

LEGEND

EXISTING CONTOUR	PROPOSED CONTOUR
PROPERTY LINE	PROPOSED PROPERTY LINE
WATER MAIN	SEWER MAIN
STORMWATER MAIN	UTILITY MAIN
10 YEAR FLOOD LINE	100 YEAR FLOOD LINE
PROPOSED WATER LINE	PROPOSED SEWER LINE
PROPOSED RETAINING WALL	PROPOSED FLOOD WALL
FLOODWAY BOUNDARY	UTILITY EASEMENT
FINISHED FLOOR	FIRE HYDRANT
TREE	VALVE
WATER MAIN	FORCE MAIN
FOUNDATION	END POLE
STORM SEWERS & CATCH BASIN	STORM MANHOLE (GRID COVER)
POSTING UTILITY	

BUILDING PROJECT

MEADOWBROOK SECTION 3

TOWN OF BETHELEHEM ALBANY COUNTY, N.Y.

SPECTRA ENGINEERING, ARCHITECTURE AND SURVEYING P.C.
19 British American Blvd.
Bethlehem, NY 12018

RECORD OF WORK

NO.	DATE	DESCRIPTION	BY	CHKD.
1	7/2/08	ISSUE PERMITS	PH	JES
2	7/2/08	ISSUE REVISIONS	PH	JES
3	7/2/08	ISSUE REVISIONS PER TOWN COMMENTS	PH	JES
4	7/2/08	ISSUE REVISIONS PER TOWN COMMENTS	PH	JES
5	7/2/08	ISSUE REVISIONS PER TOWN COMMENTS	PH	JES
6	7/2/08	ISSUE REVISIONS PER TOWN COMMENTS	PH	JES
7	7/2/08	ISSUE REVISIONS PER TOWN COMMENTS	PH	JES
8	7/2/08	ISSUE REVISIONS PER TOWN COMMENTS	PH	JES
9	7/2/08	ISSUE REVISIONS PER TOWN COMMENTS	PH	JES
10	7/2/08	ISSUE REVISIONS PER TOWN COMMENTS	PH	JES

PROJECT

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TOWN OF BETHELEHEM

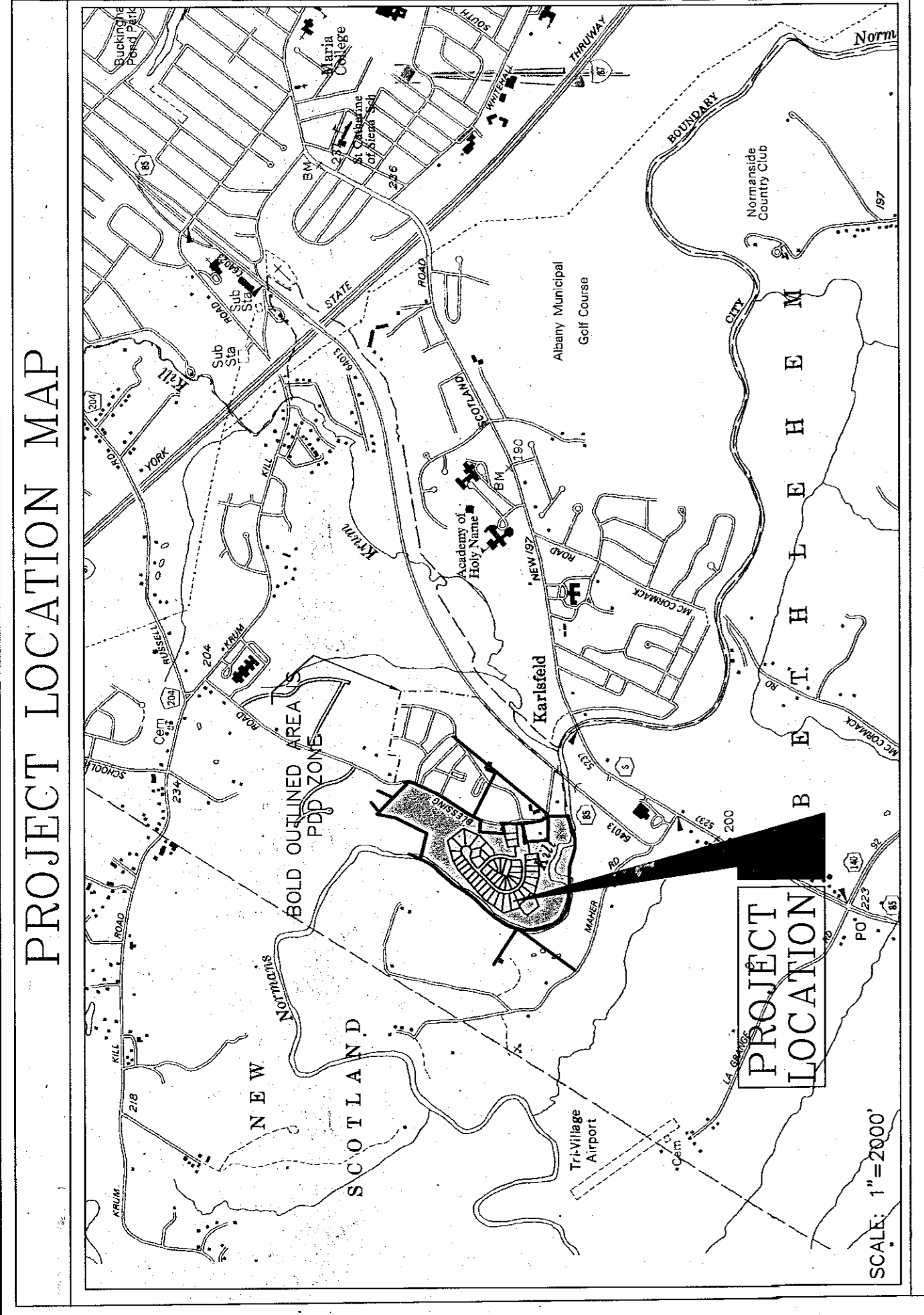
UNAUTHORIZED ALTERATION OR ADDITION TO THIS PLAN IS PROHIBITED AND WILL BE PENALIZED BY THE TOWN OF BETHELEHEM.

SEAL OF THE TOWN OF BETHELEHEM

SEAL OF ALBANY COUNTY

INCHES TO FEET

TOWN OF BETHELEHEM, NY



PROJECT CONSULTANTS

WETLAND CONSULTANT
NORTH COUNTRY ECOLOGICAL SERVICES

SOIL CONSULTANT
VERNON HOFFMAN, PE

SURVEYOR
SPECTRA ENGINEERING, ARCHITECTURE, & SURVEYING P.C.

SITE STATISTICS

SIZE: 66.43+ ACRES TOTAL

USE: PLANNED DEVELOPMENT DISTRICT (PDD)

DEVELOPED AREA: 23.81 ACRES

OWNER: TED GLADSTONE & JACQUES BLINBAUM (74.00-1-9 BK 2336, PG. 253)

APPLICANT: GLADSTONE DEVELOPMENT CORPORATION C/O TED GLADSTONE GREENWICH, CT 06609

TOWN OF BETHELEHEM STANDARD NOTES FOR PLANS

- 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 elevations shown are on USGS elevation base.
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- Prior to any work in the Town Right-of-Way, the contractor shall obtain a highway work permit from the Town Highway Superintendent.
- Prior to any work on sanitary sewer, water, or stormwater, the contractor shall obtain the necessary permits from the Town Department of Public Works.
- Unless otherwise noted, the locations and depths of proposed utilities, ditches, and easements are shown on this plan as conceptual and are intended for informational purposes only. Final locations and depths shall be determined by the Town Department of Public Works (and possibly other Town entities) prior to the issuance of a Building Permit for the job.
- Any lot that has a proposed house location or building envelope that is located on the downhill side of the Safe Set Back Line will need to have a site-specific soils report submitted to the Building Inspector before a building permit will be issued for that lot.
- All conceptual fill shall be certified by a licensed soil engineer, that placement of the material was done in a manner suitable for the construction of the road and the installation of water mains, storm sewers, and sanitary sewers. To this end, the fill shall be placed in areas identified on these plans as controlled fill areas until the soil test results have been submitted.
- For projects with preserved Federal Wetlands, each wetland will be shown on the plan as submitted to the Town Building Department for a Building Permit. The plan shall also show the location of the wetland, the location of the wetland, and the location of the wetland. The plan shall also show the location of the wetland, the location of the wetland, and the location of the wetland.
- No wetland, water, or stormwater shall be placed in any wetland, water, or stormwater.
- The contractor shall call the U.F.P.O. (1-800-962-7862) two working days prior to any excavation to have underground utilities located in the field.
- Install street signs (S) in accordance with Town of Bethlehem standards and copy (3) in accordance with N.Y.S. MUTCD.
- Per Town standards, center line of water main shall be 18" from curb face.

MAP REFERENCES

1. THE TOWN OF BETHELEHEM ZONING MAP AS AMENDED BY RESOLUTION NO. 1989-1, DATED JANUARY 22, 1989, AS AMENDED BY RESOLUTION NO. 1990-1, DATED FEBRUARY 19, 1990, AS AMENDED BY RESOLUTION NO. 1991-1, DATED MARCH 13, 1991, AS AMENDED BY RESOLUTION NO. 1992-1, DATED APRIL 15, 1992, AS AMENDED BY RESOLUTION NO. 1993-1, DATED MAY 17, 1993, AS AMENDED BY RESOLUTION NO. 1994-1, DATED JUNE 19, 1994, AS AMENDED BY RESOLUTION NO. 1995-1, DATED JULY 21, 1995, AS AMENDED BY RESOLUTION NO. 1996-1, DATED AUGUST 23, 1996, AS AMENDED BY RESOLUTION NO. 1997-1, DATED SEPTEMBER 25, 1997, AS AMENDED BY RESOLUTION NO. 1998-1, DATED OCTOBER 27, 1998, AS AMENDED BY RESOLUTION NO. 1999-1, DATED NOVEMBER 29, 1999, AS AMENDED BY RESOLUTION NO. 2000-1, DATED DECEMBER 31, 2000, AS AMENDED BY RESOLUTION NO. 2001-1, DATED JANUARY 31, 2001, AS AMENDED BY RESOLUTION NO. 2002-1, DATED FEBRUARY 28, 2002, AS AMENDED BY RESOLUTION NO. 2003-1, DATED MARCH 30, 2003, AS AMENDED BY RESOLUTION NO. 2004-1, DATED APRIL 29, 2004, AS AMENDED BY RESOLUTION NO. 2005-1, DATED MAY 31, 2005, AS AMENDED BY RESOLUTION NO. 2006-1, DATED JUNE 30, 2006, AS AMENDED BY RESOLUTION NO. 2007-1, DATED JULY 31, 2007, AS AMENDED BY RESOLUTION NO. 2008-1, DATED AUGUST 29, 2008, AS AMENDED BY RESOLUTION NO. 2009-1, DATED SEPTEMBER 30, 2009, AS AMENDED BY RESOLUTION NO. 2010-1, DATED OCTOBER 30, 2010, AS AMENDED BY RESOLUTION NO. 2011-1, DATED NOVEMBER 30, 2011, AS AMENDED BY RESOLUTION NO. 2012-1, DATED DECEMBER 31, 2012, AS AMENDED BY RESOLUTION NO. 2013-1, DATED JANUARY 31, 2013, AS AMENDED BY RESOLUTION NO. 2014-1, DATED FEBRUARY 28, 2014, AS AMENDED BY RESOLUTION NO. 2015-1, DATED MARCH 30, 2015, AS AMENDED BY RESOLUTION NO. 2016-1, DATED APRIL 29, 2016, AS AMENDED BY RESOLUTION NO. 2017-1, DATED MAY 31, 2017, AS AMENDED BY RESOLUTION NO. 2018-1, DATED JUNE 30, 2018, AS AMENDED BY RESOLUTION NO. 2019-1, DATED JULY 31, 2019, AS AMENDED BY RESOLUTION NO. 2020-1, DATED AUGUST 29, 2020, AS AMENDED BY RESOLUTION NO. 2021-1, DATED SEPTEMBER 30, 2021, AS AMENDED BY RESOLUTION NO. 2022-1, DATED OCTOBER 30, 2022, AS AMENDED BY RESOLUTION NO. 2023-1, DATED NOVEMBER 30, 2023, AS AMENDED BY RESOLUTION NO. 2024-1, DATED DECEMBER 31, 2024.

RECEIVED

ALBANY COUNTY HEALTH DEPT.

PLANNING BOARD
TOWN OF BETHELEHEM
ALBANY COUNTY, NEW YORK

THIS RESOLUTION IS SUBJECT TO THE APPROVAL OF THE TOWN OF BETHELEHEM PLANNING BOARD.

Project Approval (S/P/A) in Building

No. 3-1-2008 dated 7/2/08

Date: _____

ALBANY COUNTY DEPARTMENT OF HEALTH

ALBANY COUNTY DEPARTMENT OF HEALTH

This is to certify that the proposed arrangements for water supply and sewerage for the Meadowbrook Apartments, Section 3, are in accordance with Article 2 of the Albany County Sanitary Code. Consent is hereby given for the filing of this map in the Office of the Albany County Clerk.

Date: July 2, 2008

Commissioner of Health