

PROPOSED WEST (GROESBECK PL.) ELEVATION

SCALE: 1/8"=1'-0"

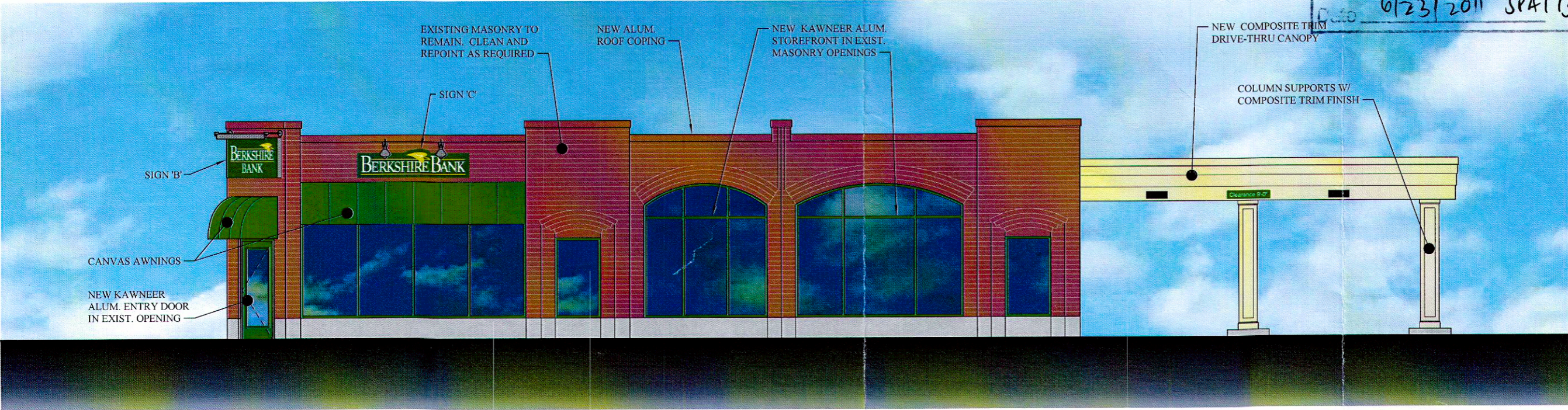
PLANNING BOARD
TOWN OF BETHLEHEM
ALBANY COUNTY, NEW YORK

This Site Plan Approved:

George J. J...

Title CHAIRMAN

DATE 6/23/2011 SPA173



PROPOSED SOUTH (DELAWARE AVE.) ELEVATION

SCALE: 1/8"=1'-0"

hdp
architects

Proposed Conceptual Renovations for:

BERKSHIRE BANK

251-255 Delaware Ave.

RECEIVED

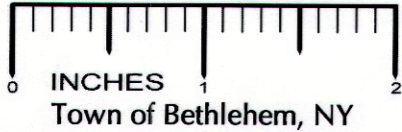
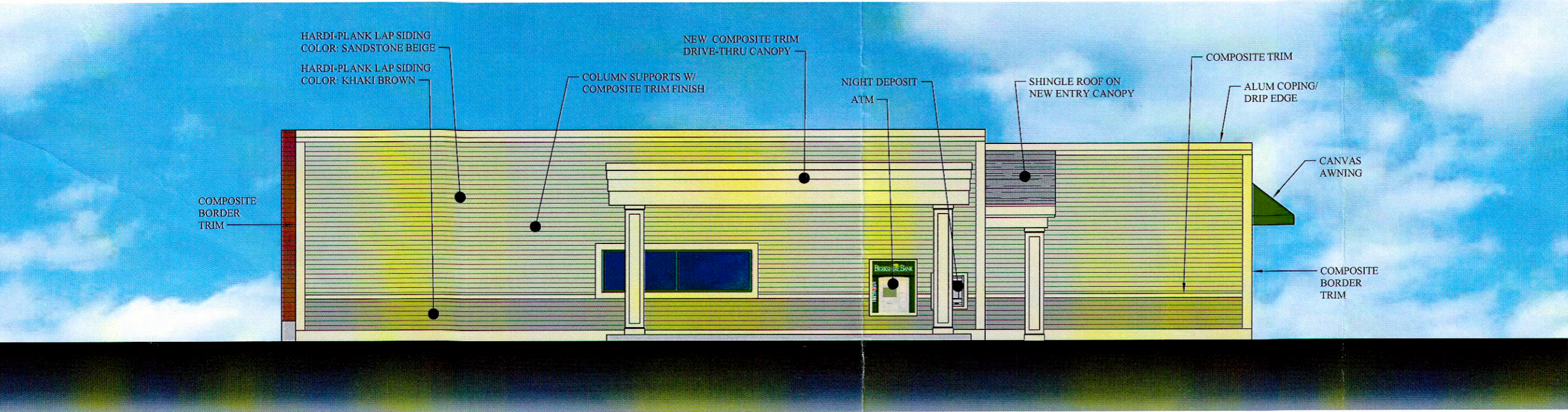
JUN 16 2011

Town of Bethlehem
Planning Board

Columbia
Development Companies
BUILD YOUR MOMENTUM

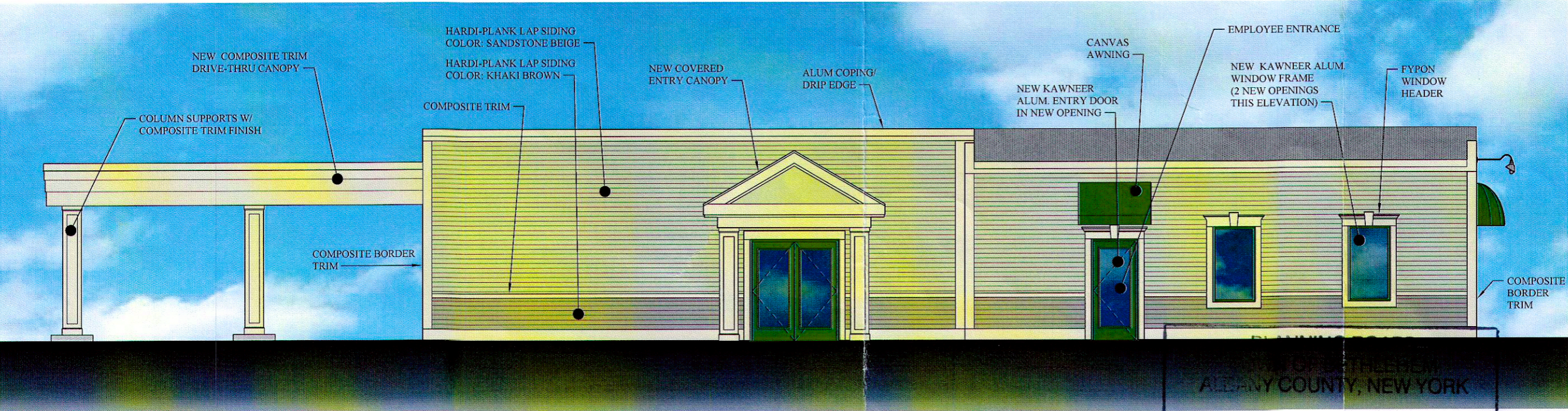
DATE: 4/13/2011

SPA 173



PROPOSED EAST ELEVATION

SCALE: 1/8"=1'-0"



PROPOSED NORTH ELEVATION

SCALE: 1/8"=1'-0"

This Site Plan Approved
George J. J. J.
Title **CHAIRMAN**
Date 6/23/2011 SPA173

DATE: 4/13/2011

hdp
architects

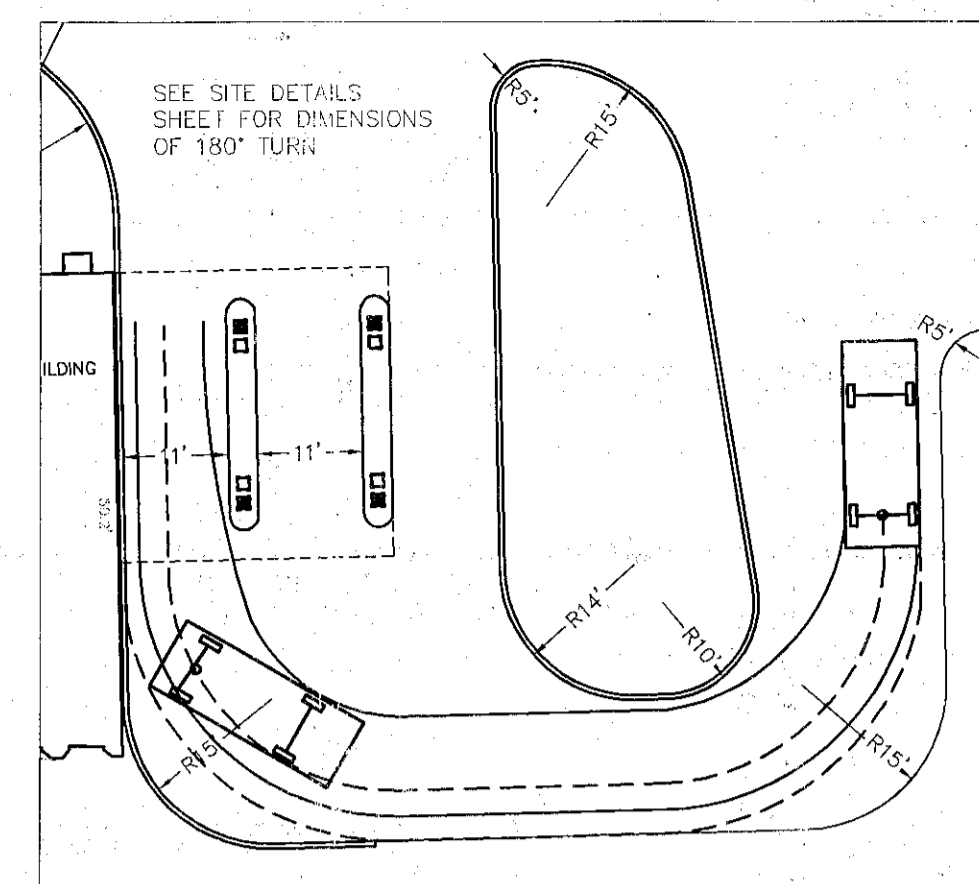
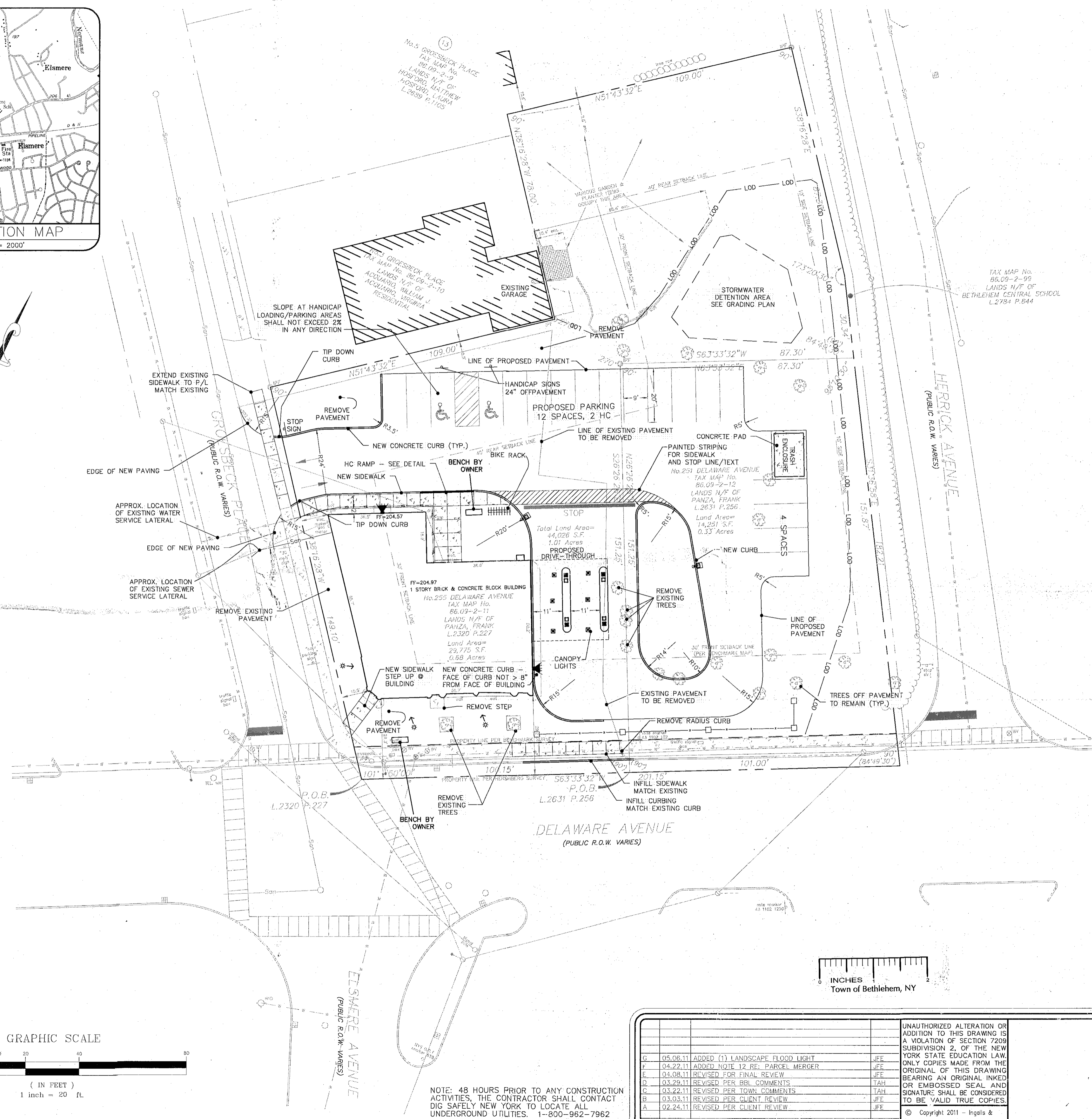
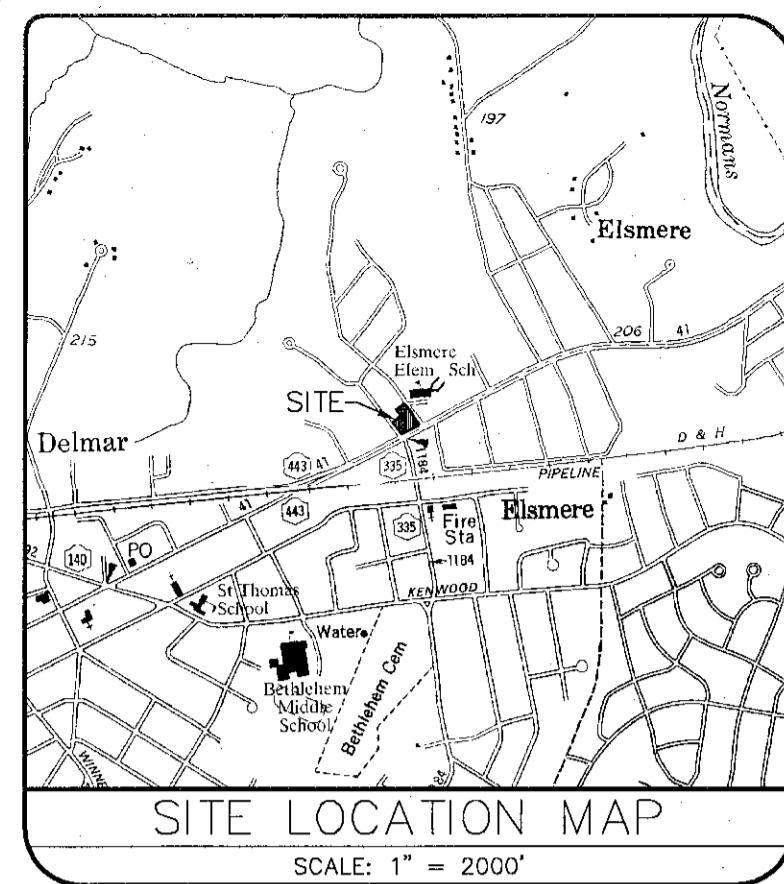
Proposed Conceptual Renovations for:
BERKSHIRE BANK
251-255 Delaware Ave.

RECEIVED

JUN 16 2011

Town of Bethlehem
Planning Board

Columbia
Development Companies
BUILD YOUR MOMENTUM



- LEGEND**
- PROPERTY BOUNDARY
 - EXISTING SETBACKS
 - TREE LINE / WOODED AREA
 - EXISTING WATER LINE
 - FENCE LINE
 - IRON ROD
 - MANHOLE
 - CATCH BASIN
 - SIGN
 - EXISTING STREET LIGHT
 - OVERHEAD WIRE, UTILITY POLE & DUT WIRE
 - EXISTING WATER VALVE
 - EXISTING GAS VALVE
 - EXISTING HYDRANT
 - CONCRETE
 - BRICK
 - EXISTING TREE
 - PROPOSED LIGHT POLE
 - PROPOSED WALL LIGHT
 - PROPOSED ARCHITECTURAL FLOODLIGHT

SITE AND GENERAL PROJECT NOTES:

- ALL UTILITIES TO BE INSTALLED IN ACCORDANCE WITH TOWN STANDARD DETAILS AND SPECIFICATIONS. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL OBTAIN THESE TWO DOCUMENTS FOR USE ON THE JOB.
- ALL GRADING TO BE 3:1 (HORIZONTAL:VERTICAL) MAXIMUM SLOPE. GRADED LAWN/YARD AREAS SHALL HAVE A MINIMUM SLOPE OF 2%.
- PRIOR TO ANY WORK IN THE RIGHT-OF-WAY, THE CONTRACTOR SHALL OBTAIN A HIGHWAY WORK PERMIT FROM THE TOWN HIGHWAY SUPERINTENDENT, THE COUNTY OF ALBANY DEPARTMENT OF PUBLIC WORKS, OR THE NEW YORK STATE DEPARTMENT OF TRANSPORTATION AS REQUIRED.
- PRIOR TO ANY WORK ON SANITARY SEWER AND WATER, THE CONTRACTOR SHALL OBTAIN THE NECESSARY PERMITS FROM THE TOWN DEPARTMENT OF PUBLIC WORKS.
- UNDERGROUND UTILITIES SHOWN ARE TAKEN FROM FIELD LOCATION WHERE POSSIBLE AND FROM RECORD DATA. THEIR EXACT LOCATION IN THE FIELD MAY DIFFER FROM THAT SHOWN HEREIN AND ADDITIONAL UTILITIES MAY EXIST. THE CONTRACTOR SHALL CALL THE U.F.P.O. (DIG SAFELY NEW YORK AT 1-800-962-7962) TWO WORKING DAYS PRIOR TO ANY EXCAVATION TO HAVE UNDERGROUND UTILITIES LOCATED IN THE FIELD.
- NO SUMP PUMP, ROOF DRAINS, CELLAR DRAINS, OR FOOTING DRAINS SHALL BE CONNECTED TO THE SANITARY SEWER SYSTEM.
- SPOT ELEVATIONS AND CONTOURS ARE BASED ON NAVD83 DATUM.
- THE PROJECT CONTRACTOR SHALL FIELD VERIFY ALL ELEVATIONS PRIOR TO CONSTRUCTION.
- THIS PROJECT IS CONNECTED TO EXISTING MUNICIPAL WATER AND SEWER SERVICES AT STREETSIDE. NO CHANGES TO EXISTING SERVICES SHALL BE MADE OUTSIDE THE FOOTPRINT OF THE EXISTING STRUCTURE.
- A BACKFLOW PREVENTION DEVICE IS REQUIRED ON INCOMING WATER SERVICE. ALL METERING SHALL BE COMPATIBLE WITH SENSUS AMR.
- MAP REFERENCES:**
 - A SURVEY MAP TITLED "NO.251-255 DELAWARE AVENUE" PREPARED BY HERSHBERG & HERSHBERG CONSULTING ENGINEERS & LAND SURVEYORS, DATED 10-11-10.
 - A SURVEY MAP TITLED "SURVEY FOR FRANK AND KAREN PANZA" PREPARED BY BENCHMARK SURVEYING, DATED 27 MAY 1993.
- THE PARCELS IN QUESTION, KNOWN AS 251 AND 255 DELAWARE AVENUE, SHALL BE MERGED INTO ONE LOT OF RECORD.

ZONING INFORMATION

CH COMMERCIAL HAMLET DISTRICT (TOWN OF BETHLEHEM CODES §128-34)

MIN. FRONT YARD FROM RIGHT OF WAY	30 FEET
MIN. FRONT YARD FROM CENTER LINE	55 FEET
MIN. SIDE YARD	10 FEET
MIN. REAR YARD	40 FEET
MAX. BUILDING HEIGHT	35 FEET
MIN. LOT WIDTH	100 FEET MIN.
LOT SIZE	10,000 S.F.
MAX. LOT COVERAGE	65%

OWNER:
FRANK & KAREN PANZA
8232 BROAD PEAK AVENUE
LAS VEGAS, NEVADA 89131

APPLICANT:
BERKSHIRE BANK
ATT: PETER MERWIN
24 NORTH STREET
PITTSFIELD, MA 01201

SITE STATISTICS:

TAX MAP ID# - 86.09-2-11 & 86.09-2-12
SITE AREA = 0.96± ACRES (PER BENCHMARK PLAT)
1.01± ACRES (PER HERSHBERG PLAT)

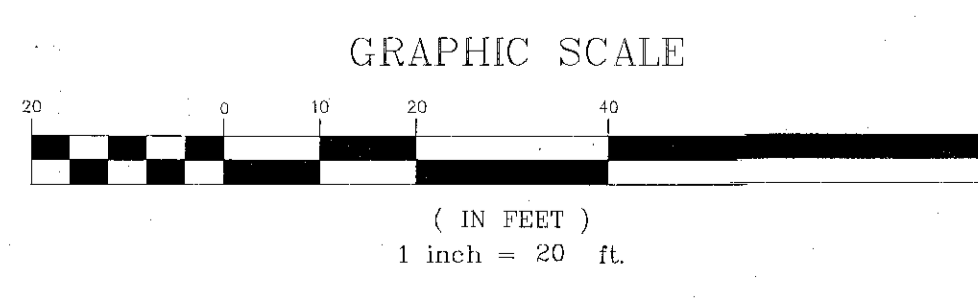
PARKING REQUIREMENTS

1 SPACE PER 400 SF OF OFFICE OR CUSTOMER AREA
BUILDING FOOTPRINT 3698 SF
SPACES REQUIRED = 3698/400 = 9.7
SPACES PROVIDED = 18, INCLUDING (2) HC-ACCESSIBLE

RECEIVED
JUN 16 2011

PLANNING BOARD
TOWN OF BETHLEHEM
ALBANY COUNTY, NEW YORK
This Site Plan Approved by
Date 6/23/2011 SPAT3

PLANNING BOARD APPROVAL

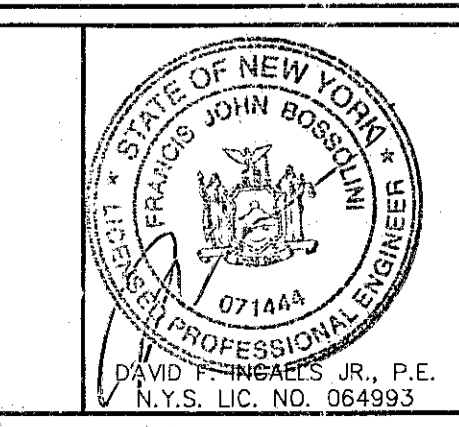


NOTE: 48 HOURS PRIOR TO ANY CONSTRUCTION ACTIVITIES, THE CONTRACTOR SHALL CONTACT DIG SAFELY NEW YORK TO LOCATE ALL UNDERGROUND UTILITIES. 1-800-962-7962

NO.	DATE	REVISIONS	BY
G	05.06.11	ADDED (1) LANDSCAPE FLOOD LIGHT	JFE
F	04.22.11	ADDED NOTE 12 RE: PARCEL MERGER	JFE
E	04.08.11	REVISED FOR FINAL REVIEW	JFE
D	03.29.11	REVISED PER BBL COMMENTS	TAH
C	03.22.11	REVISED PER TOWN COMMENTS	TAH
B	03.03.11	REVISED PER CLIENT REVIEW	JFE
A	02.24.11	REVISED PER CLIENT REVIEW	JFE

UNAUTHORIZED ALTERATION OR ADDITION TO THIS DRAWING IS A VIOLATION OF SECTION 7209 SUBDIVISION 2, OF THE NEW YORK STATE EDUCATION LAW. ONLY COPIES MADE FROM THE ORIGINAL OF THIS DRAWING BEARING AN ORIGINAL INKED OR EMBOSSED SEAL AND SIGNATURE SHALL BE CONSIDERED TO BE VALID TRUE COPIES.

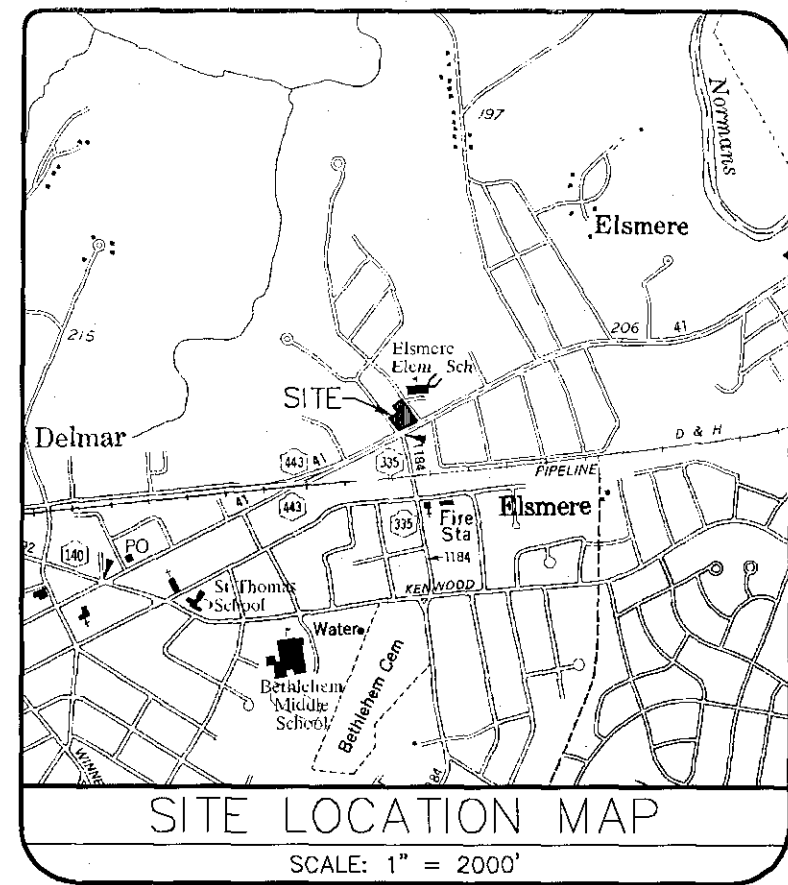
© Copyright 2011 - Ingalls & Associates, LLP - All rights reserved



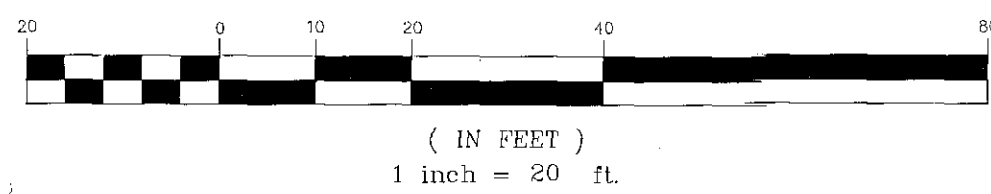
ingalls
ingalls & associates, LLP
engineers / surveyors
2809 GUILDFORD AVENUE
SCHENECTADY, N.Y. 12306
PHONE: (518) 393-7725
FAX: (518) 393-2324

SITE PLAN
BERKSHIRE BANK
255 DELAWARE AVE
TOWN OF BETHLEHEM
ALBANY COUNTY STATE OF NEW YORK
DATE: JANUARY, 2011
CHECKED BY: DFI
JOB NO. 10-116
DRAWN BY: TAH
CADD FILE: 10-116DF
SCALE: 1" = 20'
SHEET 1 OF 6

SPA 173



GRAPHIC SCALE



NOTE: 48 HOURS PRIOR TO ANY CONSTRUCTION ACTIVITIES, THE CONTRACTOR SHALL CONTACT DIG SAFELY NEW YORK TO LOCATE ALL UNDERGROUND UTILITIES. 1-800-962-7962

LEGEND

- EXISTING CONTOUR
- PROPOSED CONTOUR
- LOD
- PROPOSED LIMIT OF DISTURBANCE
- x 204.00
- PROPOSED SPOT ELEVATION
- EXISTING SPOT ELEVATION
- EXISTING TREE

LANDSCAPING NOTES:

- CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE CODES AND ORDINANCES REGARDING LANDSCAPING.
- GENERAL CONTRACTOR IS TO CLEAN ENTIRE SITE OF ALL CONSTRUCTION DEBRIS AND RAKE ALL DISTURBED OR OCCUPIED AREAS.
- CONTRACTOR SHALL APPLY 2" MINIMUM OF LANDSCAPE GRADE TOP SOIL TO ALL DISTURBED AREAS, PLANT GRASS SEED AND SPREAD MULCH OVER ALL SEEDING AREAS. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO ESTABLISH A HEALTHY STAND OF GRASS ON ALL SEEDING AREAS.
- CONTRACTOR SHALL APPLY 3" MINIMUM OF DOUBLE-SHREDDED BARK MULCH TO ALL PLANTING BEDS. COLOR TBD BY OWNER.
- THE CONTRACTOR SHALL INSTALL LIGHTWEIGHT LANDSCAPE FABRIC UNDER THE MULCH IN ALL PLANTING BEDS TO PREVENT WEED GROWTH.
- CONTRACTOR SHALL BE RESPONSIBLE FOR THE WATERING AND THE MAINTENANCE OF ALL LANDSCAPED AREAS UNTIL THIRTY (30) DAYS FOLLOWING THE PLANTING OF THE GRASS AND SHRUBS, AND SHALL MAINTAIN A ONE (1) YEAR WARRANTY ON ALL TREES AND SHRUBS WHICH HAVE BEEN PLANTED BY THE CONTRACTOR ON SITE.
- ALL EXISTING TREES TO REMAIN ON SITE, SHALL BE PROTECTED DURING CONSTRUCTION. REFER TO DETAIL ON SITE DETAILS SHEET.

PLANTING SCHEDULE			
SYMBOLS	TYPE	QTY	SPECIES
A	A	21	Cryptomeria japonica, Japanese Cedar (shall be Shrub variety)
B	B	4	Sorbus hybrid Mountain Ash
C	C	2	Malus baccata "Jackii" Flowering Crabapple
D	D	8	Cotoneaster divaricatus, Cotoneaster
E	E	9	Potentilla fruticosa, Shrubby cinquefoil
F	F	9	Juniperus horizontalis plumosa, "Andorra" Juniper
G	G	6	Viburnum dentatum, Arrowwood
H	H	6	Ilex verticillata, Winterberry
			SHIPPED
			Container Min. 4' HT
			2-1/2 - 3" Caliper, B&B
			2" Caliper, B&B
			2 Gal. Container
			2 Gal. Container
			B&B or 2 Gal. Container
			2 Gal. Container
			2 Gal. Container

Planting Notes:

- All container-grown landscape plants shall be in 2-gallon size containers (minimum).
- The Cryptomeria (Japanese cedar) screen shall be min. 4' tall, 4' on center, 21 trees total.

RECEIVED

JUN 16 2011

Town of Bethlehem
Planning Board

PLANNING BOARD
TOWN OF BETHLEHEM
ALBANY COUNTY, NEW YORK

This Site Plan Approved:

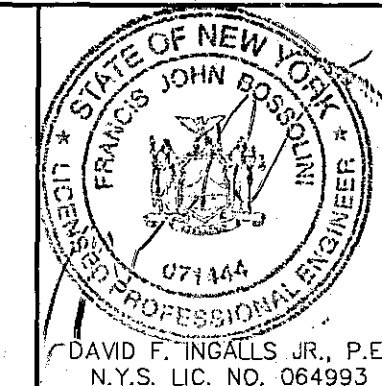
Signature
Title

Date 6/23/2011 SPA173

PLANNING BOARD APPROVAL

INCHES
Town of Bethlehem, NY

UNAUTHORIZED ALTERATION OR ADDITION TO THIS DRAWING IS A VIOLATION OF SECTION 7209 SUBDIVISION 2, OF THE NEW YORK STATE EDUCATION LAW. ONLY COPIES MADE FROM THE ORIGINAL OF THIS DRAWING BEARING AN ORIGINAL INKED OR EMBOSSED SEAL AND SIGNATURE SHALL BE CONSIDERED TO BE VALID TRUE COPIES.	
NO.	DATE
REVISIONS	
BY:	
© Copyright 2011 - Ingalls & Associates, LLP - All rights reserved.	



ingalls

ingalls & associates, LLP
engineers / surveyors
2603 GUILDFORD AVENUE
SCHENECTADY, N.Y. 12306
PHONE: (518) 393-7725
FAX: (518) 393-5524

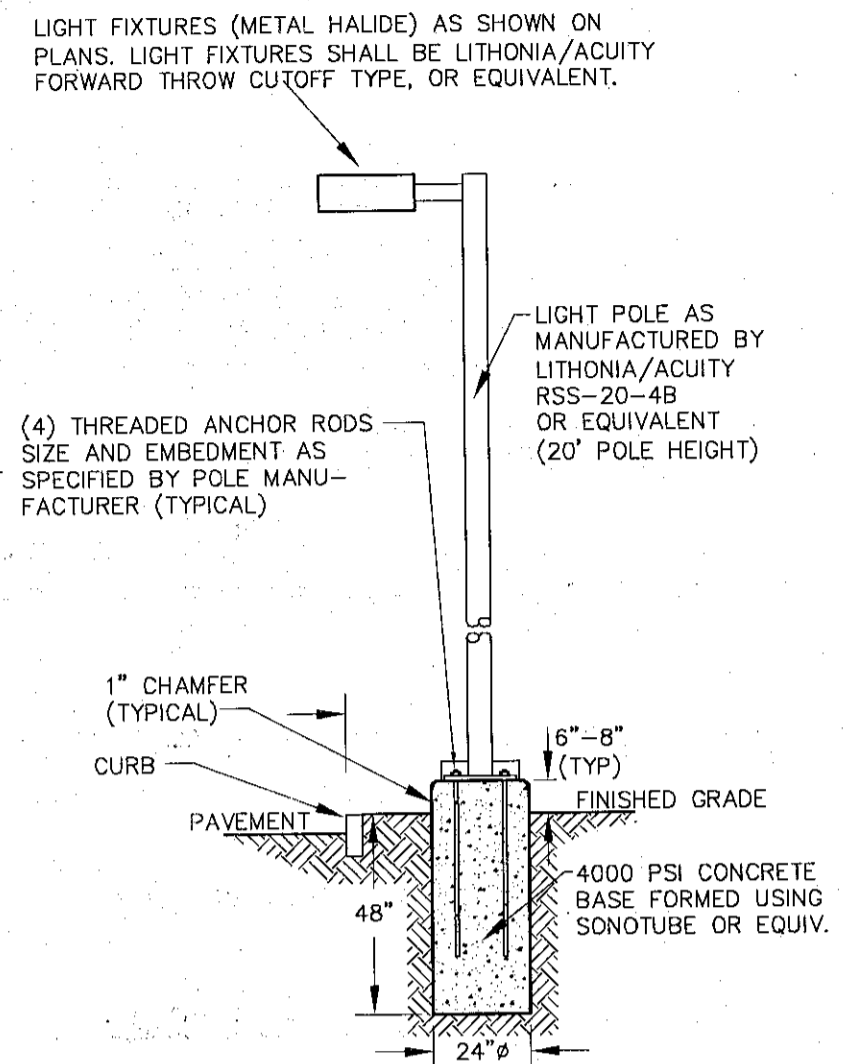
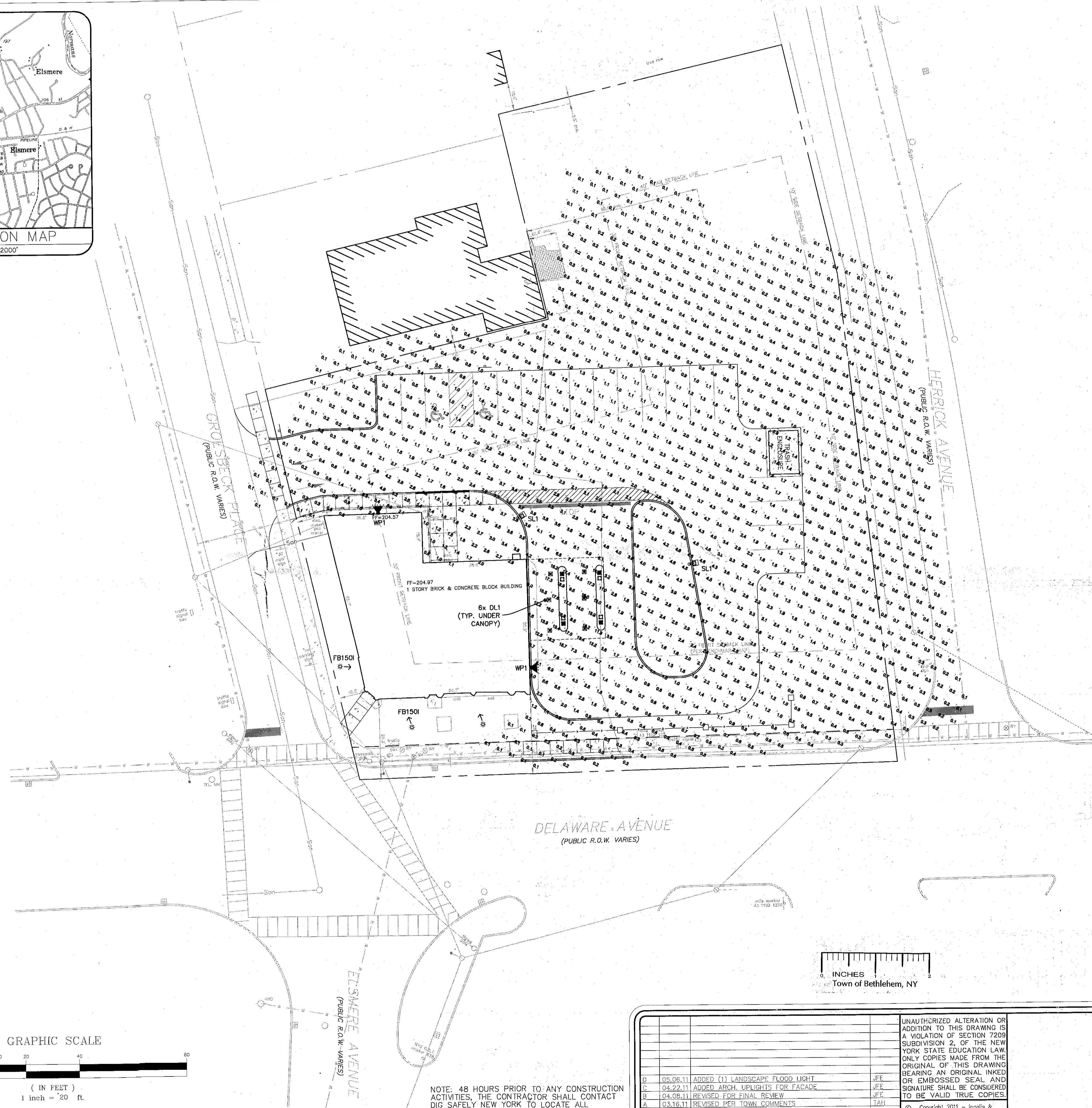
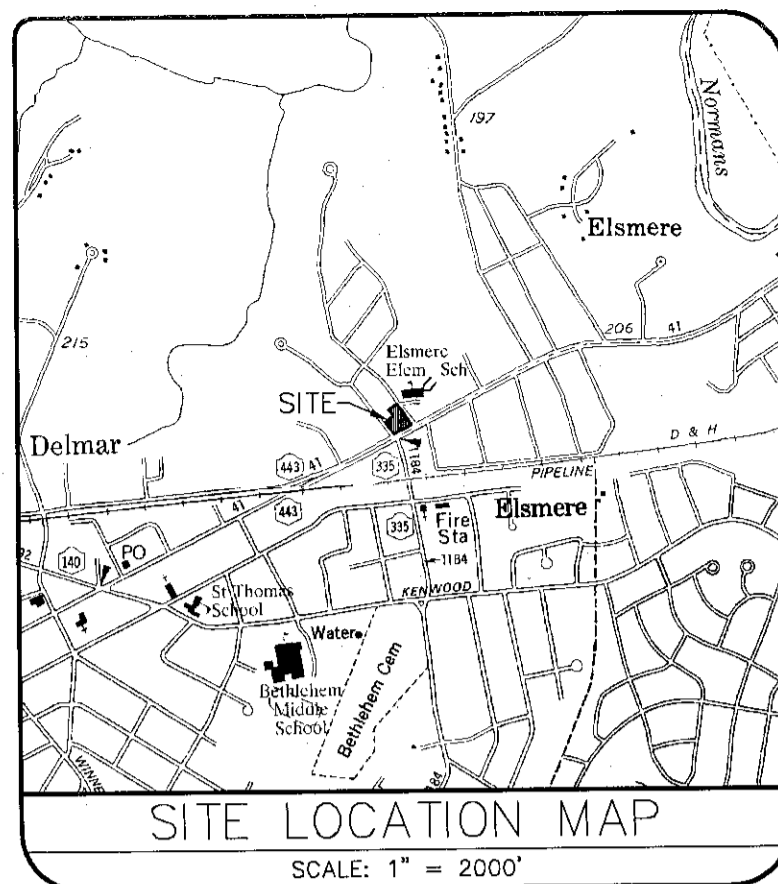
GRADING & LANDSCAPING
BERKSHIRE BANK
255 DELAWARE AVE
TOWN OF BETHLEHEM
ALBANY COUNTY STATE OF NEW YORK

DATE: JANUARY, 2011
DRAWN BY: TAH
CADD FILE: 10-1160F

CHECKED BY: DFI
JOB NO: 10-116

SCALE: 1" = 20'

SHEET 2 OF 6



TYPICAL LIGHT POLE INSTALLATION
NOT TO SCALE

- LEGEND
- □ PROPOSED LIGHT POLE
 - ◀ PROPOSED WALL LIGHT
 - ★ PROPOSED ARCHITECTURAL FLOODLIGHT

Label	Catalog Number	Description
SL1	KSF2 400M R4W	Specification Area Luminaire, 400W Metal Halide, R4 Wide Reflector, Full Cutoff. MEETS THE 'NIGHTTIME FRIENDLY' CRITERIA
DL1	LP8HN 100M 120/277 8L4	8" HID LENSED DOWNLIGHT WITH 8L4 TRIM
WP1	WST 100M FT	ARCHITECTURAL SCONCE WITH FORWARD THROW DISTRIBUTION WITH CLEAR FLAT GLASS LENS. CLEAR LAMP. MEETS THE 'NIGHTTIME FRIENDLY' CRITERIA
FB150I	FB150I M12	CONTRACTOR SELECT LANDSCAPE FLOODLIGHT WITH LFP POST

Label	Lamp	File	Lamp Lumens	LLF	Watts
SL1	ONE 400 WATT CLEAR ED28 PULSE START METAL HALIDE IN HORIZONTAL POSITION	KSF2_400M_R4W.ies	38000	0.81	456
	ONE 100-WATT COATED ED17 PROTECTED METAL HALIDE, VERTICAL BASE UP POS.	LP8HN_100M_120_277_8L4.ies	7500	0.81	125
WP1	ONE 100-WATT CLEAR ED-17 METAL HALIDE, HORIZONTAL POSITION.	WST_100M_FT.ies	7500	0.81	125

RECEIVED
JUN 16 2011
Town of Bethlehem
Planning Board

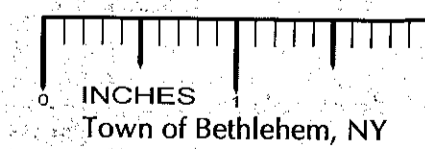
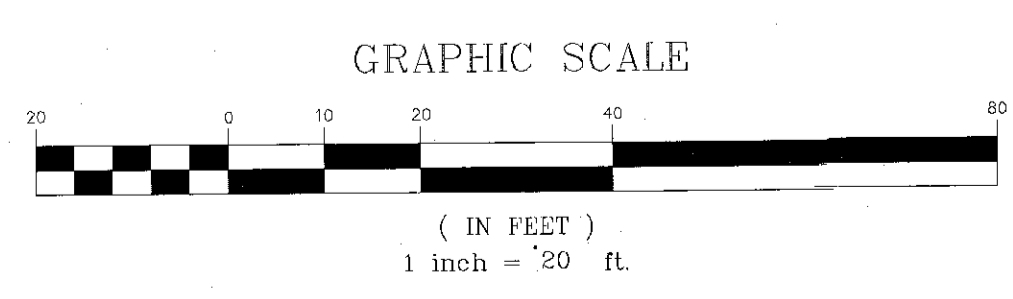
PLANNING BOARD
TOWN OF BETHLEHEM
ALBANY COUNTY, NEW YORK

This Site Plan Approved:

George J. Finner
Title: CHAIRMAN

Date: 6/23/2011 SP#173

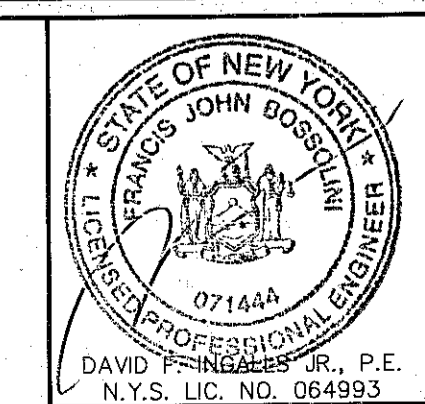
PLANNING BOARD APPROVAL



NO.	DATE	REVISIONS	BY
D	05.06.11	ADDED (1) LANDSCAPE FLOOD LIGHT	JFE
C	04.22.11	ADDED ARCH. UPLIGHTS FOR FACADE	JFE
B	04.08.11	REVISED FOR FINAL REVIEW	JFE
A	03.16.11	REVISED PER TOWN COMMENTS	TAH

UNAUTHORIZED ALTERATION OR ADDITION TO THIS DRAWING IS A VIOLATION OF SECTION 2209 SUBDIVISION 2, OF THE NEW YORK STATE EDUCATION LAW. ONLY COPIES MADE FROM THE ORIGINAL OF THIS DRAWING BEARING AN ORIGINAL INKED OR EMBOSSED SEAL AND SIGNATURE SHALL BE CONSIDERED TO BE VALID TRUE COPIES.

© Copyright 2011 - Ingalls & Associates, LLP - All rights reserved

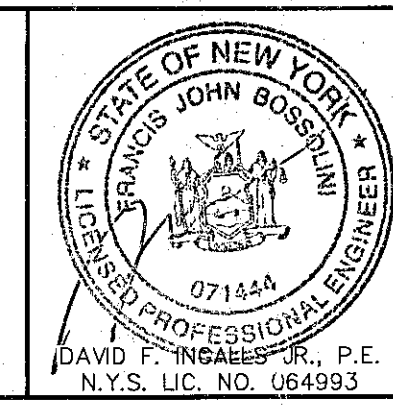
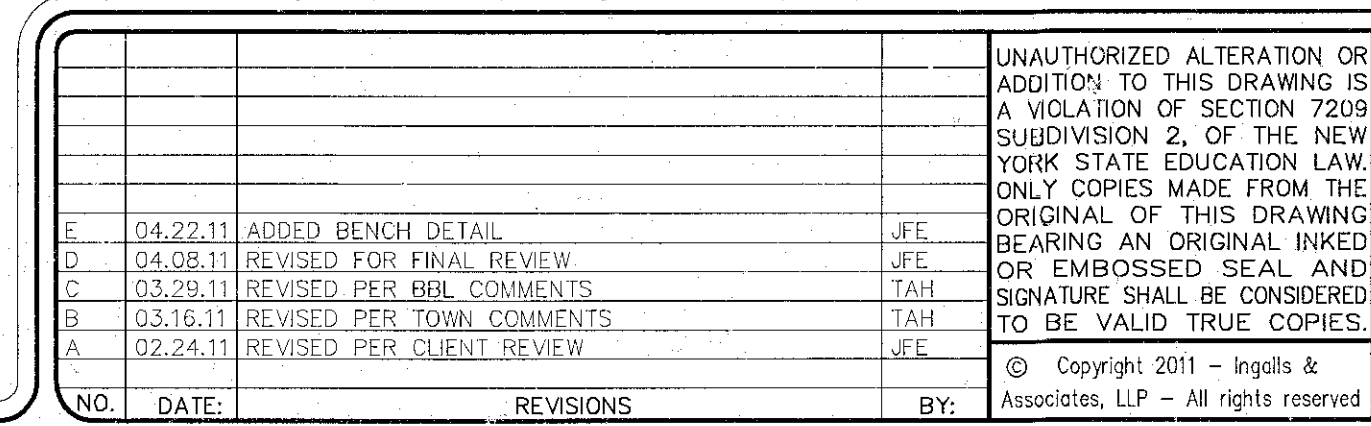
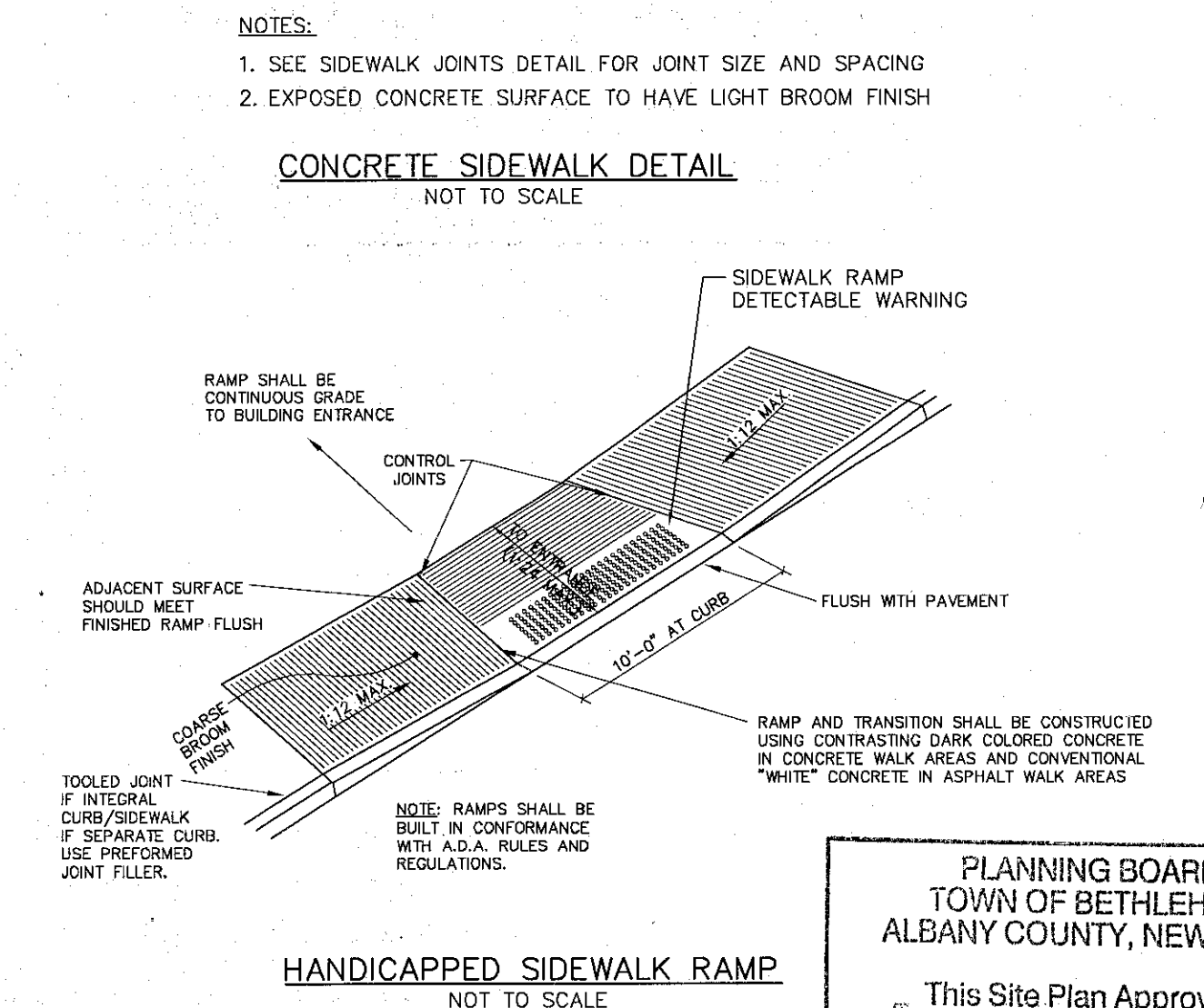
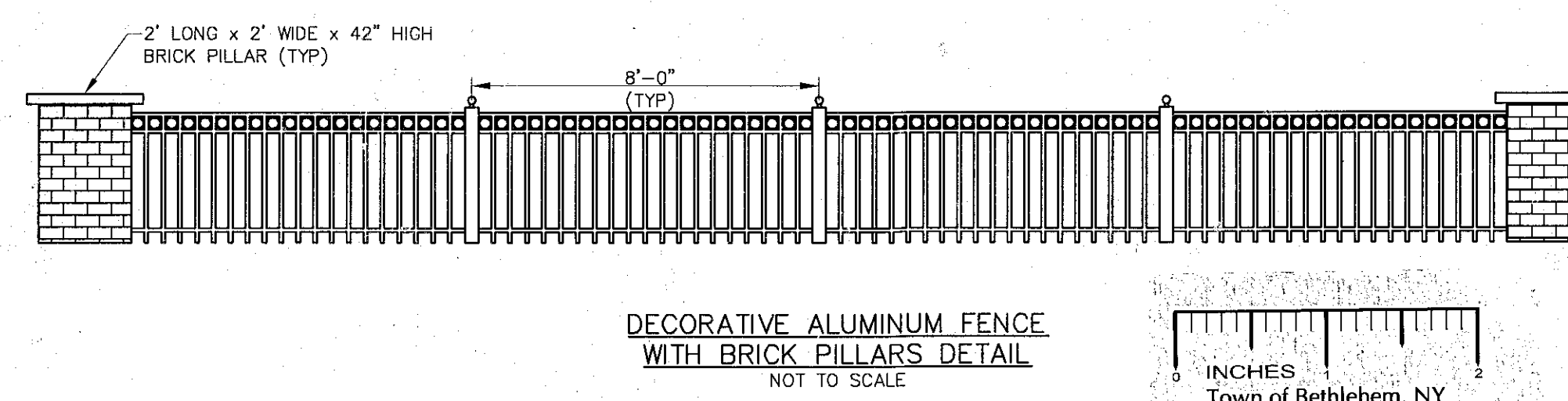
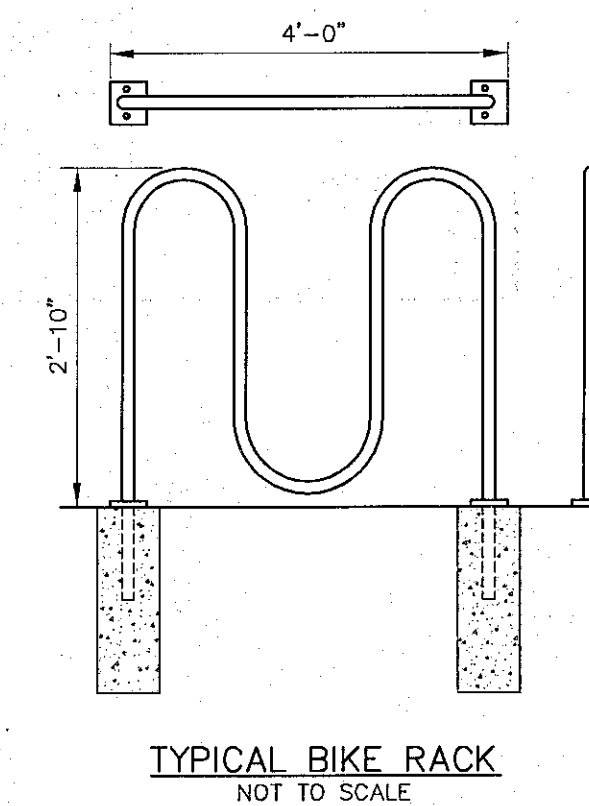
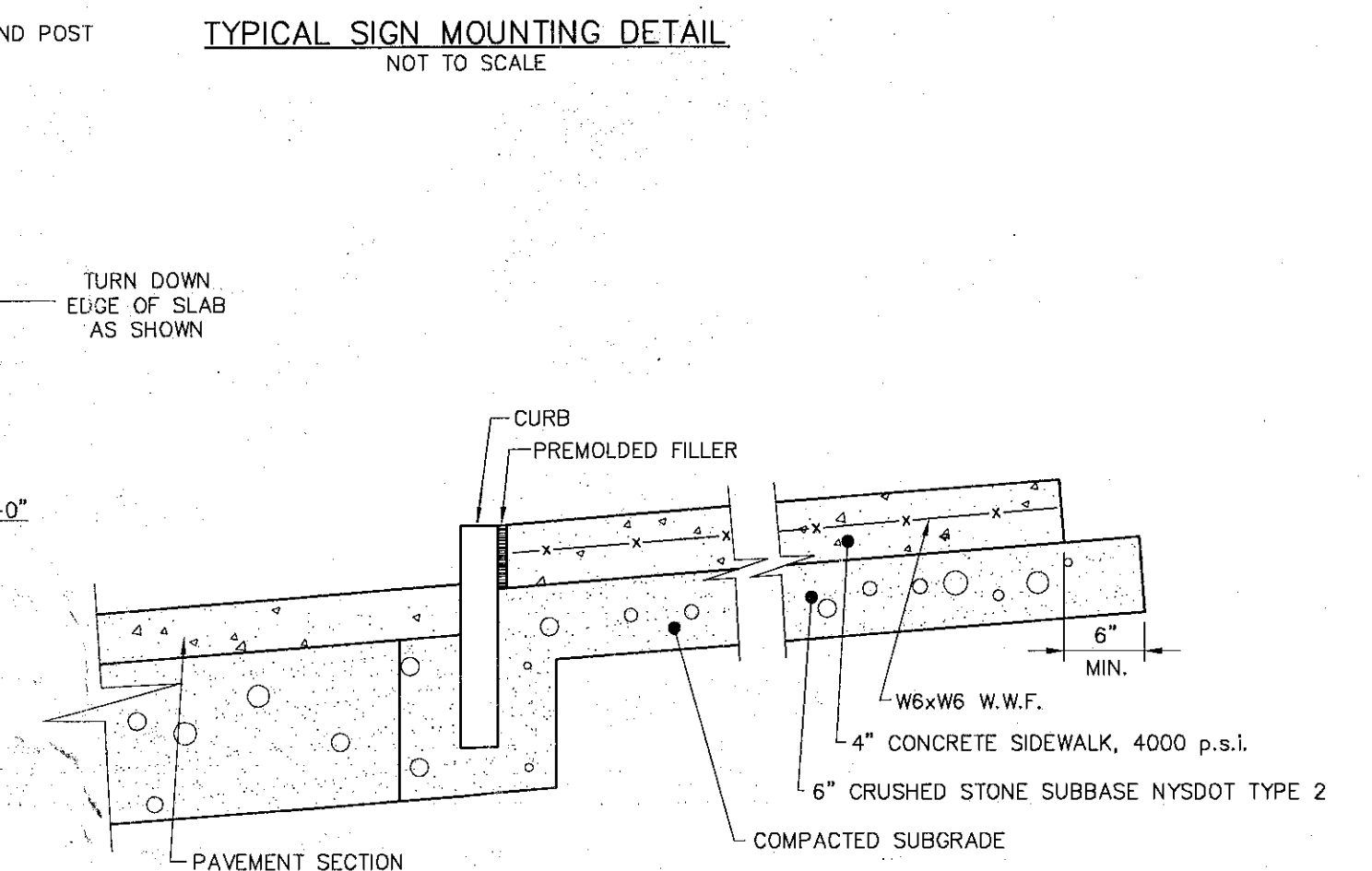
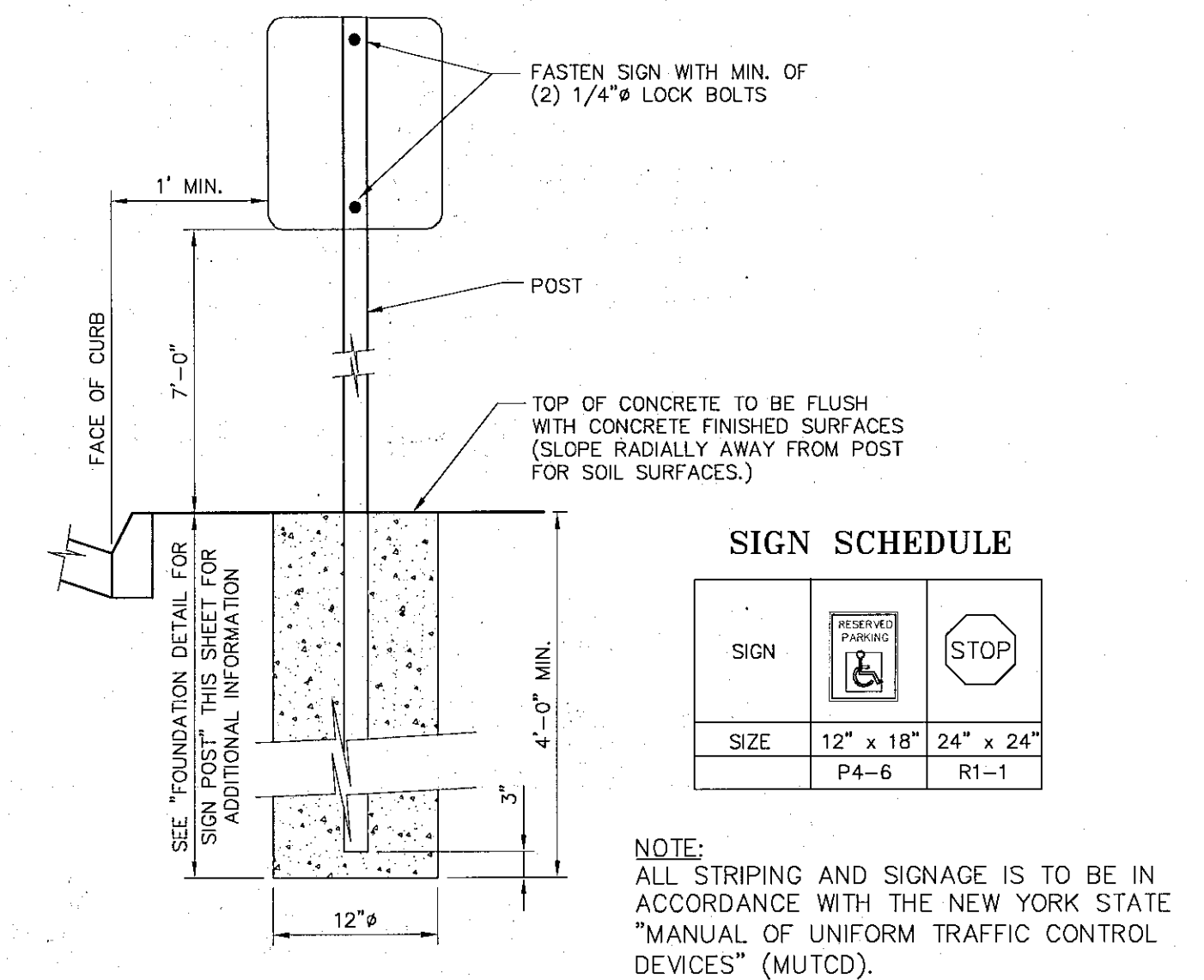


ingalls
ingalls & associates, LLP
engineers / surveyors
2603 GUILDFORD AVENUE
SCHENECTADY, N.Y. 12306
PHONE: (518) 393-7725
FAX: (518) 393-2324

LIGHTING PLAN
BERKSHIRE BANK
255 DELAWARE AVE
TOWN OF BETHLEHEM
ALBANY COUNTY STATE OF NEW YORK

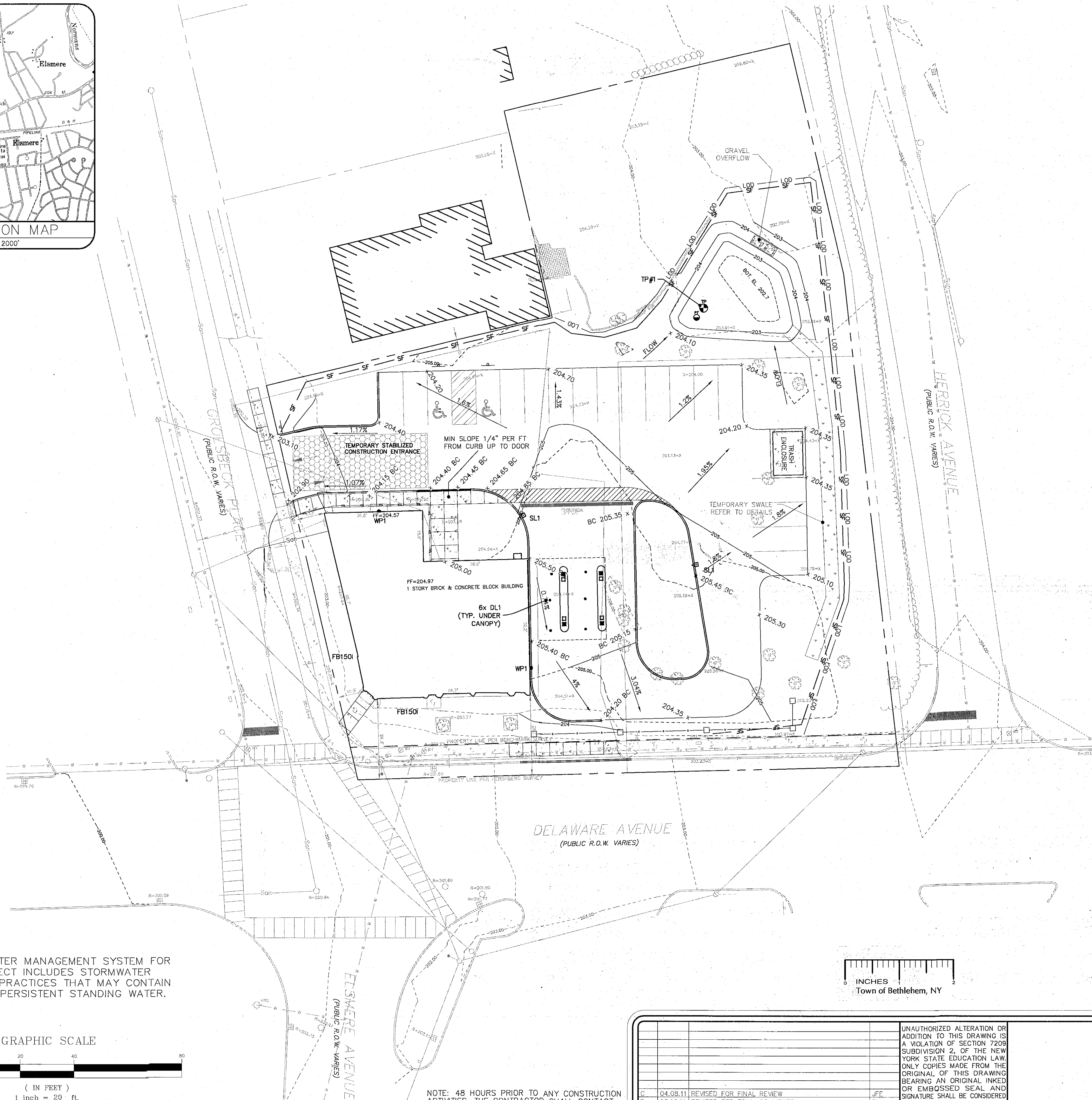
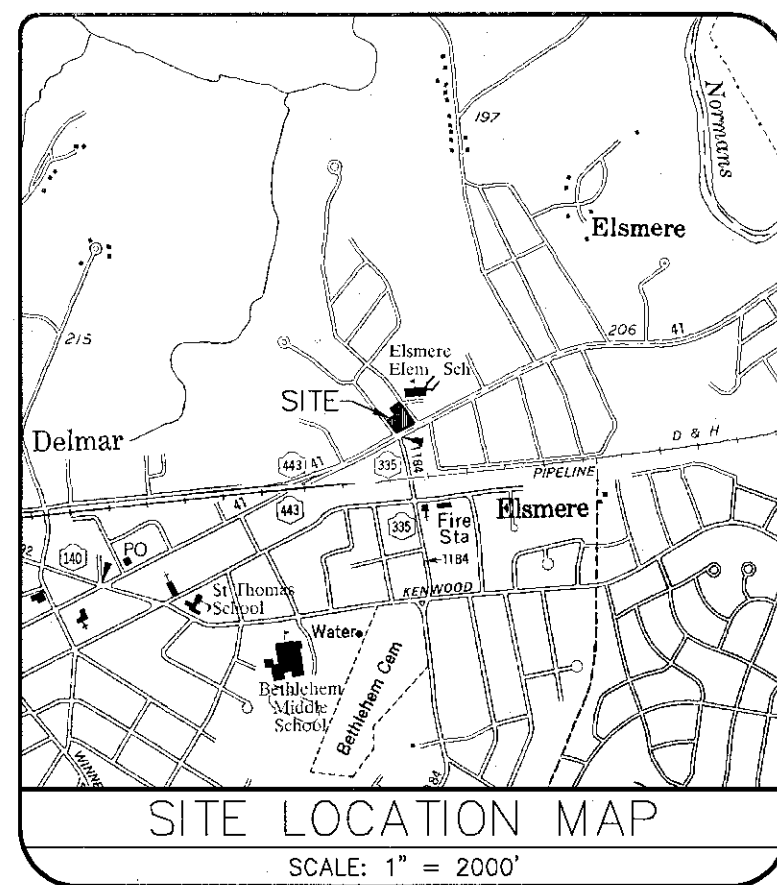
DATE: JANUARY, 2011
CHECKED BY: DF1
JOB NO. 10-116
DRAWN BY: TAH
CADD FILE: 10-116DF

SCALE: 1" = 20'
SHEET 3 OF 6



ingalls
ingalls & associates, LLP
engineers / surveyors
2603 GUILDERLAND AVENUE
SCHENECTADY, N.Y. 12306
PHONE: (518) 393-7725
FAX: (518) 393-2324

<h1 style="text-align: center;">SITE DETAILS</h1> <h2 style="text-align: center;">BERKSHIRE BANK</h2> <h3 style="text-align: center;">255 DELAWARE AVE</h3> <p style="text-align: center;">TOWN OF BETHLEHEM</p>	
COUNTY	STATE OF NEW YORK
CHECKED BY: DFI JOB NO. 10-116	SCALE: 1" = 20'
\$0DF	SHEET 4 OF 6



- LEGEND**
- 200.00 --- EXISTING CONTOUR
 - 200.00 --- PROPOSED CONTOUR
 - SF PROPOSED SILT FENCE
 - LOD PROPOSED LIMIT OF DISTURBANCE
 - TEMPORARY GRASSED SWALE
 - RRAP/GRAVEL WEIR
 - TEMPORARY CONSTRUCTION ENTRANCE
 - x 204.00 PROPOSED SPOT ELEVATION
 - x 204.00 EXISTING SPOT ELEVATION
 - EXISTING TREE

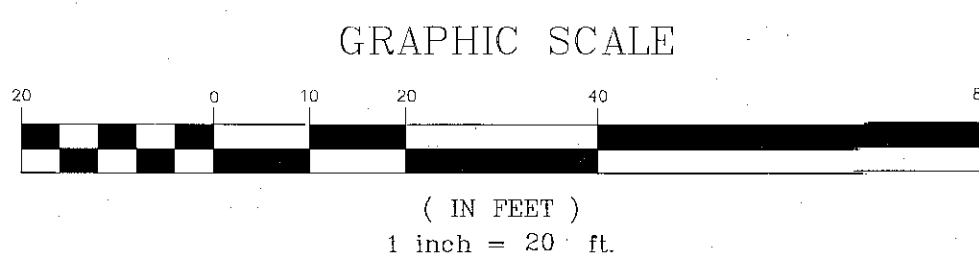
TEMPORARY EROSION AND SEDIMENT CONTROL NOTES:

1. EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IMPLEMENTED IN ACCORDANCE WITH THE LATEST EDITION OF NEW YORK STANDARDS AND SPECIFICATIONS FOR EROSION AND SEDIMENT CONTROL. (aka: THE "BLUE BOOK"). EROSION CONTROL DEVICES SHALL BE INSTALLED PRIOR TO ANY CONSTRUCTION ACTIVITIES.
2. IT IS THE INTENT OF THESE PLANS AND NOTES TO BE USED AS A GUIDE BY THE CONTRACTOR TO ENSURE THAT NO ERODED MATERIAL MIGRATES FROM THE SITE OR ENTERS ANY WATER COURSE. IT IS THE CONTRACTOR'S RESPONSIBILITY TO ENSURE THAT THIS GOAL IS MET, BY IMPLEMENTING THESE PLANS AND ANY ADDITIONAL MEANS THAT MAY BE NECESSARY. FURTHER MEASURES MAY BE REQUIRED BY THE CITY, VILLAGE, OR TOWN ENGINEER. WHILE MANY OF THE EROSION CONTROL DETAILS CONTAINED WITHIN THESE PLANS ARE TAKEN DIRECTLY FROM THE BLUE BOOK, THE CONTRACTOR SHOULD CONSIDER ANY OF THE DETAILS CONTAINED IN SECTION 7A OF THE BLUE BOOK AS ACCEPTABLE PRACTICE IN THE APPROPRIATE APPLICATION.
3. THE DEVELOPER/CONTRACTOR SHALL INSPECT AND MAINTAIN EROSION CONTROL MEASURES WEEKLY AND AFTER EACH RAINFALL EVENT THROUGH THE ENTIRE DEVELOPMENT PROCESS. TO ASSURE PROPER FUNCTION, SILTATION BARRIERS SHALL BE MAINTAINED IN GOOD CONDITION AND REINFORCED, EXTENDED, REPAIRED, RE-SEDED AND PROTECTED FROM FURTHER EROSION. ALL SEDIMENT ACCUMULATED SHALL BE REMOVED AND CONTAINED IN APPROPRIATE SPILL AREAS. WATER SHALL BE APPLIED TO NEWLY SEED AREAS AS NEEDED UNTIL GRASS COVER IS WELL ESTABLISHED. DURING THESE PERIODIC INSPECTIONS, THE FOLLOWING ITEMS SHOULD BE PAID PARTICULAR ATTENTION:
 - o SILT FENCING SHALL BE INSPECTED FOR UNDERMINING AND DETERIORATION.
 - o SEEDING/MULCHED AREAS SHALL BE INSPECTED TO SEE THAT A GOOD STAND IS MAINTAINED. AREAS SHALL BE REPAIRED AS NECESSARY.
4. EROSION CONTROL DEVICES SHALL NOT BE REMOVED UNTIL THE CITY, VILLAGE OR TOWN ENGINEER HAS APPROVED FINAL STABILIZATION.
5. ALL AREAS DISTURBED IN THE CONSTRUCTION PROCESS SHALL BE STABILIZED WITH SEED AND MULCH NO MORE THAN 14 DAYS AFTER THE COMPLETION OF WORK IN THAT AREA. IT MAY BE NECESSARY TO SEED AND MULCH SOME AREAS SEVERAL TIMES TO MEET THIS REQUIREMENT.
6. IT IS RECOMMENDED THAT ALL EROSION CONTROL DEVICES BE PLACED FOR THE ENTIRE PHASE AS SHOWN ON THE EROSION CONTROL PLAN.
7. STOCK PILES SHALL BE SEEDDED UPON SUSPENSION OF WORK OR IF MATERIAL IS NOT TO BE USED WITHIN 14 DAYS.
8. SILT FENCING SHALL BE INSTALLED AT THE PERIMETER OF ALL AREAS TO BE DISTURBED, PRIOR TO GRADING OPERATIONS.
9. CLEARING OPERATIONS SHALL BE LIMITED TO ACTIVE WORK AREAS.
10. CARE SHALL BE TAKEN TO PRESERVE AS MUCH EXISTING VEGETATION AS POSSIBLE AND HEALTHY TREES OF DESIRABLE SPECIES SHALL BE PROTECTED.
11. UPON COMPLETION OF CONSTRUCTION ACTIVITIES THE CONTRACTOR SHALL REMOVE ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES AND IMMEDIATELY ESTABLISH PERMANENT VEGETATION ON THE AREAS DISTURBED DURING THE REMOVAL.
12. THE CONTRACTOR SHALL MAINTAIN A CLEAN CONSTRUCTION SITE AND EQUIPMENT ENTRANCE WHENEVER PRACTICABLE.

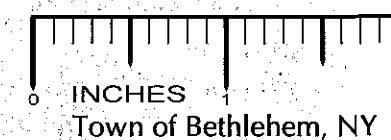
CONSTRUCTION SEQUENCE:

1. ESTABLISH PERIMETER SILT FENCING AND STABILIZED CONSTRUCTION ENTRANCE.
2. CONSTRUCT DETENTION BASIN, ESTABLISH VEGETATIVE COVER ON DISTURBED SURFACES.
3. BEGIN ROUGH GRADING OF NEW PARKING AREAS, TAKING CARE TO ESTABLISH TEMPORARY SWALES TO DIVERT RUNOFF TO DETENTION BASIN; STABILIZE PARKING AREAS WITH SUBBASE COURSE AS NECESSARY.
4. REMOVE SEDIMENT ACCUMULATION FROM PERMANENT DETENTION BASIN FOLLOWING COMPLETION OF SITE PAVING AND LANDSCAPING.
5. CONTINUE INSPECTION AND MAINTENANCE OF SITE AND EROSION/SEDIMENT CONTROL DEVICES THROUGHOUT THE DURATION OF THE CONSTRUCTION.

THE STORMWATER MANAGEMENT SYSTEM FOR THIS PROJECT INCLUDES STORMWATER MANAGEMENT PRACTICES THAT MAY CONTAIN PERIODIC OR PERSISTENT STANDING WATER.



NOTE: 48 HOURS PRIOR TO ANY CONSTRUCTION ACTIVITIES, THE CONTRACTOR SHALL CONTACT DIG SAFELY NEW YORK TO LOCATE ALL UNDERGROUND UTILITIES. 1-800-962-7962



RECEIVED

JUN 16 2011

Town of Bethlehem
Planning Board

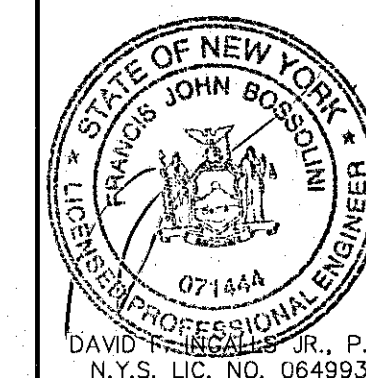
PLANNING BOARD
TOWN OF BETHLEHEM
ALBANY COUNTY, NEW YORK

This Site Plan Approved:
George J. Finner
Title: CHAIRMAN

Date: 6/23/2011 SPA173

PLANNING BOARD APPROVAL

UNAUTHORIZED ALTERATION OR ADDITION TO THIS DRAWING IS A VIOLATION OF SECTION 7209 SUBDIVISION 2, OF THE NEW YORK STATE EDUCATION LAW. ONLY COPIES MADE FROM THE ORIGINAL OF THIS DRAWING BEARING AN ORIGINAL INKED OR EMBOSSED SEAL AND SIGNATURE SHALL BE CONSIDERED TO BE VALID TRUE COPIES.	
NO.	DATE
C	04.08.11
B	03.16.11
A	02.24.11
REVISED FOR FINAL REVIEW	
REVISED PER TOWN COMMENTS	
REVISED PER CLIENT REVIEW	
BY: JFE	
BY: JFE	
BY: JFE	
© Copyright 2011 - Ingalls & Associates, LLP - All rights reserved	

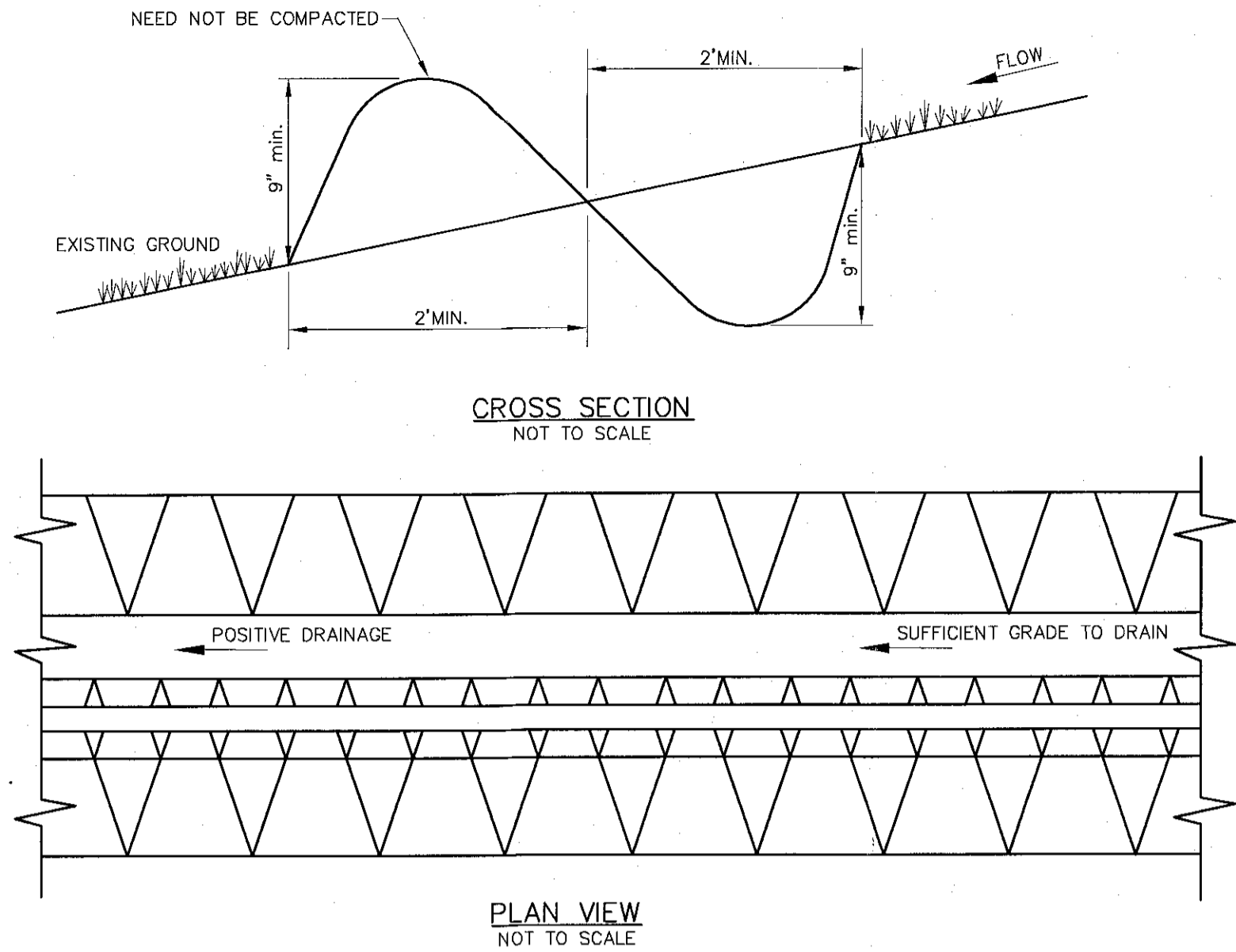


ingalls
ingalls & associates, LLP
engineers / surveyors
2603 GUILDERLAND AVENUE
SCHENECTADY, N.Y. 12306
PHONE: (518) 989-7725
FAX: (518) 989-2324

ESC PLAN
BERKSHIRE BANK
255 DELAWARE AVE
TOWN OF BETHLEHEM
ALBANY COUNTY STATE OF NEW YORK

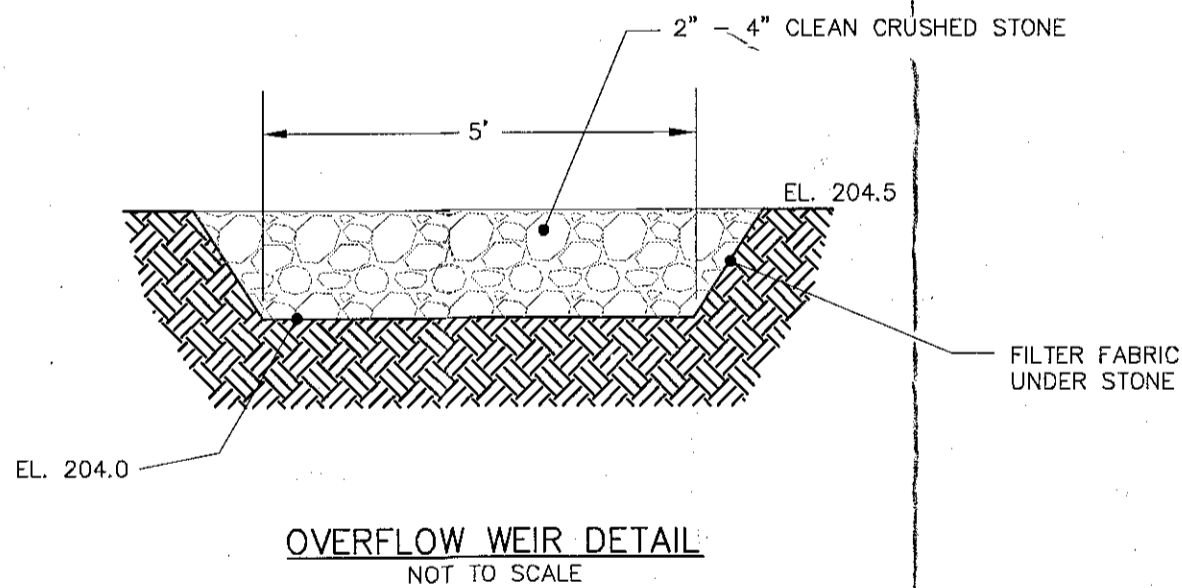
DATE: JANUARY, 2011
CHECKED BY: DFI
JOB NO. 10-116
DRAWN BY: TAH
CADD FILE: 10-116DF

SCALE: 1" = 20'
SHEET 5 OF 6

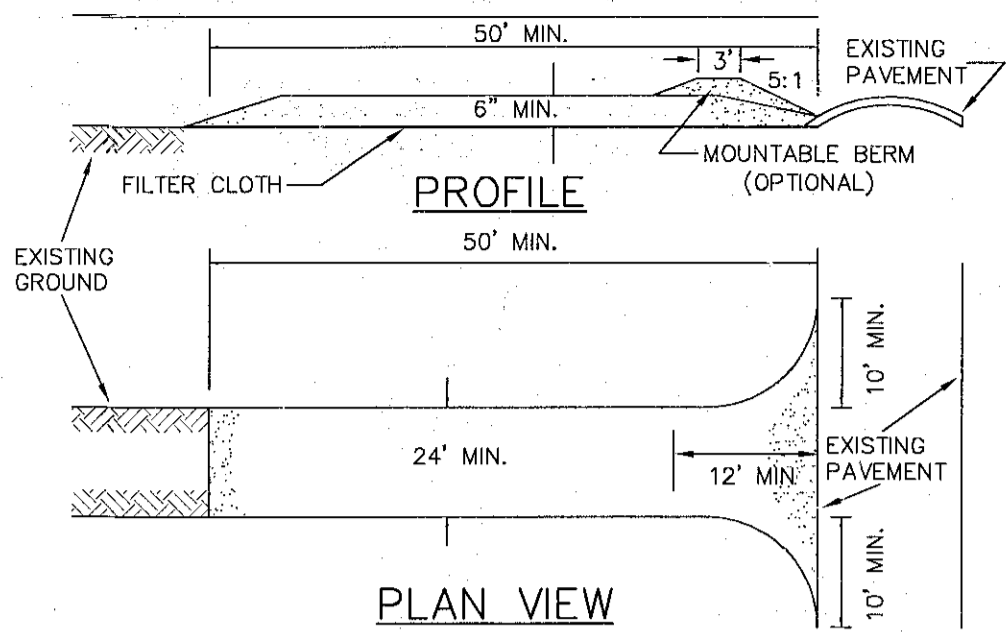


- CONSTRUCTION SPECIFICATIONS:**
1. ALL PERIMETER DIKE/ SWALE SHALL HAVE UNINTERRUPTED POSITIVE GRADE TO AN OUTLET.
 2. DIVERTED RUNOFF FROM A DISTURBED AREA SHALL BE CONVEYED TO A SEDIMENT TRAPPING DEVICE.
 3. DIVERTED RUNOFF FROM A DISTURBED AREA SHALL OUTLET INTO AN UNDISTURBED STABILIZED AREA AT NON-EROSION VELOCITY.
 4. THE SWALE SHALL BE EXCAVATED OR SHAPED TO LINE, GRADE, AND CROSS-SECTION AS REQUIRED TO MEET THE CRITERIA SPECIFIED IN THE STANDARD.
 5. STABILIZATION OF THE AREA DISTURBED BY THE DIKE AND SWALE SHALL BE DONE IN ACCORDANCE WITH THE STANDARD SPECIFICATION FOR SEED AND STRAW MULCH, AND SHALL BE DONE WITHIN 10 DAYS.
 5. PERIODIC INSPECTION AND REQUIRED MAINTENANCE MUST BE PROVIDED AFTER EACH RAIN EVENT.

PERIMETER DIKE / SWALE DETAIL
NOT TO SCALE



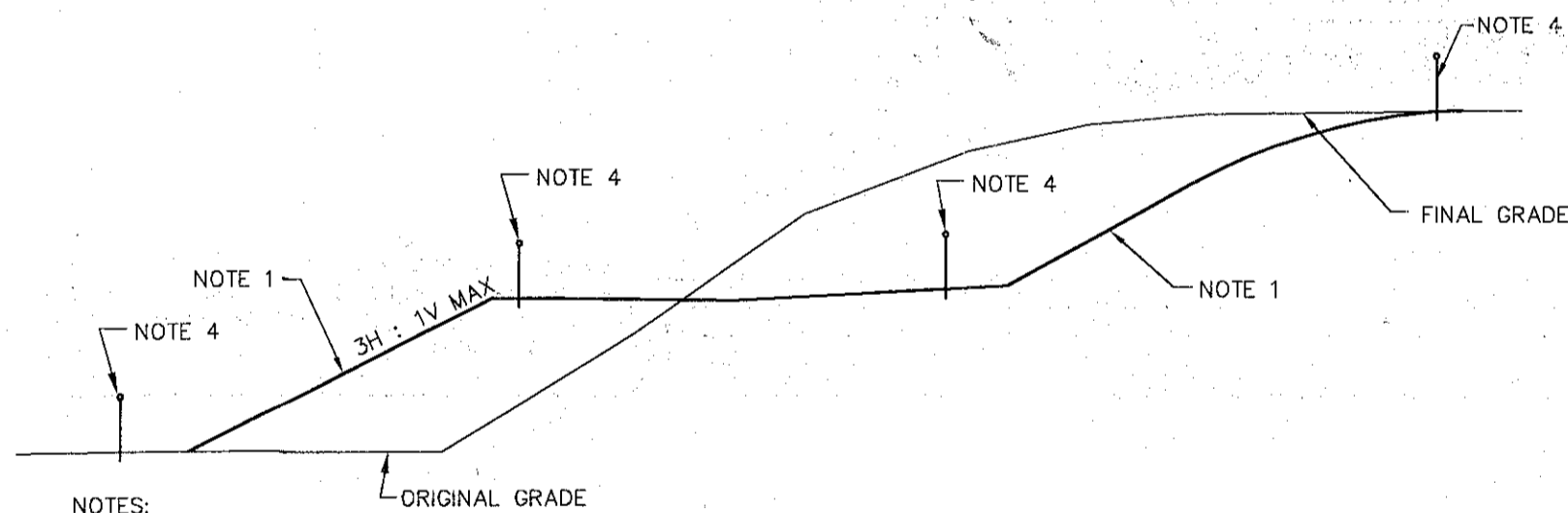
SEEDING MIX			
PRIMARY SEED MIX:			
AMT. BY WEIGHT	SPECIES OR VARIETY	PURITY	MIN. % GERM.
55%	KENTUCKY BLUE GRASS BLEND	95%	80%
25%	RED FESCUE	97%	85%
20%	PERENNIAL RYE	98%	90%
100%			
TEMPORARY COVER SEED MIX:			
AMT. BY WEIGHT	SPECIES OR VARIETY	PURITY	MIN. % GERM.
90%	ANNUAL RYE GRASS	98%	90%
10%	ORGANIC MATERIAL		
100%			



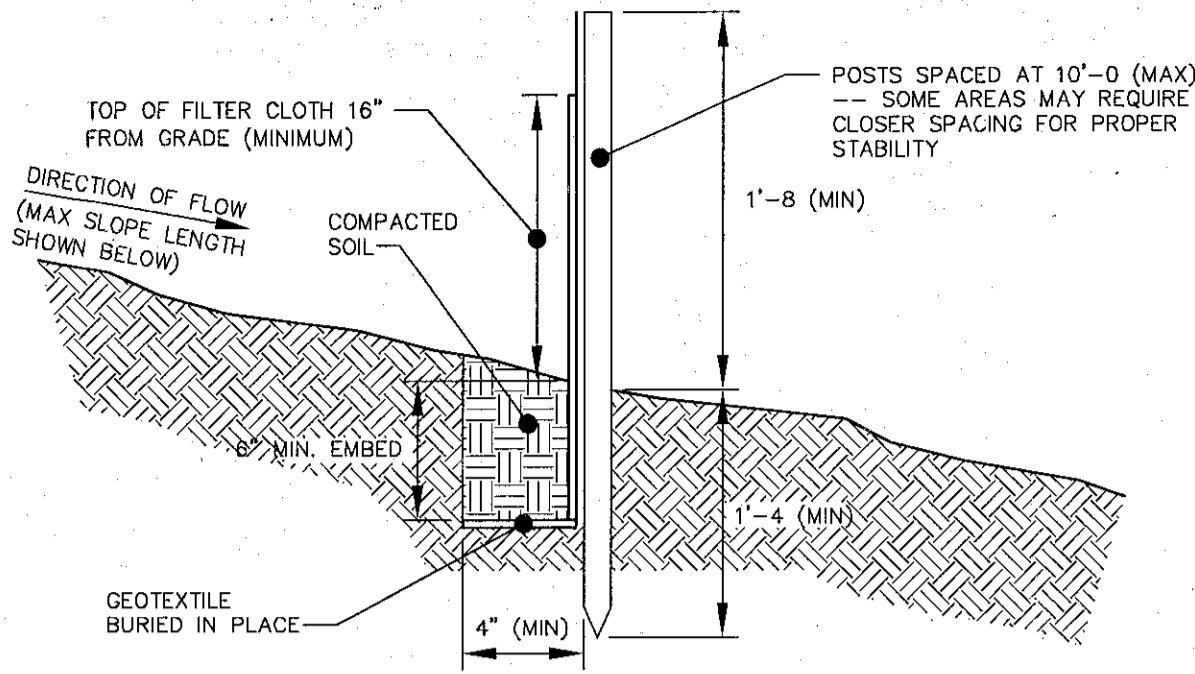
CONSTRUCTION SPECIFICATIONS

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 FEET MINIMUM LENGTH WOULD APPLY).
3. THICKNESS - NOT LESS THAN SIX (6) INCHES.
4. WIDTH - TWELVE (12) 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.
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 TRACKED 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.

**STABILIZED CONSTRUCTION
ENTRANCE DETAILS**
NOT TO SCALE



SEEDING AND MULCHING GUIDES - CUT/FILL SLOPES
NOT TO SCALE



MAXIMUM ALLOWABLE SLOPE LENGTH

MAXIMUM ALLOWABLE SLOPE LENGTHS CONTRIBUTING RUNOFF TO A SECTION OF SILT FENCE SHALL BE AS FOLLOWS:

SLOPE STEEPNESS:	MAX. SLOPE LENGTH:
1:2	25 FT
1:3	50 FT
1:4	75 FT
1:5 OR FLATTER	100 FT

NOTE:
MAXIMUM DRAINAGE AREA FOR OVERLAND FLOW TO SILT FENCE SECTION SHALL NOT EXCEED 1/4 ACRE PER 100 FT OF FENCE. CONCENTRATED DISCHARGE OF SEDIMENT LADEN WATER SHALL NOT BE ALLOWED TO FLOW DIRECTLY TO THE FENCING.

SILT FENCE DETAIL
NOT TO SCALE

CONSTRUCTION NOTES FOR FABRICATED SILT FENCE

1. INSTALL SILT FENCE IN ACCORDANCE WITH THE "NEW YORK STANDARDS AND SPECIFICATIONS FOR EROSION AND SEDIMENT CONTROL", SECTION 7A.
 2. FILTER CLOTH TO BE TO BE FASTENED SECURELY TO WOVEN WIRE FENCE WITH TIES SPACED EVERY 24" AT TOP AND MID SECTION.
 3. WHEN TWO SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER THEY SHALL BE WRAPPED TOGETHER PER DETAIL 4 ON THIS PAGE.
 4. MAINTENANCE SHALL BE PERFORMED AS NEEDED AND SEDIMENT REMOVED WHEN ACCUMULATION REACHES 1/2 OF DESIGN CAPACITY OF FENCE (1/2 HEIGHT OF FILTER FABRIC) OR WHEN "BULGES" DEVELOP IN FENCING.
- POSTS:** STEEL EITHER "T" OR "U" TYPE OR 2" HARDWOOD
- FILTER CLOTH:** FILTER X, MIRAFI 100X, STABILINKA T140N OR APPROVED EQUAL.
- PREFABRICATED UNIT:** GEOFAB, ENVROFENCE, OR APPROVED EQUAL.

RECEIVED

JUN 16 2011

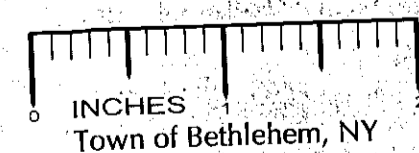
Town of Bethlehem
Planning Board

PLANNING BOARD
TOWN OF BETHLEHEM
ALBANY COUNTY, NEW YORK

This Site Plan Approved

Title CHAIRMAN

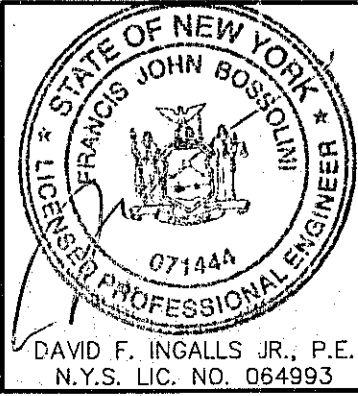
Date 6/23/2011 SPA173



NO.	DATE	REVISIONS	BY
1	04.08.11	REVISED FOR FINAL REVIEW	JFE
2	03.16.11	REVISED PER TOWN COMMENTS	TAH
3	02.24.11	REVISED PER CLIENT REVIEW	JFE

UNAUTHORIZED ALTERATION OR ADDITION TO THIS DRAWING IS A VIOLATION OF SECTION 7209 SUBDIVISION 2, OF THE NEW YORK STATE EDUCATION LAW. ONLY COPIES MADE FROM THE ORIGINAL OF THIS DRAWING BEARING AN ORIGINAL INKED OR EMBOSSED SEAL AND SIGNATURE SHALL BE CONSIDERED TO BE VALID TRUE COPIES.

© Copyright 2011 - Ingalls & Associates, LLP - All rights reserved



ingalls

ingalls & associates, LLP
engineers / surveyors
2803 GUILDERLAND AVENUE
SCHENECTADY, N.Y. 12306
PHONE: (518) 393-7755
FAX: (518) 393-2324

ESC DETAILS
BERKSHIRE BANK
255 DELAWARE AVE

TOWN OF BETHLEHEM
ALBANY COUNTY STATE OF NEW YORK

DATE: JANUARY, 2011	CHECKED BY: DFI JOB NO. 10-116	SCALE: 1" = 20'
DRAWN BY: TAH CADD FILE: 10-116DF		SHEET 6 OF 6