

SLOPE SETBACK LINE
 FOR PROJECTS HAVING SLOPES WITH SLIPPAGE PRONE SOILS, A "SLOPE SET BACK LINE" IS SHOWN AND LABELED AS SUCH ON THE PLAN.

THE EXISTING CONDITIONS SOIL SLOPES FOR PORTIONS OF LOTS NO. 35, 37, 40, 44, 48, 55, 57 AND 59 WALDEN FIELDS DRIVE, THE H.O.A. AMENITY AREA, AND THE 1.4 AC. H.O.A. PARCEL, EXCEED THE 1 VERTICAL TO 5 HORIZONTAL SLOPE GUIDELINES IDENTIFIED BY THE TOWN OF BETHELEHM PUBLIC WORKS DEPARTMENT AS THE SAFE DEVELOPMENT SLOPE FOR THE GENERIC PROJECT SOILS. A GEOTECHNICAL INVESTIGATION, ANALYSIS AND REPORT HAS BEEN PERFORMED FOR THESE SUBJECT LOTS BY KENNETH HOFFMAN P.E., SOILS AND FOUNDATION ENGINEERS, DATED FEBRUARY 24, 2003, WITH REGARDS TO THE PROPOSED HOUSES, THEIR FIRST FLOOR AND BASEMENT ELEVATIONS AND OTHER IMPROVEMENTS SHOWN IN THESE AREAS, AS SHOWN ON THIS GRADING PLAN. THE GEOTECHNICAL INVESTIGATION ESTABLISHES THAT PROPOSED HOMES WITH BASEMENTS AND OTHER PROPOSED IMPROVEMENTS CAN BE SAFELY BUILT ON THESE LOTS AS PROPOSED. THE CONTRACTOR AND BUILDER SHALL RECEIVE A COPY OF THE GEOTECHNICAL INVESTIGATION REPORT AND FULLY IMPLEMENT ITS RECOMMENDATIONS REGARDING DEVELOPMENT ON THESE LOTS.

- SOILS NOTES**
1. THE DEVELOPER SHALL HAVE A SITE-SPECIFIC SOILS REPORT WRITTEN FOR ANY LOT THAT HAS A PROPOSED FOUNDATION FOOTPRINT THAT IS LOCATED ON THE DOWNHILL SIDE OF THE SLOPE SET BACK LINE AS SHOWN ON THE LAND DEVELOPMENT PLAN(S) SHEET 1 AND SHEET 2, AND THE GRADING PLAN(S) SHEET 3 AND SHEET 4. ADDRESSING THE SLOPE STABILITY ISSUE AND HAVING BEEN DULY PREPARED BY A LICENSED GEOTECHNICAL ENGINEER, THE REPORT SHALL BE SUBMITTED TO THE TOWN BUILDING INSPECTOR PRIOR TO THE ISSUANCE OF A BUILDING PERMIT FOR THAT LOT. THE DEVELOPER SHALL ALSO INCLUDE A DEED NOTICE IN THE DEED FOR THAT LOT, AS WRITTEN IN NOTE 4 BELOW. THIS PERTAINS TO, BUT IS NOT LIMITED TO, THE FOLLOWING LOTS: 35, 37, 55 AND 57 WALDEN FIELDS DRIVE AND THE H.O.A. AMENITY PARCEL.
 2. IN ADDITION TO THE ABOVE LOTS, THE DEVELOPER SHALL INCLUDE A DEED NOTICE IN THE DEED FOR ANY OTHER LOT THAT HAS A SLOPE SET BACK LINE SHOWN ON IT AS SHOWN ON THE LAND DEVELOPMENT PLAN(S) SHEET 1 AND SHEET 2, AND THE GRADING PLAN(S) SHEET 3 AND SHEET 4. THE DEED NOTICE SHALL BE WRITTEN AS IN NOTE 4 BELOW. THIS PERTAINS TO, BUT IS NOT LIMITED TO, THE FOLLOWING LOTS: 40, 44, 48 AND 59 WALDEN FIELDS DRIVE AND THE 1.4 AC. H.O.A. PARCEL.
 3. THE DEVELOPER SHALL PLACE A CONDITION IN THE CONTRACT FOR PURCHASE AND SALE OF REAL ESTATE FOR ANY LOT THAT WILL HAVE A DEED NOTICE AS INDICATED IN SOILS NOTES 1 & 2 ABOVE. THE CONDITION WILL STATE THAT THE DEED FOR THE TRANSACTION WILL HAVE A DEED NOTICE AS WRITTEN IN ITEM 4 BELOW.
 4. THE FOLLOWING STATEMENT IS THE SLOPE-RELATED DEED NOTICE TO BE PLACED IN THE DEEDS OF SPECIFIED LOTS:
 "SUBJECT TO THIS NOTICE OF SITE CONDITIONS, WHICH SHOULD BE CONSIDERED BEFORE FUTURE IMPROVEMENTS ARE MADE TO THE LOT, DUE TO THE SLIPPAGE-PRONE NATURE OF THE SOIL CONDITIONS ASSOCIATED WITH THE SLOPES ON THIS PROPERTY, THE SERVICES OF A LICENSED GEOTECHNICAL ENGINEER SHOULD BE OBTAINED BEFORE ANY CHANGES ARE MADE ON THE PROPERTY, SUCH AS PLACING FILL, RE-GRADING, BUILDING RETAINING WALLS, CUTTING TREES, INSTALLING SWIMMING POOLS, CHANGING SURFACE OR SUB-SURFACE DRAINAGE PATTERNS, ALTERING ANY STREAMS THAT MAY BE ON THE PROPERTY, ETC. A SITE-SPECIFIC SOILS REPORT ADDRESSING THE ISSUE OF SLOPE STABILITY MAY HAVE BEEN REQUIRED FOR TOWN SUBDIVISION APPROVAL OF THIS LOT, IN WHICH CASE THE REPORT WILL BE ON FILE AND AVAILABLE AT THE TOWN OF BETHELEHM BUILDING DEPARTMENT."

REAR BUILDING ENVELOPE
 THE REAR BUILDING ENVELOPE LINE SHOWN ON THIS DRAWING IS INTENDED TO ESTABLISH THE REAR LIMIT OF BUILDING CONSTRUCTION FOR PURPOSES OF CONFORMANCE WITH THE APPROVED GRADING PLAN AND STORMWATER MANAGEMENT SYSTEM. IN THE EVENT ANY PART OF A BUILDING FOUNDATION OR PIER FOOTING IS PROPOSED TO BE LOCATED BEYOND THE REAR BUILDING ENVELOPE LINE, THE OWNER SHALL RETAIN THE SERVICES OF A LICENSED P.E., P.L.S. OR OTHER AUTHORIZED DESIGN PROFESSIONAL TO EVALUATE THE EFFECT OF THE FOUNDATION OR PIER FOOTING PLACEMENT ON THE APPROVED GRADING PLAN, STORMWATER MANAGEMENT SYSTEM AND OTHER RELEVANT PLAN FEATURES. THE RESULTS OF THE EVALUATION SHALL BE DOCUMENTED AND SUBMITTED TO THE TOWN OF BETHELEHM BUILDING DEPARTMENT AND ENGINEERING DIVISION PRIOR TO THE SUBMISSION OF A LETTER REPORT, CERTIFIED BY THE DESIGN PROFESSIONAL AND ATTACHED TO THE PROPOSED BUILDING PLAN FOR THE EFFECTED LOTS. THE REPORT SHALL STATE THAT:

1. PROPOSED GRADING FOR THE LOT(S) IS IN CONFORMITY WITH THE APPROVED GRADING PLAN, AND THERE IS NO EFFECT ON THE STORMWATER MANAGEMENT SYSTEM AS SHOWN ON THE APPROVED DRAWINGS AND DESCRIBED IN THE APPROVED STORMWATER MANAGEMENT SYSTEM ENGINEERING REPORT;
 2. MODIFICATIONS TO THE APPROVED GRADING PLAN ARE PROPOSED, BUT SUCH MODIFICATIONS ARE IN CONFORMITY WITH THE APPROVED STORMWATER MANAGEMENT SYSTEM ENGINEERING REPORT AND NO CHANGES IN THE STORMWATER MANAGEMENT SYSTEM DESIGN ARE NECESSARY; OR,
 3. MODIFICATIONS ARE PROPOSED IN BOTH THE APPROVED GRADING PLAN AND THE APPROVED STORMWATER MANAGEMENT SYSTEM.
- ANY AMENDMENTS TO THE APPROVED GRADING PLAN OR STORMWATER MANAGEMENT SYSTEM SHALL BE SUBJECT TO ENGINEERING DIVISION REVIEW AND APPROVAL PRIOR TO ISSUANCE OF A BUILDING PERMIT FOR THE EFFECTED LOTS. WHERE MODIFICATIONS ARE PROPOSED IN THE APPROVED GRADING PLAN, THE LETTER REPORT SHALL INDICATE THAT ALL PERMIT AND PREVIOUSLY APPROVED MODIFICATIONS TO THE GRADING PLAN AND STORMWATER MANAGEMENT SYSTEM WERE CONSIDERED IN THE EVALUATION. WHERE MODIFICATIONS ARE ALSO PROPOSED IN THE APPROVED STORMWATER MANAGEMENT SYSTEM, A LETTER REPORT, AMONGING THE APPROVED STORMWATER MANAGEMENT SYSTEM ENGINEERING REPORT SHALL ALSO BE SUBMITTED. SAID LETTER REPORT SHALL INCLUDE ENGINEERING CALCULATIONS AND CONSIDER ANY PRIOR ADDENDA TO THE STORMWATER MANAGEMENT SYSTEM ENGINEERING REPORT. (FOR FURTHER DETAILS SEE BUILDING PROJECT APPROVAL NO. 35, ITEM B-4-L(3), ON FILE IN THE TOWN CLERK'S OFFICE.)

APPLICANT / DEVELOPER
 ROSEN DEVELOPMENT CORP.
 THREE "E" COW PLAZA
 ALBANY, NY 12207

PROJECT CONSULTANTS
ENGINEERS AND SURVEYORS
 L. SIPPERLY & ASSOCIATES
 LATHAM, NY

LANDSCAPE ARCHITECTS/PLANNERS
 REIMANN-BUECHNER PARTNERSHIP
 SYRACUSE, NY

WETLAND CONSULTANTS
 INGALLS SMART ASSOCIATES
 IN ENGINEERING & SURVEYING
 SCHENECTADY, NY

TRAFFIC CONSULTANTS
 CREIGHTON MANNING ENGINEERING, LLP
 ALBANY, NY

TOWN OF BETHELEHM APPROVAL

PLANNING BOARD
TOWN OF BETHELEHM
ALBANY COUNTY, NEW YORK

This plat APPROVED subject to such conditions as are stated in Building Project Approval (E/P/A) No. 35, dated July 18, 2003.

Angela C. Schwanbach
 Title: CHAIRMAN
 Date: July 18, 2003

DESIGNED BY: D.E.O.
 DRAWN BY: D.E.O.
 CHECKED BY: N.C.
 APPROVED BY: L.T.S.
 SCALE: 1" = 50'
 DATE: MAY 15, 2002

"WALDENMAIER" PLANNED RESIDENCE COMMUNITY
PLANNED RESIDENCE DISTRICT NO. 13
 ELSMERE AVENUE & FEURA BUSH ROAD
 COUNTY OF ALBANY

TOWN OF BETHELEHM
 STATE OF NEW YORK

GRADING PLAN (1)

REV. NO. 3
 DWS. NO. G-02678



LEGEND

- EXISTING PROPERTY LINE
- LIMITS OF FEDERAL WETLANDS
- WETLAND IMPACTED BY PROJECT
- EXISTING TREE LINE
- SLOPE SETBACK LINE
- EXISTING CONTOUR LINE
- PROPOSED TREE LINE
- PROPOSED CONTOUR LINE
- PROPOSED PROPERTY LINE
- PROPOSED R.O.W./LOT LINE
- PROPOSED INTERIOR LOT DIVISION LINE
- PROPOSED GUIDE RAIL
- PROPOSED HOUSE NUMBERS
- PROPOSED REAR BUILDING ENVELOPE LINE (SEE NOTE)
- PROPOSED WATER MAIN
- PROPOSED SANITARY SEWER AND MANHOLE
- PROPOSED STORM SEWER AND CATCH BASIN
- PROPOSED END SECTION
- PROPOSED SWALE AND FLOW DIRECTION
- PROPOSED 6" UNDERDRAIN
- PROPOSED SLOPE DRAIN
- PROPOSED FIRE HYDRANT
- PROPOSED GATE VALVE
- APPROXIMATE LIMITS OF CLEARING & GRADING
- PROPOSED TOWN HOME

GRADING PLAN NOTES

1. CONTRACTOR MUST PROTECT ALL SURFACE WATERS FROM SILTATION DURING CONSTRUCTION WITH APPROPRIATE MEASURES, BUT NOT LIMITED TO, PLACING STRAW BALES AND SILTATION FENCING AROUND WORK. AS A MINIMUM, STRAW BALES AND SILTATION FENCING SHALL BE PLACED DOWN DRILL PLAN AND IN ALL DRAINAGE SWALES AT INTERVALS REQUIRED TO CONTROL SILTATION UNTIL RIP-RAP IS INSTALLED. AFTER RIP-RAP IS INSTALLED, PROTECT RIP-RAP FROM SILTATION.
2. MAXIMUM SLOPE SHALL BE 3 FEET HORIZONTAL TO 1 FOOT VERTICAL, UNLESS OTHERWISE NOTED AND APPROVED BY THE TOWN ENGINEER. MINIMUM SLOPE SHALL BE 2%.
3. ALL REAR AND SIDE YARD SWALES SHALL BE CONSTRUCTED TO HAVE A MINIMUM SLOPE OF 2% AND SHALL BE DIRECTED TO DISCHARGE TOWARDS THE PROJECT'S CLOSED DRAINAGE SYSTEM.
4. THE CLEARING AND GRADING LIMIT LINE SHALL BE MARKED IN THE FIELD AND SILT FENCE INSTALLED PRIOR TO THE COMMENCEMENT OF CLEARING AND GRADING OPERATIONS.

DRAINAGE STRUCTURE TABLE

CB I.D.	TOP OF FRAME	INVERT IN ELEVATION	INVERT IN ELEVATION	INVERT IN ELEVATION	INVERT IN ELEVATION	INVERT OUT ELEVATION	COMMENTS
CB100	176.34	170.14(24")	171.00(18")	171.60(15")		170.04(24")	
CB100A	177.90					172.15(15")	
CB101	175.95	170.65(24")	171.65(12")			170.55(24")	
CB101A	175.95					171.95(12")	
CB102	178.50	173.67(24")				172.57(24")	
CB103	181.01	176.37(24")	176.77(12")			176.57(24")	
CB103A	181.07	177.17(12")				177.07(12")	
CB103B	181.80					177.60(12")	
CB104	184.56	179.26(24")	179.91(15")			179.16(24")	
CB104A	184.27	180.37(15")				180.27(15")	
CB104B	185.50	181.71(12")				181.46(15")	
CB104C	186.50					182.50(12")	
CB105	186.21	181.14(24")	182.14(12")			181.04(24")	
CB105A	186.51					182.50(12")	
CB106	187.48	182.32(24")				182.22(24")	
CB107	188.71	182.94(24")				182.90(24")	
CB108	189.92	183.68(24")	185.42(12")	185.42(12")		183.56(24")	
CB108A	189.74					185.74(12")	
STM108B	189.20	184.04(24")				183.94(24")	
CB109	191.14	186.66(12")				186.56(12")	
CB110	192.34	188.05(12")	188.05(12")			187.85(12")	
CB110A	192.37					188.37(12")	
CB111	194.18	190.05(12")				189.95(12")	
CB112	196.82	192.22(12")				192.12(12")	
CB113	196.82					192.82(12")	
CB120	178.66	173.24(15")	173.49(12")			172.99(18")	
CB120A	177.87					173.87(15")	
CB121	181.64	177.40(15")	172.65(12")			172.30(15")	
CB121A	183.50					179.50(12")	
CB122	184.77	180.55(15")	180.80(12")	180.80(12")		180.45(15")	
CB122A	185.17	181.22(12")				181.12(12")	
CB122B	185.62					181.62(12")	
CB122C	185.80					181.80(12")	
CB123	187.20	182.84(15")	183.09(12")			182.74(15")	
CB123A	187.76					183.76(12")	
CB124	188.77	184.28(15")	184.53(12")			184.18(15")	
CB124A	189.80	185.94(12")				185.80(12")	
CB125	189.87	185.21(12")	185.56(12")	185.21(12")		184.96(15")	
CB125A	189.58					185.58(12")	
CB125B	190.80	186.80(12")				186.70(12")	
CB125C	196.29					190.29(12")	
CB126	191.07	186.57(12")	186.57(12")			186.47(12")	
CB126A	192.00					186.00(12")	
CB127	191.77	187.21(12")	187.34(12")			187.11(12")	
CB127A	191.65					187.65(12")	
CB128	192.52	187.78(12")	188.52(12")			187.66(12")	
CB128A	194.40	190.40(12")				190.30(12")	
CB128B	196.90					192.90(12")	
CB129	193.12	188.20(12")	188.82(12")			188.10(12")	
CB129A	193.12					189.12(12")	
CB130	194.63	190.23(12")	190.23(12")			190.33(12")	
CB130A	194.63					190.53(12")	
CB131	195.83					191.83(12")	
CB132	193.90					189.90(12")	
CB133	192.75	194.05(15")				193.95(15")	

REVISIONS

No.	Date	Description	By
E	04/25/03	REVISED PER TOWN COMMENTS & A.C.D.O.H. COMMENTS	J.P.P.
D	02/07/03	REVISED PER TOWN COMMENTS	D.E.O.
C	11/11/02	REVISED PER TOWN COMMENTS	D.E.O.
B	9/23/02	REVISED PER TOWN COMMENTS	D.E.O.
A	5/29/02	ISSUED FOR REVIEW	D.E.O.