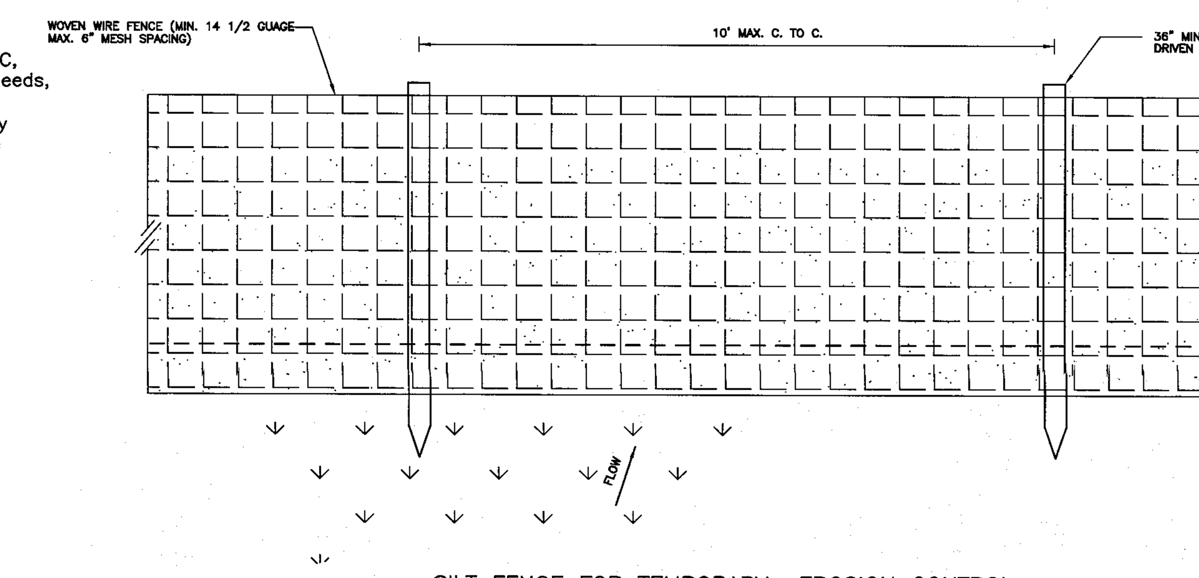
MAP REFERENCES:
1. "Map of Portion of 'Kenaware', Section #1, Property of Charles Buchman" dated March 23, 1955, revised to August 18, 1958, by Edward W. Boutelle & Son, Engineers and Surveyors, as filed in the Albany County Clerk's Office on September 2, 1958, in drawer 159, as map no. 3650.
2. "Map of Cherrydale, Property of Grant Vagel, Slingerlands" dated July 17, 1951, by Edward W. Boutelle & Son, Civil Engineers & Surveyors, as filed in the Albany County Clerk's Office on August 1, 1951, in drawer 145, as map no. 2725.
3. "Map of "The Commons at Bethlehem", Property of the Commons of Bethlehem, Inc." dated August 23, 1971, revised to May 2, 1972, by Edward W. Boutelle and Son, Civil Engineers & Surveyors, as filed in the Albany County Clerk's Office in drawer 166. as map no. 4760.
4. "Final Plat Proposed Subdivision "Willow Estates" Property of A.T. Zautner & Son, Inc." dated January 16, 2003, revised to August 5, 2003, by Paul E. Hite, Licensed Land Surveyor, as filed in the Albany County Clerk's Office on August 15, 2003, in drawer 172, as map no. 11366.
5. "Plot Plan Showing Building Location, Lands of Sean and Theresa L. Egan", dated April 23, 1998, by Smith & Mahoney, P.C.
6. "Map of Proposed Land Division Lands of Theresa L. Egan St. No. 40 Leaf Road" dated October 21, 2013, revised to June 19, 2014, by Paul E. Hite, Licensed Land Surveyor, as filed in the Albany County Clerk's Office on July 7, 2014, in drawer 172, as map no. 12984.

TOWN STANDARD NOTES:
1. Construction fence must be installed along wetland boundaries and buffers within 25 feet of any activity.
2. All disturbed soils must be stabilized with a minimum cover of mulch within 14 days of last activity.
3. All ES&C measures must be inspected and maintained in compliance with Sect. 128–49 of the Town Code.
4. All cut and fill slopes within the area of disturbance must have a maximum slope of 3:1 (H:V) or 33%.
5. All driveways and walkways constructed on the property must not exceed a maximum slope of 10%.
6. Final grading must ensure positive drainage away from the structure with a minimum slope of 1%.
7. Typically, Garage Finished Floor (GFF) is to be 18" above the existing roadway centerline elevation.
8. Notify the Engineering Division of any deviations in building location or grading from approved plans.

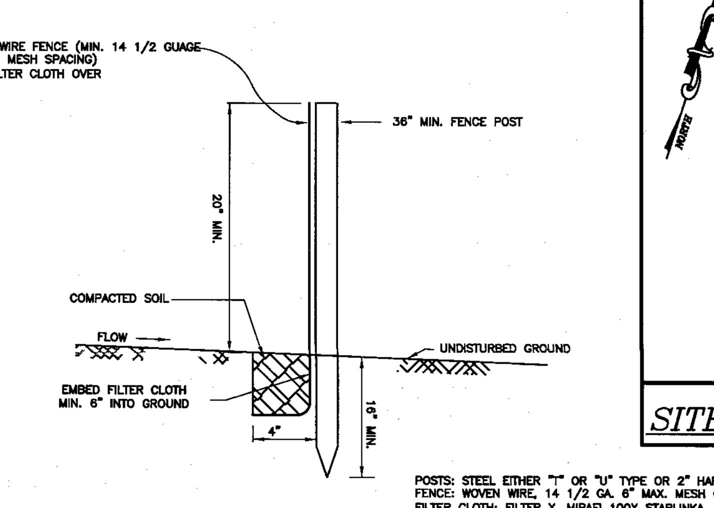
SEDIMENT CONTROL NOTES:
1. Property located in an MS–4 Zone, construction disturbance of 1/4 Ac. (10,890 Sq. Ft.) requires a grading and sediment control plan.
2. Total construction disturbance will be 0.96 +/– Ac. (41,595.47 +/– Sq. Ft.).

NOTES:
1. Map prepared from an accurate field survey and deeds and maps of record.
2. Boundary lines shown hereon are as deeded, monumented and occupied.
3. See deed dated September 18, 2014 from Theresa L. Egan to Homes By Quality PM, LLC, as recorded in the Albany County Clerk's Office on October 6, 2014, in Book 3114 of deeds, at Page 384.
4. Lands conveyed to the County of Albany for Highway purposes (re–construction of Cherry Avenue), deed dated October 29, 2002, and recorded in the Albany County Clerk's Office on October 31, 2002, in Book 2723 of deeds, at Page 434.
5. (542) denotes Lot Number per Map Reference No. 1.
6. [72] denotes Lot Number per Map Reference No. 2.
7. ⟨22⟩ denotes Lot Number per Map Reference No. 3.

DEVELOPMENT NOTES:
1. Contours shown are based on USGS datum (NAVD88), contour interval (1) foot.
2. a) 244 denotes existing contour.
   b) 244 denotes proposed contour.
   c) x 202.5 denotes existing elevation.
   d) x 202.5 denotes proposed elevation.
3. a) denotes existing edge of woods.
   b) denotes proposed edge of woods.
4. denotes proposed silt fence.
5. a) ◎ denotes existing Sanitary Sewer Manhole.
   b) ◎ denotes proposed Sanitary Sewer Manhole.
   c) denotes proposed Seepage Pit.
   d) P.C.D. denotes Proposed Cellar Drain.
   e) P.S.S.L. denotes Proposed Sanitary Sewer Lateral.
   f) E.S.S.L. denotes Existing Sanitary Sewer Lateral. Existing laterals lie within Cherry Avenue and will not be used. Connections to sanitary sewer to be made to existing sanitary sewer in Leaf Road as shown hereon.
   g) P.W.S. denotes Proposed Water Service.
   h) E.W.S. denotes Existing Water Service.

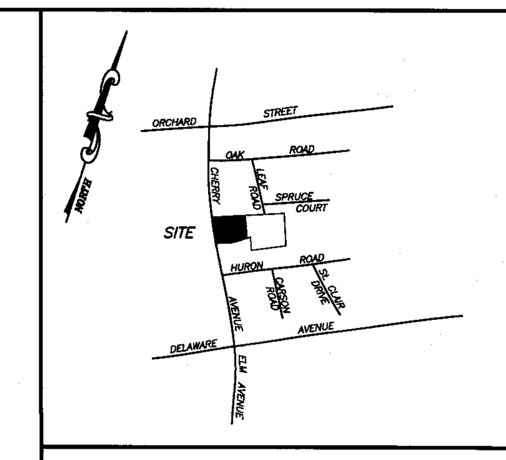


SILT FENCE FOR TEMPORARY EROSION CONTROL
(NOT TO SCALE)
DETAIL "A"



POSTS: STEEL EITHER "T" OR "U" TYPE OR 2" HARDWOOD
FENCE: WOVEN WIRE, 14 1/2 GA. 6" MAX. MESH OPENING
FILTER CLOTH: FILTER X, MIRAFI 100X STABLINKA T140N OR APPROVED EQUAL
PREFABRICATED UNIT: GEOFAB, ENVIROFENCE, OR APPROVED EQUAL

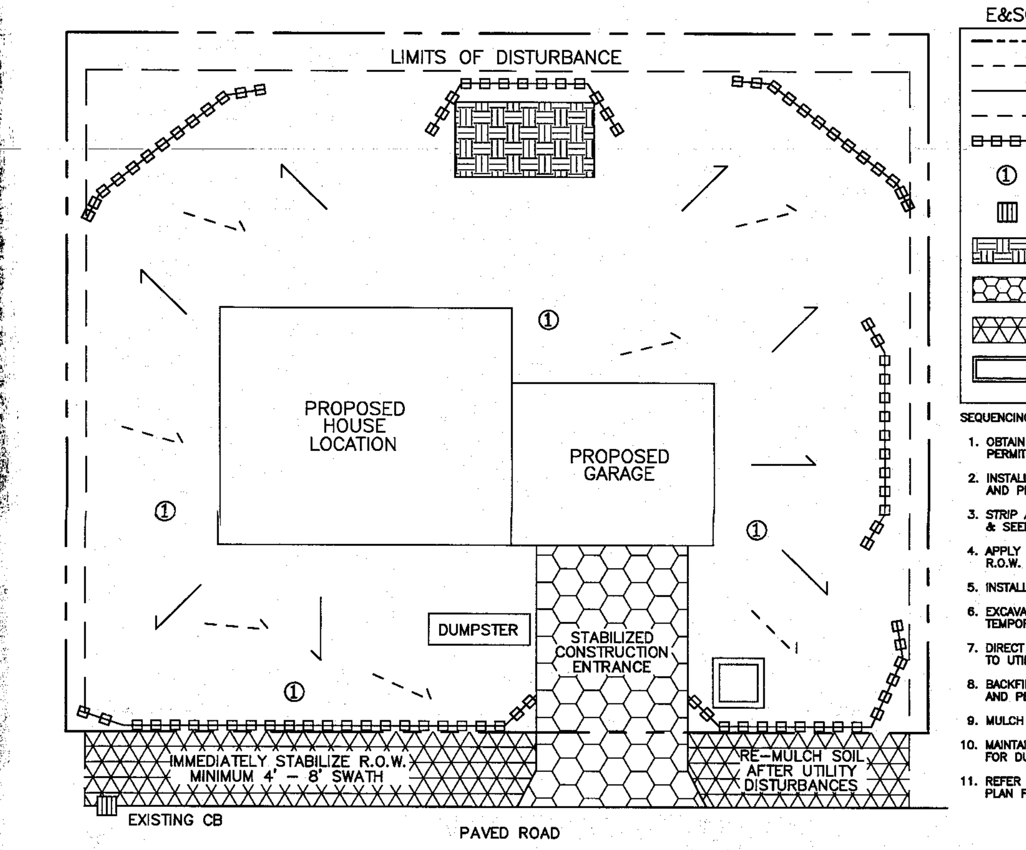
SILT FENCE FOR TEMPORARY EROSION CONTROL
(NOT TO SCALE)
DETAIL "B"



SITE LOCATION: SCALE: NONE

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.

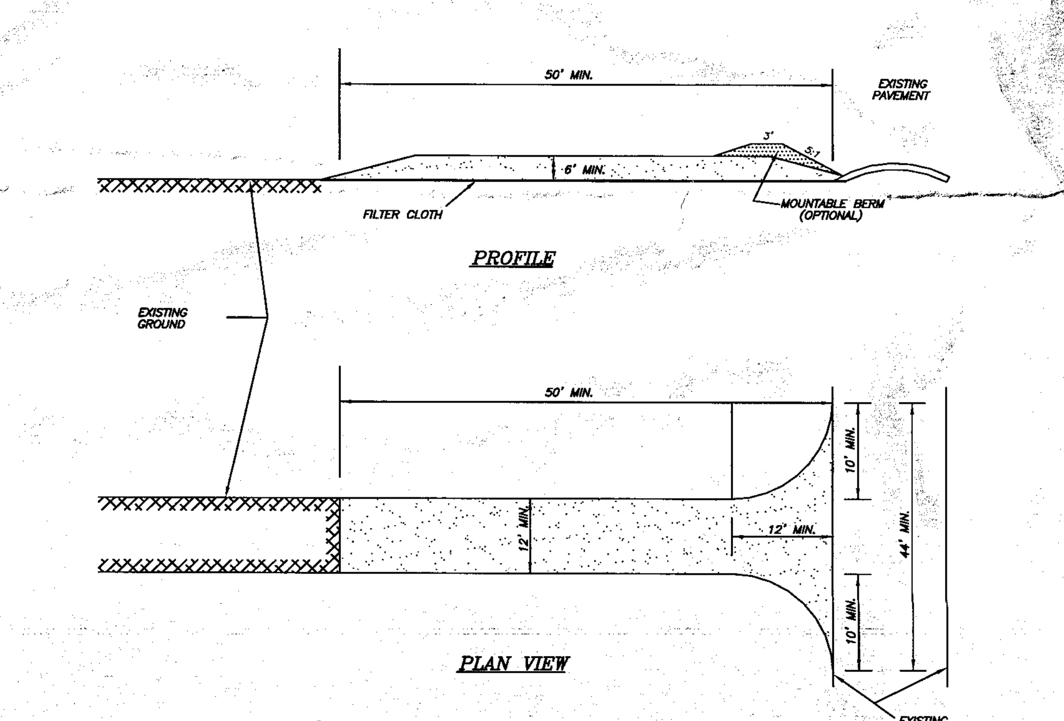
SILT FENCE FOR TEMPORARY EROSION CONTROL
MAINTENANCE NOTES



E&SC PLAN LEGEND
- PROPERTY LINE
- EXISTING DRAINAGE
- FINISHED DRAINAGE
- LIMITS OF GRADING
- SILT FENCE
- ① TEMPORARY SEEDING AND MULCHING
- CATCH BASIN INLET
- STOCKPILED SOIL
- GRAVEL ENTRANCE
- ROLLED EROSION CONTROL PRODUCT
- CONCRETE WASHOUT (SEE DETAIL "D")

SEQUENCING NOTES:
1. OBTAIN BUILDING AND GRADING PERMIT APPROVAL FROM TOWN
2. INSTALL STABILIZED ENTRANCE AND PERIMETER SILT FENCING
3. STRIP AND STOCKPILE TOPSOIL & SEED/MULCH WITHIN 14 DAYS
4. APPLY TEMP. SEED & MULCH ON R.O.W. (90% SURFACE COVERAGE)
5. INSTALL CONCRETE WASHOUT
6. EXCAVATE FOR FOUNDATION & TEMPORARILY STOCKPILE SOIL
7. DIRECT CONTRACTOR AND SUBS TO UTILIZE THE WASHOUT AREA
8. BACKFILL HOUSE FOUNDATION AND PERFORM ROUGH GRADING
9. MULCH ALL THE EXPOSED SOIL
10. MAINTAIN ALL E&SC MEASURES FOR DURATION OF ACTIVITIES
11. REFER TO POST–CONSTRUCTION PLAN FOR FINAL STABILIZATION

– TYPICAL HOMESITE EROSION & SEDIMENT CONTROL (E&SC) PLAN –
(NOT TO SCALE)



STABILIZED CONSTRUCTION ENTRANCE DETAILS
(NOT TO SCALE)
DETAIL "C"

CONSTRUCTION SPECIFICATIONS

1. STONE SIZE – USE 2" STONE, OR RECLAIMED OR RECYCLED CONCRETE EQUIVALENT.
2. LENGTH – NOT LESS THAN 50 FEET (EXCEPT ON A SINGLE RESIDENCE LOT WHERE A 30 FOOT MINIMUM LENGTH WOULD APPLY).
3. THICKNESS – NOT LESS THAN SIX (6) INCHES.
4. WIDTH – TWELVE FOOT MINIMUM, BUT NOT LESS THAN THE FULL WIDTH AT POINTS WHERE INGRESS OR EGRESS OCCURS. TWENTY–FOUR (24) FOOT IF SINGLE ENTRANCE TO SITE.
5. FILTER CLOTH – WILL BE PLACED OVER THE ENTIRE AREA PRIOR TO PLACING OF STONE. (TREVIRA SPUNBOUND 1135)
6. SURFACE WATER – ALL SURFACE WATER FLOWING OR DIVERTED TOWARD CONSTRUCTION ENTRANCES SHALL BE PIPED ACROSS THE ENTRANCE. IF PIPING IS IMPRACTICAL, A MOUNTABLE BERM WITH 5:1 SLOPES WILL BE PERMITTED
7. MAINTENANCE – THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS–OF–WAY. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACTED ONTO PUBLIC RIGHTS–OF–WAY MUST BE REMOVED IMMEDIATELY.
8. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH STONE AND WHICH DRAINS INTO AN APPROVED SEDIMENT TRAPPING DEVICE.
9. PERIODIC INSPECTION AND NEEDED MAINTENANCE SHALL BE PROVIDED AFTER EACH RAIN

TOWN OF BETHLEHEM, NEW YORK
PLANNING DEPT. ORIGINAL
- SCANNED -
0 1 INCHES 2

ALBANY COUNTY DEPARTMENT OF HEALTH
DIVISION OF ENVIRONMENTAL HEALTH SERVICES
By direction of the Commissioner of Health, these plans are hereby approved. See first sheet for date and signature.

TOWN OF BETHLEHEM PLANNING BOARD

PLANNING BOARD
TOWN OF BETHLEHEM
ALBANY COUNTY, NEW YORK
By direction of the Chairman.
These drawings are hereby approved.
See sheet(s) 4 of 4
for date and signature.

SEEDING

SEEDING: (TEMPORARY)

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

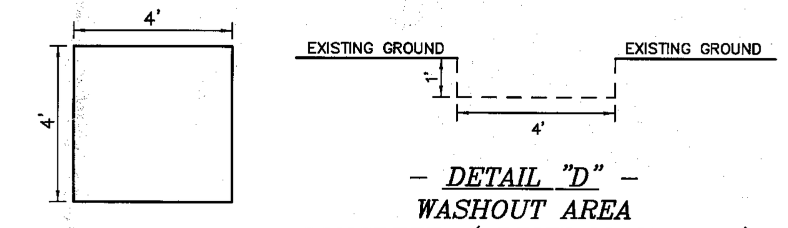
LATE FALL & EARLY WINTER: CERTIFIED AROSTOOK WINTER RYE @ 2.5 lbs / 1,000 Sq. Ft.

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 "D" –
WASHOUT AREA
CONCRETE / DRYWALL WASTES)
(NOT TO SCALE)

– RECORD OWNER/SUBDIVIDER –
HOMES BY QUALITY PM, LLC
199 DELAWARE AVENUE
DELMAR, NY 12054

TAX MAP 85.14, BLOCK 4, PARCEL p/o 18.1

REVISED: JULY 20, 2015 – REVISIONS PER CONDITIONAL APPROVAL CERTIFICATE No. 267 DATED JUNE 16, 2015
REVISED: MAY 12, 2015 – REVISIONS PER TOWN DEPARTMENT OF PUBLIC WORKS & DEPARTMENT OF ECONOMIC DEVELOPMENT AND PLANNING MEMOS DATED APRIL 10, 2015 PLANNING BOARD REVIEW COMMENTS (APRIL 21, 2015) AND COMMENTS OF SENIOR PLANNER (MAY 7, 2015)

EROSION & SEDIMENT CONTROL PLAN

(3) LOT SUBDIVISION LANDS OF HOMES BY QUALITY PM, LLC CHERRY AVENUE

TOWN OF BETHLEHEM

Paul E. Hite, L.L.S. L.S. #45369

COUNTY:	ALBANY
STATE:	NEW YORK
~~SCALE:~~	1" = 30'
DATE:	FEBRUARY 26, 2015
DRAWN BY:	SHD — MAP NO.:558–SD

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

FB 460, Pg. 55; FB 465, Pg. 37 FMD 145
D16,J1 ADCADD 28 & 28A
ROT.