT ELEV.	DESCRIPTION	OPERATIONAL SETTING
A	194.00'	6" ORIFICE IN 12" REVERSE PIPE	N/A
B	194.00'	6" ORIFICE IN 12" REVERSE PIPE	N/A
C	194.00'	12" SCPP	N/A
D	199.00'	24" GRATE (EMERGENCY PROVISION ONLY)	N/A

