XREFTBLK PLAN

PROJECT NUMBER: 93.02699

LEGEND:

78	LOT STREET NUMBER
184	EXISTING TOPOGRAPHIC CONTOUR
184	PROPOSED TOPOGRAPHIC CONTOUR
GFE= 187.20	PROPOSED GARAGE FLOOR ELEVATION
×LP 186.69	PROPOSED SPOT GRADE
	SLOPE SETBACK LINE
	ACOE DELINIATED WETLANDS AREA

STANDARD NOTE:

UNLESS OTHERWISE NOTED, THE LOCATIONS AND FOOTPRINT CONFIGURATIONS OF PROPOSED DWELLINGS AND ASSOCIATED LOT GRADING AS SHOWN ON THIS PLAN ARE CONCEPTUAL AND ARE INCLUDED FOR MUNICIPAL REVIEW PURPOSES. ACTURAL BUILDING LOCATIONS AND CONFIGURATIONS, AND RELATED SITE GRADING, MAY VARY FROM WHAT IS SHOWN. HOWEVER, ANY SUBSTANTIAL VARIATION FROM WHAT IS SHOWN ON ANY LOT, AS DETERMINED BY THE TOWN BUILDING INSPECTOR, SHALL BE SUBJECT TO FURTHER REVIEW BY THE TOWN DEPARTMENT OF PUBLIC WORKS (AND POSSIBLY OTHER TOWN ENTITIES) PRIOR TO THE ISSUANCE OF A BUILDING PERMIT FOR THE LOT."

NOTES:

1. A GRADING PLAN AND SITE DEVLELOPMENT PLAN FOR THE PARK SITE, INCLUDING FACILITIES FOR ACTIVE RECREATION AND PARKING, WILL BE DEVELOPED BY THE TOWN OF BETHLEHEM PRIOR TO COMPLETION OF PHASE 3 OF THE SUBDIVISION. THE DEVELOPER WILL CLEAR, ROUGH GRADE AND SEED THE SITE IN ACCORDANCE WITH SAID PLAN.
2. "ALL PURPOSE EASEMENT" IS GRANTED FOR THE FOLLOWING PURPOSES: DRAINAGE, SIDEWALK/BIKE PATH, DRAINAGE, AND SANITARY SEWER.
3. EXCEPT AS SHOWN ON THESE PLANS, NO CLEARING AND/OR GRADING SHALL OCCUR WITHIN THE 75' AREA OF AVOIDANCE AROUND THE EXISTING CEMETERY PLOT ON LOT 20 CRESCENT CREEK WAY.
4. SEE SHEETS 7 AND 8 FOR INTENDED LIMITS OF SITE CLEARING AND GRADING.

SOILS NOTE:S

1. THE DEVELOPER SHALL INCLUDE A DEED NOTICE IN THE DEED FOR ANY LOT THAT HAS A SLOPE SET BACK LINE SHOWN ON IT AS SHOWN ON THE GRADING PLAN – SHEETS 5 AND 6. THE DEED NOTICE SHALL BE WRITTEN AS INDICATED IN NOTE 4 BELOW. THIS PERTAINS TO THE FOLLOWING LOTS:

   A. BRIAR RIDGE PLACE – LOT 5, 9, 11 & 18;
   B. CHESTERWOOD DRIVE – LOTS 76, 80, 83, & 84;
   C. CRESCENT CREEK WAY – LOTS 12, 16, 20, 30, 32, 40, 46, 54, 58, 74, & 76;
   D. HARVEST RIDGE WAY – LOTS 51, 52, & 74;
   E. HOLLY MILL ROAD – LOTS 48, 66, & 68;
   F. IVYWOOD DRIVE – LOTS 55, 59, 65, 67, & 71;
   G. SILVER CREEK DRIVE – LOTS 36, 52, 56, 60, 71, 90, & 91;
   H. STONY CREEK DRIVE – LOTS 64, 76, & 80.

2. THE DEVELOPER SHALL HAVE A SITE–SPECIFIC SOILS REPORT WRITTEN FOR ANY LOT THAT HAS A PROPOSED FOUNDATION FOOT PRINT THAT IS LOCATED ON THE DOWNHILL SIDE OF THE SLOPE SET BACK LINE AS SHOWN ON THE GRADING PLAN – SHEETS 5 AND 6. 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. THIS PERTAINS TO, BUT IS NOT LIMITED TO, THE FOLLOWING LOTS:

   A. BRIAR RIDGE PLACE – LOTS 15 & 17;
   B. CHESTERWOOD DRIVE – LOTS 85 & 86;
   C. CRESCENT CREEK WAY – LOTS 62, 66, 70, 78, & 81;
   D. HARVEST RIDGE ROAD – LOTS 67 & 70;
   E. HOLLY MILL ROAD – LOTS 54, 58, 62, & 72;
   F. SILVER CREEK DRIVE – LOTS 48, 64, 65, 68, 73, 74, & 78;
   G. STONY BROOK DRIVE – LOTS 68, 70, 74, & 78.

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 NOTE 1 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 NOTICE SHALL BE PLACED IN THE DEEDS OF LOTS AS SPECIFIED IN SOILS NOTE 1 & 2 ABOVE:

   "SUBJECT TO THIS NOTICE OF SITE CONDITIONS WHICH SHOULD BE CONSIDERED IF FUTURE IMPROVEMENTS ARE MADE TO THE LOT. DUE TO THE COMBINATION OF SOILS AND SLOPE CONDITIONS ON THIS PROPERTY, THE SERVICES OF A LICENSED GEOTECHNICAL ENGINEER SHOULD BE RETAINED BEFORE ANY CHANGES ARE MADE ON OR ADJACENT TO THE SLOPES. CHANGES INCLUDE, BUT ARE NOT LIMITED TO; PLACING FILL, RE-GRADING, CLEARING VEGETATION FROM THE SLOPES, BUILDING RETAINING WALLS, CHANGING SURFACE OR SUB-SURFACE DRAINAGE PATTERNS, ALTERING ANY STREAMS THAT MAY BE ON THE PROPERTY, ETC. A SOILS REPORT ENTITLED "SLOPE STABILITY EVALUATION :– NEW HOUSING DEVELOPMENT – DOWERSKILL–ELM AVENUE EAST" DATED MAY 1988, PREPARED BY EMPIRE SOILS INVESTIGATIONS INC., AND ONE LETTER REPORT DATED JULY 19, 1995, PREPARED BY HUNTINGTON WAS REQUIRED FOR SUBDIVISION APPROVAL AND IS ON FILE AT THE TOWN ENGINEERING DEPARTMENT. A SITE–SPECIFIC SOILS REPORT ADDRESSING THE ISSUE OF SLOPE STABILITY MAY HAVE BEEN REQUIRED FOR THE ISSUANCE OF THE BUILDING PERMIT FOR THE HOUSE ON THIS LOT, IN WHICH CASE THE REPORT WOULD BE ON FILE AND AVAILABLE AT THE TOWN OF BETHLEHEM BUILDING DEPARTMENT."

TOWN OF BETHLEHEM
PLANNING BOARD

PLANNING BOARD
TOWN OF BETHLEHEM
ALBANY COUNTY, NEW YORK

This plat **APPROVED** subject to such conditions as are stated in Building Project Approval (B/P/A)
No. 32, dated OCT 22 1999
Signed Chairman
Title CHAIRMAN
Date OCT 22 1999

APPLICANT/OWNER/DEVELOPER
SLINGERLANDS GROUP, LTD.
835 KENWOOD AVENUE
SLINGERLANDS, NY 12159

INCHES
Town of Bethlehem, NY

GARY E. HOFFMAN
P.E. 64079
STATE OF NEW YORK
GARY E. HOFFMAN
LICENSED PROFESSIONAL ENGINEER

DATE		REVISIONS RECORD/ DESCRIPTION	DRAFTER	CHECK	APPR.
7/9/98	1	REVISIONS PER T/O BETHLEHEM 6/4/98 LETTER	JAM	GEH	
12/18/98	2	REVISIONS PER T/O BETHLEHEM 11/24/98 LETTER	JAM	GEH	
3/31/99	3	REVISIONS PER T/O BETHLEHEM 3/18/99 LETTER	JAM	GEH	
5/18/99	4	REVISIONS PER T/O BETHLEHEM 5/13/99 LETTER	JAM	GEH	
5/27/99	5	REVISIONS PER T/O BETHLEHEM 5/26/99 LETTER	JAM	GEH	
6/10/99	6	REVISED WETLANDS TO AGREE WITH JO LETTER	JAM	GEH	
10/18/99	7	REVISED PER T/O BETHLEHEM, 10/15/99 REMARKS	JAM	GEH	
	8				
	9				

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PROJ. NO : 93.2699
DESIGNED : JAM
DRAFTED : JAM
CHECKED : GEH

GRADING PLAN

DOWERSKILL VILLAGE
PLANNED RESIDENCE DISTRICT NO. 4, SECTION 3

TOWN OF BETHLEHEM — ALBANY COUNTY, NY

C.T. MALE ASSOCIATES, P.C.
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ARCHITECTURE & BUILDING SYSTEMS ENGINEERING • CIVIL ENGINEERING
ENVIRONMENTAL SERVICES • SURVEY & LAND INFORMATION SERVICES

SCALE: 1" = 100'
SHEET 6 OF 36
DATE: APRIL 2, 1998
DWG. NO: 90-439R

CAD DWG. FILE NAME: 6-GRADE.DWG

DWG. NAME: 6-GRADE.DWG