

GRADING PLAN NOTES

- CONTRACTOR MUST PROTECT ALL SURFACE WATERS FROM SILTATION DURING CONSTRUCTION WITH APPROPRIATE MEASURES INCLUDING, BUT NOT LIMITED TO, PLACING STRAW BALES AND SILTATION FENCING AROUND WORK. AS A MINIMUM STRAW BALES AND SILTATION FENCING SHALL BE PLACED AS SHOWN ON THE EROSION CONTROL 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.
- 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%.
- 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.
- 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.

SLOPE SETBACK LINE

FOR PROJECTS HAVING SLOPES WITH SLIPPRONE 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, 50, 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 LOTS BY VERNON HOFFMAN P.E., SOILS AND FOUNDATION ENGINEER, 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 FOUNDATION BANKS AND OTHERS 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.

SOILS NOTES

- 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, 50 AND 57 WALDEN FIELDS DRIVE AND THE H.O.A. AMENITY PARCEL.
- IN ADDITION TO THE ABOVE LOTS 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 50 WALDEN FIELDS DRIVE AND THE 1.4 AC. H.O.A. PARCEL.
- 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.
- 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 SLIPPRONE NATURE OF THE SOILS, 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, 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 OF 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 IN THE FORM OF A LETTER REPORT, CERTIFIED BY THE DESIGN PROFESSIONAL AND ATTACHED TO THE PROPOSED BUILDING PLAN FOR THE EFFECTED LOT(S). THE REPORT SHALL STATE THAT:

- PROPOSED GRADING FOR THE LOT(S) IS IN CONFORMANCE 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;
- MODIFICATIONS TO THE APPROVED GRADING PLAN ARE PROPOSED, BUT SUCH MODIFICATIONS ARE IN CONFORMANCE WITH THE APPROVED STORMWATER MANAGEMENT SYSTEM ENGINEERING REPORT AND NO CHANGES IN THE STORMWATER MANAGEMENT SYSTEM DESIGN ARE NECESSARY; OR,
- 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 PERTINENT 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, AMENDING THE APPROVED STORMWATER MANAGEMENT SYSTEM SHALL ALSO BE SUBMITTED. SAID LETTER REPORT SHALL INCLUDE ENGINEERING CALCULATIONS AND CONSIDER ANY PRIOR ADDRESS TO THE STORMWATER MANAGEMENT SYSTEM ENGINEERING REPORT. (FOR FURTHER DETAILS SEE BUILDING PROJECT APPROVAL NO. 35, ITEM B-4-B(3), ON FILE IN THE TOWN CLERK'S OFFICE.)

LEGEND

- - - - - EXISTING PROPERTY LINE
- - - - - LIMITS OF FEDERAL WETLANDS
- - - - - WETLAND IMPACTED BY PROJECT
- - - - - EXISTING TREE LINE
- - - - - EXISTING CONTOUR LINE
- - - - - PROPOSED TREE LINE
- - - - - PROPOSED CONTOUR LINE
- - - - - PROPOSED PROPERTY LINE
- - - - - PROPOSED F.O.M./LOT LINE
- - - - - PROPOSED INTERIOR LOT DIVISION LINE
- - - - - PROPOSED GUIDE RAIL
- - - - - PROPOSED HOUSE NUMBERS
- - - - - PROPOSED SEWERAGE
- - - - - 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 FIRE HYDRANT
- - - - - PROPOSED GATE VALVE
- - - - - APPROXIMATE LIMITS OF CLEARING & GRADING
- [Hatched Box] PROPOSED TOWN HOME

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
STM200A	190.20	185.75(24")				185.65(24")	
CB200	194.63	187.58(24")				187.48(24")	
CB201	194.63	187.80(24")	190.77(12")	190.63(12")		187.78(24")	
CB201A	195.39					191.35(12")	
CB201B	195.08					191.08(12")	
CB202	195.65	188.24(24")	191.41(12")			188.14(24")	
CB202A	195.77					191.77(12")	
CB203	194.26	188.96(24")	189.36(12")			188.86(24")	
CB203A	194.26					190.26(12")	
CB203B	195.03	188.60(24")				188.50(24")	
CB204	196.46	189.68(18")	192.10(12")			189.18(24")	
CB204A	196.46	192.50(12")				192.40(12")	
CB204B	197.10	193.51(12")	193.51(12")			193.41(12")	
CB204C	197.10					193.65(12")	
CB205	197.36	190.88(18")				190.78(18")	
CB206	197.36	191.22(18")	193.36(12")			191.12(18")	
CB207	197.63	191.74(18")	193.33(12")			191.64(18")	
CB207A	198.63					193.83(12")	
CB208	199.41	192.25(18")	194.99(12")			192.15(18")	
CB208A	199.41					195.29(12")	
STM209	200.55	192.86(15")	193.11(12")			192.61(18")	
CB210	199.67	193.33(12")	195.22(12")			193.23(12")	
CB211A	199.67					195.52(12")	
CB211B	199.19	193.89(12")				193.79(12")	
CB215	198.19					194.18(12")	
CB210	200.65	193.61(15")	196.35(12")			193.51(15")	
CB210A	200.65					196.65(12")	
CB211	199.37	194.21(15")	195.07(12")			194.11(15")	
CB211A	199.37					195.37(12")	
CB212	200.42	194.55(15")	196.27(12")			194.45(15")	
CB212A	200.76					196.76(12")	
CB213	201.12	195.10(15")				195.00(15")	
CB214	201.53	195.62(12")	197.23(12")			195.37(15")	
CB214A	201.53					197.53(12")	
CB214B	201.87	196.12(12")				196.02(12")	
CB214C	202.35	196.44(12")				196.34(12")	

APPLICANT / DEVELOPER

ROSEN DEVELOPMENT CORP.
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ALBANY COUNTY HEALTH DEPARTMENT APPROVAL
TOWN OF BETHELEHM APPROVAL

PLANNING BOARD
TOWN OF BETHELEHM
ALBANY COUNTY, NEW YORK

This plan APPROVED subject to such conditions as are stated in Building Project Approval 02/143
No. 35, dated JUL 1 8 2003

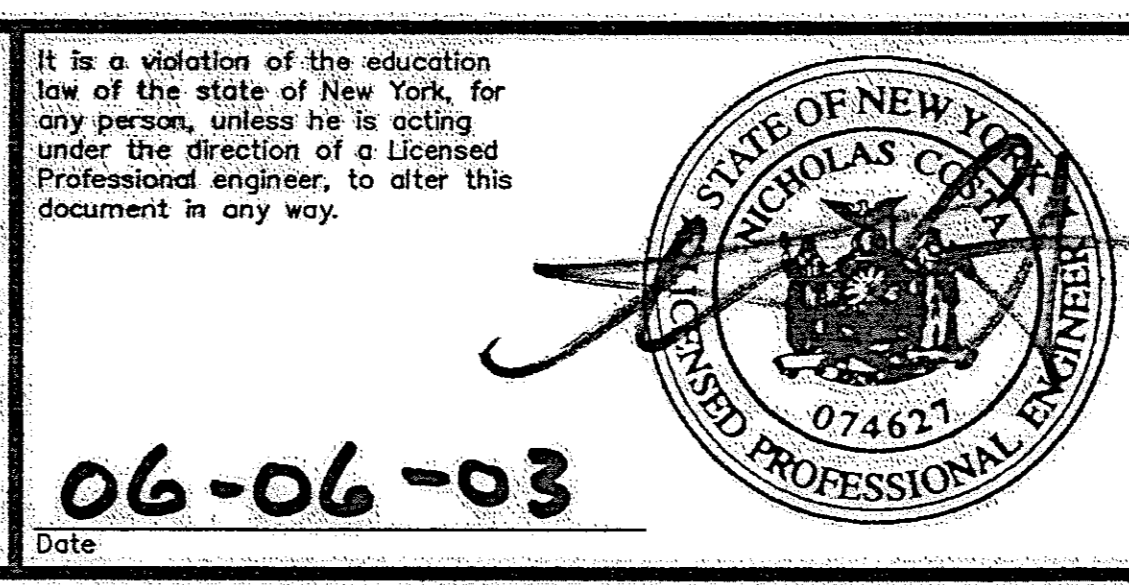
Angela C. Anderson
Chairman
Date JUL 1 8 2003

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

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
ISSUED:

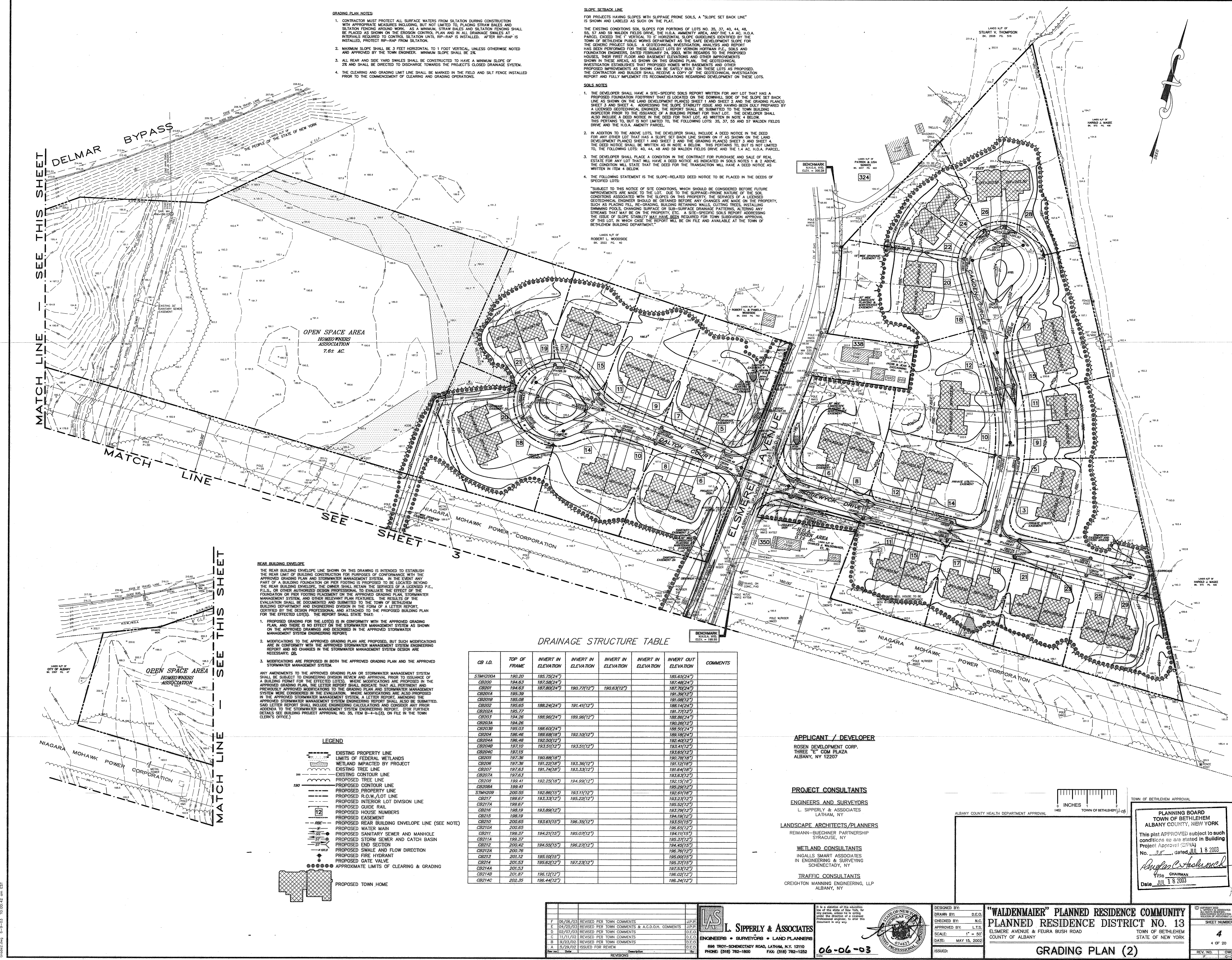
SHEET NUMBER
4 OF 20
REV. NO. DWG. NO.
F G-02073

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06-06-03

GRADING PLAN (2)



Graded and 05-19-03 10:00:42 am EST