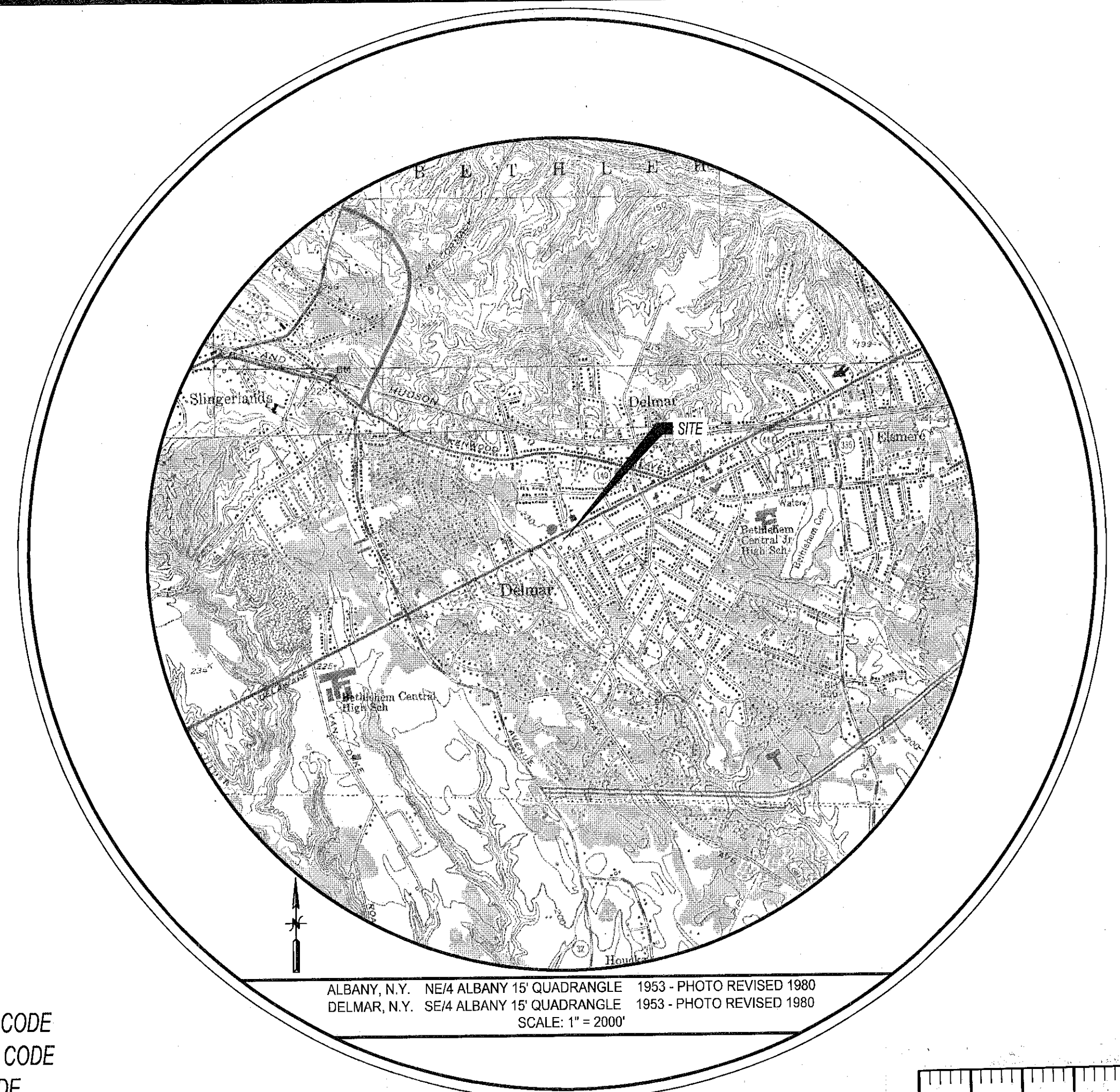


THE GABLES AT DELMAR

TOWN OF BETHLEHEM, ALBANY COUNTY STATE OF NEW YORK

DRAWING INDEX:

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C-17	SITE & UTILITY DETAILS	4	3-18-2011
C-18	SITE & UTILITY DETAILS	4	3-18-2011



PROJECT LOCATION MAP

PROJECT INFORMATION

PROPOSED SITE NAME: _____ THE GABLES AT DELMAR
 SITE ADDRESS: _____ 454 DELAWARE AVENUE
 BETHLEHEM, NY 12054
 TOWN: _____ BETHLEHEM
 TAX MAP NUMBER: _____ 85.15-5-43

APPLICANT

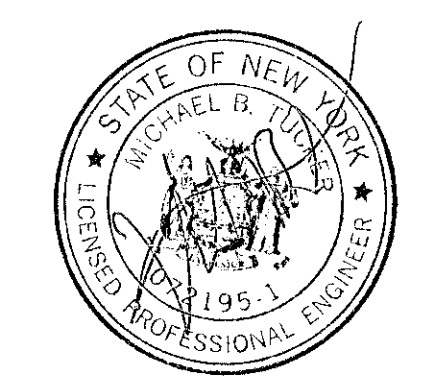
KEYSTONE BUILDERS INC.
 5 ELM AVENUE
 DELMAR, NEW YORK
 12054

RECEIVED
 APR 7 2011
 Town of Bethlehem
 Planning Board

CODE COMPLIANCE:

ALL WORK AND MATERIALS SHALL BE PERFORMED AND INSTALLED IN ACCORDANCE WITH THE CURRENT EDITIONS OF THE FOLLOWING CODES AS ADOPTED BY THE LOCAL GOVERNING AUTHORITIES. NOTHING IN THESE PLANS IS TO BE CONSTRUED TO PERMIT WORK NOT CONFORMING TO THE LATEST EDITIONS OF THE FOLLOWING:

1. UNIFORM PLUMBING CODE
2. NATIONAL ELECTRIC CODE
3. LOCAL BUILDING CODE
4. TOWN/COUNTY ORDINANCES



ISSUED FOR:
 SITE PLAN APPROVAL

TOWN OF BETHLEHEM APPROVAL

PLANNING BOARD
 TOWN OF BETHLEHEM
 ALBANY COUNTY, NEW YORK

This Site Plan Approved

George Finer
 Title Chairman

Date 4/13/2011 SPA153A2

DIG ALERT:

CALL FOR UNDERGROUND UTILITIES PRIOR TO DIGGING:
 1-800-962-7962

EMERGENCY:

CALL 911

MARCH, 2011



11 Herbert Drive
 Latham, New York 12110
 (518) 690-0790

GENERAL NOTES

1. UNDERGROUND UTILITIES ARE SHOWN BASED ON PHYSICAL EVIDENCE LOCATED AT THE GROUND SURFACE.
2. THE PLANS SHOW KNOWN SUBSURFACE STRUCTURES, ABOVEGROUND STRUCTURES AND/OR UTILITIES BELIEVED TO EXIST IN THE WORKING AREA, EXACT LOCATION CONTRACTOR IS WARNED THAT THE EXACT OR EVEN APPROXIMATE LOCATION OF SUCH DIFFERENT FORM THAT SHOWN OR MAY NOT BE SHOWN, AND IT SHALL BE HIS RESPONSIBILITY TO PROCEED WITH GREAT CARE IN EXECUTING ANY WORK. CONTRACTOR SHALL COMPLY WITH THE STATE OF NEW YORK DEPARTMENT OF PUBLIC SERVICE, 16NYCRR PART 753, EFFECTIVE FEBRUARY 5, 1997. CALL BEFORE YOU DIG @ 1-800-962-7962.
3. THE ENGINEER SHALL BE NOTIFIED IN WRITING OF ANY CONDITIONS THAT VARY FROM THOSE SHOWN ON THE PLANS. THE CONTRACTOR'S WORK SHALL NOT VARY FROM THE PLANS WITHOUT THE EXPRESSED APPROVAL OF THE ARCHITECT.
4. THE CONTRACTOR SHALL RESTORE LAWNS, DRIVEWAYS, CULVERTS, SIGNS AND OTHER PUBLIC OR PRIVATE PROPERTY DAMAGED OR REMOVED TO AT LEAST AS GOOD A CONDITION AS BEFORE BEING DISTURBED AS DETERMINED BY THE ARCHITECT. ANY DAMAGED TREES, SHRUBS, AND/OR HEDGES SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE.
5. THE CONTRACTOR SHALL COMPLY WITH ALL REQUIRED PERMITS.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING AND INCURRING THE COST OF ALL REQUIRED PERMITS, INSPECTIONS, CERTIFICATES, ETC.
7. THE CONTRACTOR SHALL PROTECT EXISTING PROPERTY LINE MONUMENTATION. ANY MONUMENTATION DISTURBED OR DESTROYED, AS JUDGED BY THE ENGINEER OR OWNER, SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE UNDER THE SUPERVISION OF A NEW YORK STATE LICENSED LAND SURVEYOR.
8. THE CONTRACTOR SHALL BE RESPONSIBLE TO CONDUCT EXPLORATORY TEST PITS AS REQUIRED TO DETERMINE UNDERGROUND CONDITIONS. THE CONTRACTOR SHALL CONDUCT ADDITIONAL PITS AS REQUIRED FOR PERFORMANCE OF WORK AT HIS EXPENSE.
9. ALL TRENCH EXCAVATION AND ANY REQUIRED SHEETING AND SHORING SHALL BE DONE IN ACCORDANCE WITH THE LATEST REVISIONS OF NEW YORK STATE CODE RULE 23 AND OSHA REGULATIONS FOR CONSTRUCTION.
10. CONTRACTOR SHALL BE RESPONSIBLE FOR DEWATERING AND THE MAINTENANCE OF SURFACE DRAINAGE DURING THE COURSE OF WORK.
11. MAINTAIN FLOW FOR ALL EXISTING UTILITIES, CULVERTS, AND DITCHES.
12. ALL MANHOLES, CASTINGS, ETC. AND VALVE BOXES WITHIN PAVED AREAS SHALL HAVE THE TOPS SET FLUSH WITH THE EXISTING PAVEMENT GRADE. IN LANDSCAPED AREAS, ALL FRAMES SHALL BE 0.1' ABOVE GRADE.
13. BEFORE CONSTRUCTING LINES TO CONNECT TO EXISTING UTILITIES OR UTILITIES INSTALLED UNDER OTHER CONTRACTS, VERIFY EXISTING UTILITY INVERTS AND NOTIFY ENGINEER IF ANY VARIATION FROM THE PLANS IS REQUIRED.
14. CONTRACTOR TO GRADE ALL AREAS ON THE SITE TO PROVIDE POSITIVE DRAINAGE.
15. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ALL FIELD LAYOUT. THE CONTRACTOR SHALL TAKE TIES TO ALL UTILITY CONNECTIONS AND PROVIDE MARKED-UP AS-BUILT PLANS FOR ALL UTILITIES SHOWING TIES TO CONNECTIONS, BENDS, VALVES, LENGTHS OF LINES AND INVERTS. AS-BUILT PLANS SHALL BE REVIEWED BY THE OWNER AND HIS REPRESENTATIVES, AND THE CONTRACTOR SHALL PROVIDE ANY CORRECTION OR ADMISSIONS TO THE SATISFACTION OF THE OWNER AND HIS REPRESENTATIVES BEFORE UTILITIES WILL BE ACCEPTED.

16. THE CONTRACTOR SHALL EXERCISE CAUTION WHEN OPERATING CONSTRUCTION EQUIPMENT OVER NEW UTILITY TRENCHES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING A MINIMUM OF TWO FEET OR MORE, IF REQUIRED, OVER ANY UTILITY LINE SUBJECT TO CONSTRUCTION TRAFFIC.
17. CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING ALL WORK, LANE CLOSURES AND DISRUPTIONS WITH GOVERNING AGENCIES.
18. PRIOR TO BIDDING PROJECT, THE CONTRACTOR SHALL VISIT THE SITE TO VERIFY EXISTING CONDITIONS.
19. ALL PHYSICAL FEATURES, INDIVIDUAL TREES, LANDSCAPING OR UTILITY LOCATIONS COULD NOT BE POSSIBLY SHOWN ON THE CONTRACT DRAWINGS. EACH BIDDER IS ENCOURAGED TO PERSONALLY INSPECT ALL AREAS OF PROPOSED WORK, IN ORDER TO ENSURE THAT HE IS FAMILIAR WITH THE PHYSICAL LAYOUT OF THE AREA AND THE REQUIREMENTS OF THE WORK.
20. PROPERTY LINES ARE APPROXIMATE AS INTERPOLATED FROM EXISTING MAPPING AND ARE SHOWN FOR REFERENCE ONLY. SEE LIST OF MAP REFERENCES FOR FURTHER INFORMATION.
21. ALL PROPOSED WORK MAY BE VARIED IN THE FIELD BY THE ENGINEER TO MEET EXISTING CONDITIONS.
22. UPON COMPLETION OF THE WORK, ALL DISTURBED AREAS SHALL BE RESTORED TO A CONDITION EQUAL TO OR BETTER THAN THAT WHICH EXISTED PRIOR TO CONSTRUCTION.
23. DISTURBED AREAS SHALL BE RESTORED AS WORK PROGRESSES AS DEEMED APPROPRIATE BY THE ENGINEER IN GENERAL. IF CONSTRUCTIONS COMPLETE ON A STREET, THAT STREET SHALL BE RESTORED AS STATED AND/OR IF CONSTRUCTION HAS ADVANCED 1/2 MILE FROM THE DISTURBED AREA IT SHALL BE RESTORED AS STATED.
24. TURF ESTABLISHMENT; ALL DISTURBED, FILL OR CUT AREAS SHALL BE GRADED, SEEDED, AND MULCHED, WITHIN ONE WEEK OF BACK FILLING SHOULDER AREAS, AS SHOWN ON THE DETAILS, AND LAWN AREAS OF PRIVATE PROPERTY DISTURBED DURING THE COURSE OF THE WORK WILL REQUIRE TOP SOIL BEFORE SEEDING AND MULCHING. ANY AREAS THAT SETTLE OR WASH OUT SHALL BE REPAIRED.
25. WHERE PRACTICAL, ALL EROSION CONTROL MEASURES SHALL BE PUT INTO PLACE PRIOR TO BEGINNING CONSTRUCTION.
26. TRENCHES SHALL NOT BE LEFT OPEN OVERNIGHT. TEMPORARY PATCH SHALL BE PLACED AT THE END OF EACH WORKING DAY.
27. ALL CONSTRUCTION STAKE OUT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. LOCATION OF MANHOLES, ARE TO BE INDIVIDUALLY STAKED OUT. SEWER MAIN TO BE STAKED OUT AT 100 FOOT STATIONS.
28. DIMENSIONS ARE FROM FACE OF CURB, FACE OF BUILDING, FACE OF WALL AND CENTERLINE OF PAVEMENT MARKINGS UNLESS OTHERWISE NOTED.
29. ALL WORK TO BE CONSTRUCTED PER THE TOWN OF BETHLEHEM TOWN STANDARDS.

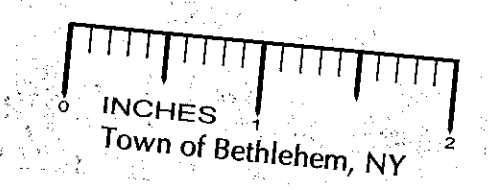
TOWN OF BETHLEHEM STANDARD NOTES

1. "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."
2. "All elevations shown are on USGS elevation base."
3. "All grading to be 3:1 (horizontal:vertical) maximum slope. Graded lawn/yard areas shall have a minimum slope of 2%."
4. "Prior to any work in the Town right-of-way, the contractor shall obtain a highway work permit from the Town Highway Superintendent.
5. "Prior to any work in the County right-of-way, a highway work permit from the County of Albany Department of Public Works is required."
6. "Prior to any work in the State right-of-way, a highway work permit from the New York State Department of Transportation is required."
7. "Prior to any work on sanitary sewer and water, the contractor shall obtain the necessary permits from the Town Department of Public Works."
8. "Unless otherwise noted, the locations and footprint configurations of proposed dwellings, driveways and associated lot grading as shown on this plan are conceptual and are included for municipal review purposes. Actual 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 that lot."
9. "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."
10. "All controlled fill shall be certified by a licensed soils engineer, that placement of the material was done in a manner suitable for the construction of the road and the installation of water main, storm sewers, and sanitary sewers. To this end, no fill shall be placed in areas identified on these plans as controlled fill areas until the certifying soils engineer has been consulted."
11. "For all lots that have areas designated as preserved Federal Wetlands as shown on the Plans, the Town has no control over and accepts no responsibility for future drainage problems that could occur in these areas. This pertains whether such problems are a result of leaving the areas as they presently exist, or a result of future lot owners filling in and around the areas without regard for local drainage patterns."
12. "For all lots having preserved Federal Wetlands, such wetlands will be shown on the plot plans submitted to the Town Building Department for a Building Permit. This wetland information can be taken directly from the plat or Federal Wetlands Map. Said plot plans shall note that further filling of wetlands may require authorization from Federal regulatory authorities."
13. The contractor shall call the U.F.P.O. (1-800 962-7962) two working days prior to any excavation to have underground utilities located in the field.
14. Street right-of-way monuments shall be installed following completion of home construction at points designated by the Town of Bethlehem.
15. No sump pump, roof drains, cellar drains, or footing drains shall be connected to the sanitary sewer system.

CODE COMPLIANCE:

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RECEIVED
APR 7 2011
Town of Bethlehem
Planning Board

TOWN OF BETHLEHEM APPROVAL

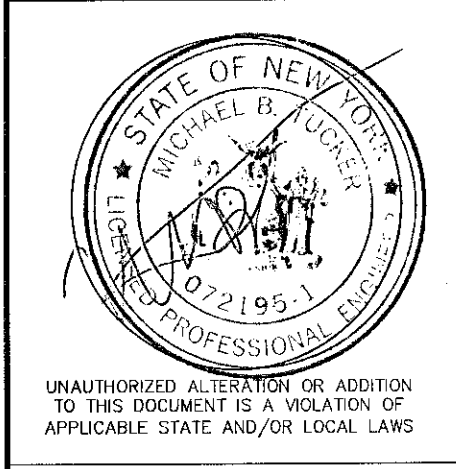
PLANNING BOARD
TOWN OF BETHLEHEM
ALBANY COUNTY, NEW YORK

This Site Plan Approved

George Farnsworth
Title Chairman

Date 4/13/2011 SPA153A2

infinitely engineering
11 Herbert Drive
Latham, New York 12110
(518) 680-0790



No.	Submital / Revision	App'd	Date
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1	TOWN COMMENTS	MBT	12/10

Drawn: MBT Date: 10/10
Designed: MBT Date: 10/10
Checked: MBT Date: 10/10

Project Number
182-122

Project Title
The Gables at Delmar
Delaware Avenue
Delmar, NY 12054

Prepared For
Keystone Builders Inc.

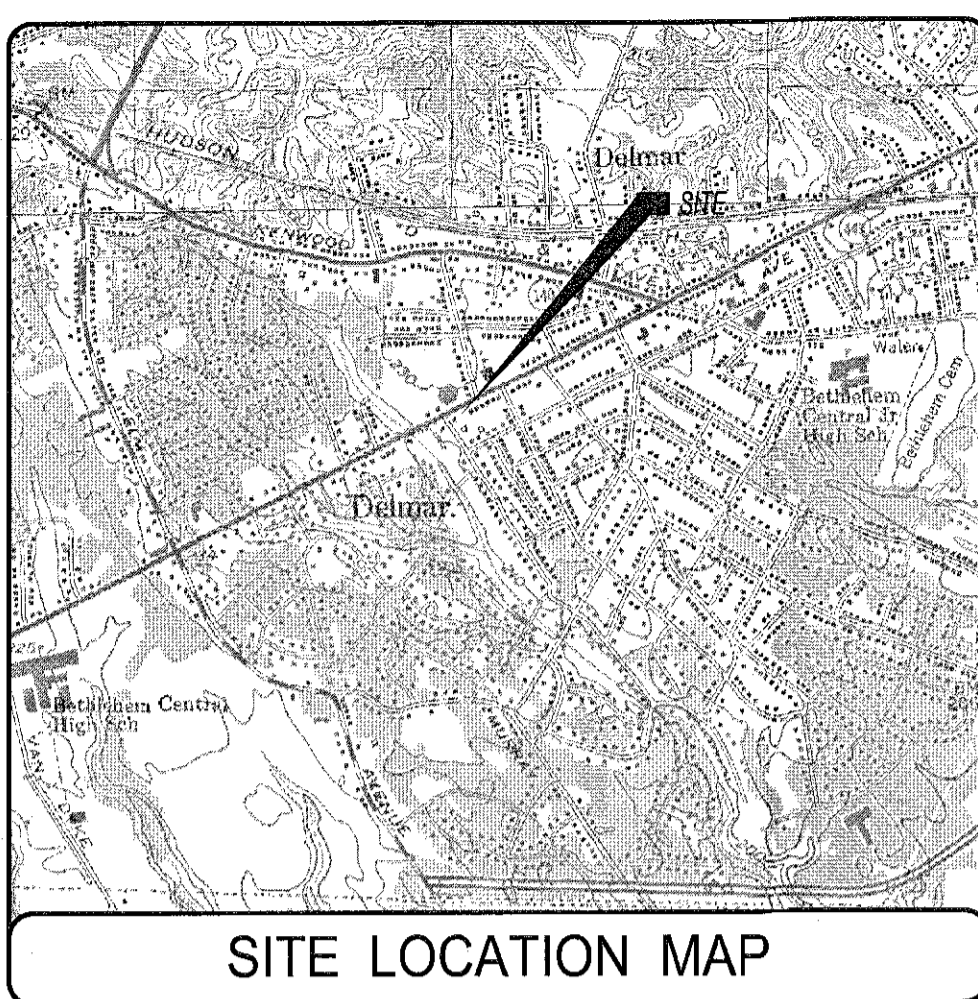
Drawing Title
General Notes

Drawing Scale:
1" = 40'

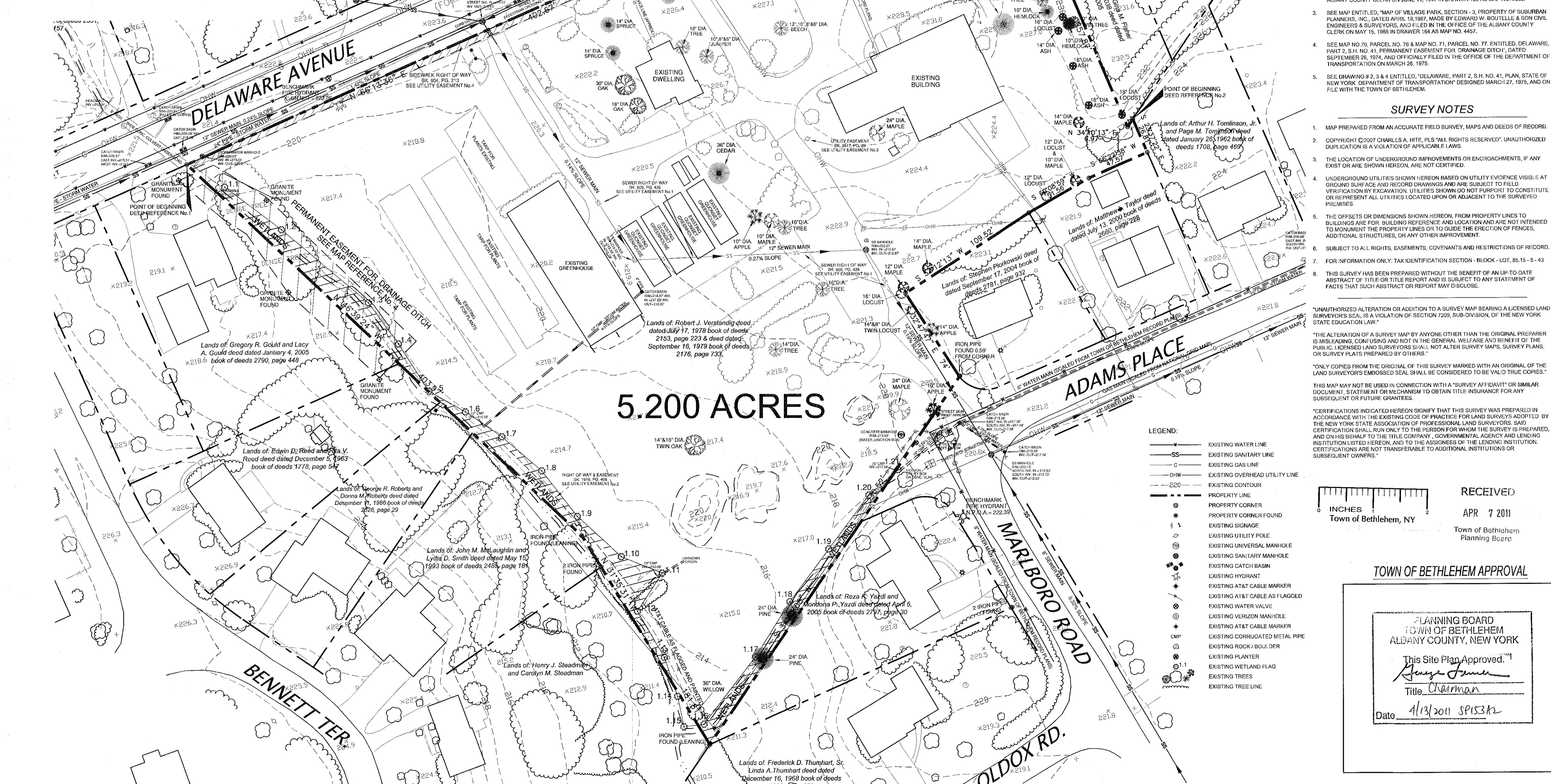
Date:
3/18/2011

Issued For
SITE PLAN APPROVAL

Drawing Number
C-2



ALBANY, N.Y. NE/4 ALBANY 15' QUADRANGLE 1953 - PHOTO REVISED 1980
 DELMAR, N.Y. SE/4 ALBANY 15' QUADRANGLE 1953 - PHOTO REVISED 1980
 SCALE: 1" = 2000'



5.200 ACRES

UTILITY EASEMENTS

- SEE RIGHT OF WAY AGREEMENT GRANTED TO THE DELMAR-ELSMERE SEWER DISTRICT OF THE TOWN OF BETHLEHEM, RECORDED IN THE OFFICE OF THE ALBANY COUNTY CLERK ON MARCH 28, 1928, IN BOOK OF DEEDS 809, PAGE 438.
- SEE RIGHT OF WAY & EASEMENT GRANTED TO THE AMERICAN TELEPHONE AND TELEGRAPH COMPANY, RECORDED IN THE OFFICE OF THE ALBANY COUNTY CLERK ON JANUARY 26, 1965, IN BOOK OF DEEDS 1819, PAGE 498.
- SEE EASEMENT GRANTED TO NEW YORK TELEPHONE COMPANY D/B/A BELL ATLANTIC - NEW YORK, DATED SEPTEMBER 30, 1998 IN THE OFFICE OF THE ALBANY COUNTY CLERK IN BOOK OF DEEDS 2917, PAGE 28.
- SEE RIGHT OF WAY GRANTED TO THE TOWN OF BETHLEHEM RECORDED IN THE OFFICE OF THE ALBANY COUNTY CLERK ON SEPTEMBER 13, 1938, IN BOOK OF DEEDS 804, PAGE 213.
- SEE RIGHTS GRANTED TO NIAGARA MOHAWK POWER CORPORATION AND NEW YORK TELEPHONE COMPANY, RECORDED IN THE OFFICE OF THE ALBANY COUNTY CLERK ON DECEMBER 17, 1953, IN BOOK OF DEEDS 1385, PAGE 285.

DEED REFERENCES

- SEE DEED GIVEN BY BERTHA D. VERSTANDIG TO ROBERT J. VERSTANDIG, DATED JULY 17, 1978, RECORDED IN THE OFFICE OF THE ALBANY COUNTY CLERK IN BOOK OF DEEDS 2153, PAGE 223.
- SEE DEED GIVEN BY ALTON C. ROWE, JR. TO ROBERT J. VERSTANDIG, DATED SEPTEMBER 16, 1979, RECORDED IN THE OFFICE OF THE ALBANY COUNTY CLERK IN BOOK OF DEEDS 2176, PAGE 733.

MAP REFERENCES

- SEE MAP ENTITLED, "MAP OF PROPERTY OF H.J. TAYLOR, VILLAGE OF DELMAR, TOWN OF BETHLEHEM, ALBANY CO., N.Y." DATED MAY 1915, MADE BY SWAYER & SHAMROCK, CIVIL ENGRS & SURVEYORS, AND FILED IN THE OFFICE OF THE ALBANY COUNTY CLERK ON OCTOBER 11, 1926 IN BOOK 57 AS MAP NO. 12.
- SEE MAP ENTITLED, "MAP OF PAXWOOD, PROPERTY OF EDWARD D. PAKENHAM, JR., DELMAR, ALBANY COUNTY, NEW YORK," DATED MAY 1917, MADE BY EDWARD W. BOUTELLE LICENSED ENGINEER & SURVEYOR, AND FILED IN THE OFFICE OF THE ALBANY COUNTY CLERK ON JUNE 11, 1947 IN DRAWER 130 AS MAP NO. 2083.
- SEE MAP ENTITLED, "MAP OF VILLAGE PARK, SECTION - 3, PROPERTY OF SUBURBAN PLANNERS, INC., DATED APRIL 18, 1967, MADE BY EDWARD W. BOUTELLE & SON CIVIL ENGINEERS & SURVEYORS, AND FILED IN THE OFFICE OF THE ALBANY COUNTY CLERK ON MAY 15, 1968 IN DRAWER 194 AS MAP NO. 4457.
- SEE MAP NO. 70, PARCEL NO. 76 & MAP NO. 71, PARCEL NO. 77, ENTITLED, DELAWARE, PART 2, S.H. NO. 41, PERMANENT EASEMENT FOR DRAINAGE AND ERECTION OF FENCES, ADDITIONAL STRUCTURES, OR ANY OTHER IMPROVEMENT, DATED SEPTEMBER 26, 1974, AND OFFICIALLY FILED IN THE OFFICE OF THE DEPARTMENT OF TRANSPORTATION ON MARCH 28, 1975.
- SEE DRAWING # 2, 3 & 4 ENTITLED, "DELAWARE, PART 2, S.H. NO. 41, PLAN, STATE OF NEW YORK DEPARTMENT OF TRANSPORTATION" DESIGNED MARCH 27, 1975, AND ON FILE WITH THE TOWN OF BETHLEHEM.

SURVEY NOTES

- MAP PREPARED FROM AN ACCURATE FIELD SURVEY, MAPS AND DEEDS OF RECORD.
- COPYRIGHT © 2007 CHARLES A. HITE, PLS "ALL RIGHTS RESERVED"; UNAUTHORIZED DUPLICATION IS A VIOLATION OF APPLICABLE LAWS.
- THE LOCATION OF UNDERGROUND IMPROVEMENTS OR ENCROACHMENTS, IF ANY EXIST OR ARE SHOWN HEREON, ARE NOT CERTIFIED.
- UNDERGROUND UTILITIES SHOWN HEREON BASED ON UTILITY EVIDENCE VISIBLE AT GROUND SURFACE AND RECORD DRAWINGS AND ARE SUBJECT TO FIELD VERIFICATION EXCAVATION. UTILITIES SHOWN DO NOT PURPORT TO CONSTITUTE OR REPRESENT ALL UTILITIES LOCATED UPON OR ADJACENT TO THE SURVEYED PREMISES.
- THE OFFSETS OR DIMENSIONS SHOWN HEREON, FROM PROPERTY LINES TO BUILDINGS ARE FOR BUILDING REFERENCE AND ARE NOT INTENDED TO MONUMENT THE PROPERTY LINES OR TO GUIDE THE ERECTION OF FENCES, ADDITIONAL STRUCTURES, OR ANY OTHER IMPROVEMENT.
- SUBJECT TO ALL RIGHTS, EASEMENTS, COVENANTS AND RESTRICTIONS OF RECORD.
- FOR INFORMATION ONLY: TAX IDENTIFICATION SECTION - BLOCK - LOT, 85.15 - 5 - 43
- THIS SURVEY HAS BEEN PREPARED WITHOUT THE BENEFIT OF AN UP-TO-DATE ABSTRACT OF TITLE OR TITLE REPORT AND IS SUBJECT TO ANY STATEMENT OF FACTS THAT SUCH ABSTRACT OR REPORT MAY DISCLOSE.

"UNAUTHORIZED ALTERATION OR ADDITION TO A SURVEY MAP BEARING A LICENSED LAND SURVEYOR'S SEAL IS A VIOLATION OF SECTION 7209, SUB-DIVISION, OF THE NEW YORK STATE EDUCATION LAW."

"THE ALTERATION OF A SURVEY MAP BY ANYONE OTHER THAN THE ORIGINAL PREPARER IS MISLEADING, CONFUSING AND NOT IN THE GENERAL WELFARE AND BENEFIT OF THE PUBLIC. LICENSED LAND SURVEYORS SHALL NOT ALTER SURVEY MAPS, SURVEY PLANS, OR SURVEY PLATS PREPARED BY OTHERS."

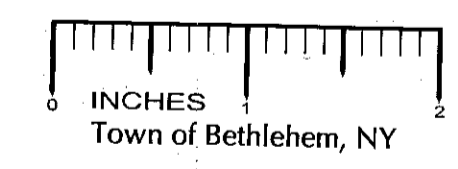
"ONLY COPIES FROM THE ORIGINAL OF THIS SURVEY MARKED WITH AN ORIGINAL OF THE LAND SURVEYOR'S EMBOSSED SEAL SHALL BE CONSIDERED TO BE VALID TRUE COPIES."

"THIS MAP MAY NOT BE USED IN CONNECTION WITH A 'SURVEY AFFIDAVIT' OR SIMILAR DOCUMENT, STATEMENT OR MECHANISM TO OBTAIN TITLE INSURANCE FOR ANY SUBSEQUENT OR FUTURE GRANTEE."

"CERTIFICATIONS INDICATED HEREON SIGNIFY THAT THIS SURVEY WAS PREPARED IN ACCORDANCE WITH THE EXISTING CODE OF PRACTICES FOR LAND SURVEYS ADOPTED BY THE NEW YORK STATE ASSOCIATION OF PROFESSIONAL LAND SURVEYORS. SAID CERTIFICATION SHALL RUN ONLY TO THE PERSON FOR WHOM THE SURVEY IS PREPARED, AND ON HIS BEHALF TO THE TITLE COMPANY, GOVERNMENTAL AGENCY AND LENDING INSTITUTION LISTED HEREON, AND TO THE ASSIGNEES OF THE LENDING INSTITUTION. CERTIFICATIONS ARE NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS."

LEGEND:

- EXISTING WATER LINE
- EXISTING SANITARY LINE
- EXISTING GAS LINE
- EXISTING OVERHEAD UTILITY LINE
- EXISTING CONTOUR
- PROPERTY LINE
- PROPERTY CORNER
- PROPERTY CORNER FOUND
- EXISTING SIGNAGE
- EXISTING UTILITY POLE
- EXISTING UNIVERSAL MANHOLE
- EXISTING SANITARY MANHOLE
- EXISTING CATCH BASIN
- EXISTING HYDRANT
- EXISTING AT&T CABLE MARKER
- EXISTING AT&T CABLE AS FLAGGED
- EXISTING WATER VALVE
- EXISTING VERIZON MANHOLE
- EXISTING AT&T CABLE MARKER
- EXISTING CORRUGATED METAL PIPE
- EXISTING ROCK / BOULDER
- EXISTING PLANTER
- EXISTING WETLAND FLAG
- EXISTING TREES
- EXISTING TREE LINE



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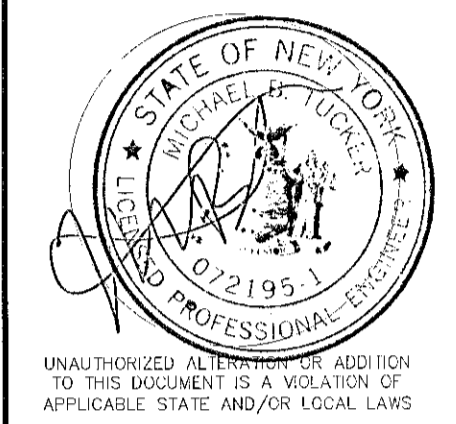
APR 7 2011

Town of Bethlehem Planning Board

TOWN OF BETHLEHEM APPROVAL

PLANNING BOARD
 TOWN OF BETHLEHEM
 ALBANY COUNTY, NEW YORK
 This Site Plan Approved.
George J. J...
 Title Chairman
 Date 4/13/2011 SP153A2

infinity
 engineering
 11 Herbert Drive
 Latham, New York 12110
 (518) 690-0790



UNAUTHORIZED ALTERATION OR ADDITION TO THIS INSTRUMENT IS A VIOLATION OF APPLICABLE STATE AND/OR LOCAL LAWS

No.	Submittal / Revision	App'd	Date
4	TOWN COMMENTS	MBT	3/11
3	TOWN COMMENTS	MBT	1/11
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1	TOWN COMMENTS	MBT	12/10

Drawn: MBT Date: 10/10
 Designed: MBT Date: 10/10
 Checked: MBT Date: 10/10

Project Number
 182-122

Project Title

The Gables at Delmar

Delaware Avenue
 Delmar, NY 12054

Prepared For

Keystone Builders Inc.

Drawing Title

Existing Conditions Plan

Drawing Scale:
 1" = 40'

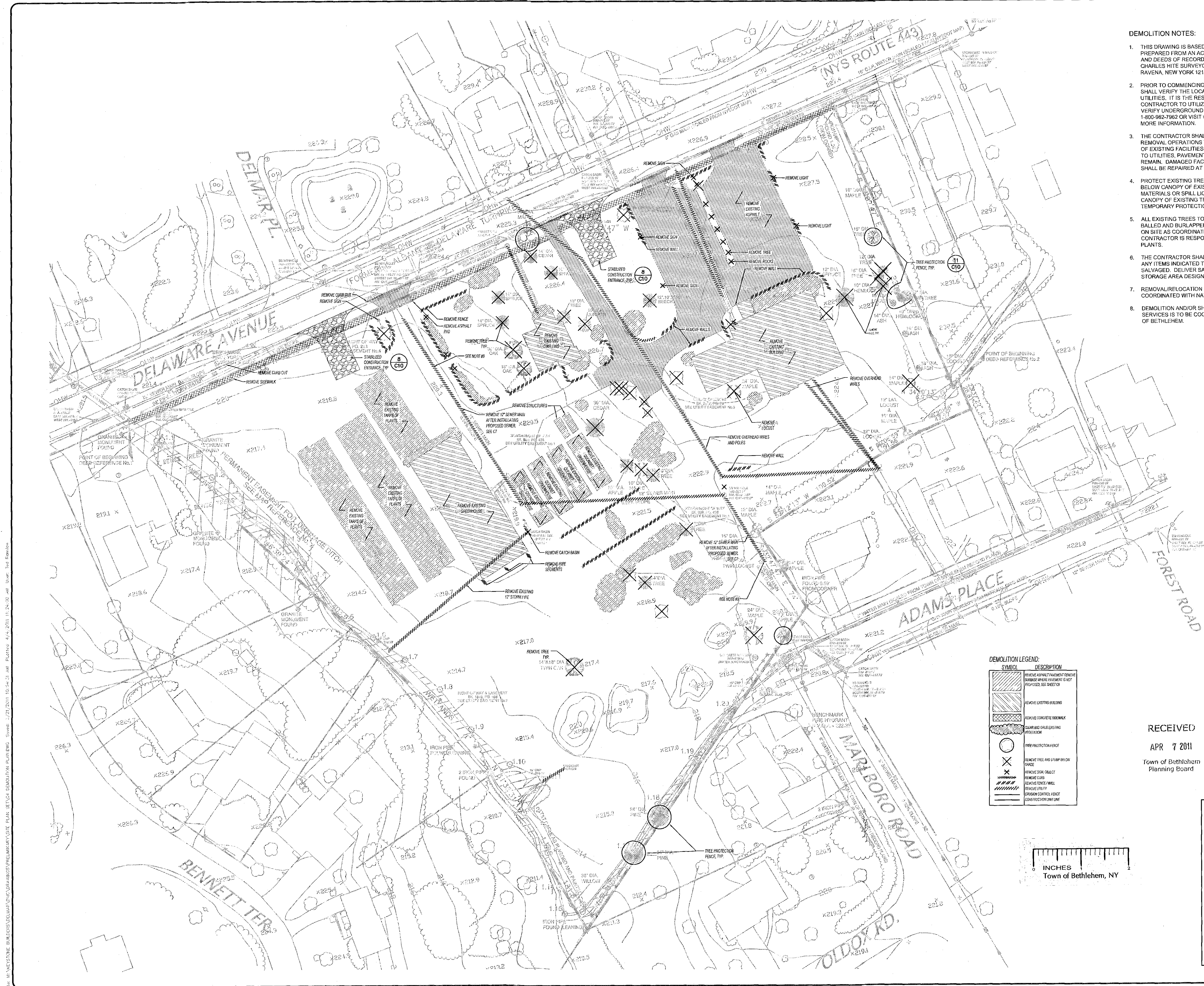
Date:
 3/18/2011

Issued For

SITE PLAN APPROVAL

Drawing Number

C-3



- DEMOLITION NOTES:**
1. THIS DRAWING IS BASED UPON SURVEY MAPS PREPARED FROM AN ACCURATE FIELD SURVEY, MAPS AND DEEDS OF RECORD ON 1-16-07 AS PREPARED BY CHARLES HITE SURVEYORS, 131 MAIN STREET, RAVENNA, NEW YORK 12143.
 2. PRIOR TO COMMENCING WORK THE CONTRACTOR SHALL VERIFY THE LOCATIONS OF ALL UNDERGROUND UTILITIES. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO UTILIZE A LOCATING SERVICE TO VERIFY UNDERGROUND UTILITY LOCATIONS. CALL 1-800-982-7882 OR VISIT WWW.GSASAFETY.NY.GOV FOR MORE INFORMATION.
 3. THE CONTRACTOR SHALL EXERCISE CARE DURING ALL REMOVAL OPERATIONS TO ENSURE THE PROTECTION OF EXISTING FACILITIES INCLUDING BUT NOT LIMITED TO UTILITIES, PAVEMENTS AND PLANT MATERIAL TO REMAIN. DAMAGED FACILITIES INTENDED TO REMAIN SHALL BE REPAIRED AT CONTRACTOR'S EXPENSE.
 4. PROTECT EXISTING TREES TO REMAIN. DO NOT DRIVE BELOW CANOPY OF EXISTING TREES OR STORE MATERIALS OR SPILL LIQUIDS OR CHEMICALS BELOW CANOPY OF EXISTING TREES TO REMAIN. PROVIDE TEMPORARY PROTECTION FENCING PER DETAILS.
 5. ALL EXISTING TREES TO BE REPLANTED SHALL BE BALLED AND BURLAPPED AND STORED IN A LOCATION ON SITE AS COORDINATED WITH OWNER. CONTRACTOR IS RESPONSIBLE FOR WATERING THE PLANTS.
 6. THE CONTRACTOR SHALL VERIFY WITH THE OWNER ANY ITEMS INDICATED TO BE REMOVED THAT WILL BE SALVAGED. DELIVER SALVAGED MATERIALS TO A STORAGE AREA DESIGNATED BY THE OWNER.
 7. REMOVAL/RELOCATION OF OVERHEAD WIRES TO BE COORDINATED WITH NATIONAL GRID AND VERIZON.
 8. DEMOLITION AND/OR SHUT OFF OF WATER AND SEWER SERVICES IS TO BE COORDINATED WITH THE TOWN OF BETHLEHEM.

- LEGEND:**
- EXISTING WATER LINE
 - SS — EXISTING SANITARY LINE
 - G — EXISTING GAS LINE
 - OHW — EXISTING OVERHEAD UTILITY LINE
 - 220 — EXISTING CONTOUR
 - — PROPERTY LINE
 - — PROPERTY CORNER
 - — PROPERTY CORNER FOUND
 - — EXISTING SIGNAGE
 - — EXISTING UTILITY POLE
 - — EXISTING UNIVERSAL MANHOLE
 - — EXISTING SANITARY MANHOLE
 - — EXISTING CATCH BASIN
 - — EXISTING HYDRANT
 - — EXISTING AT&T CABLE MANHOLE
 - — EXISTING AT&T CABLE AS FLAGGED
 - — EXISTING WATER VALVE
 - — EXISTING VERIZON MANHOLE
 - — EXISTING AT&T CABLE MANHOLE
 - — EXISTING CORRUGATED METAL PIPE
 - — EXISTING ROCK BOARDER
 - — EXISTING PLANTER
 - — EXISTING WETLAND FLAG
 - — EXISTING TREES
 - — EXISTING TREE LINE

- DEMOLITION LEGEND:**
- ▨ — REMOVE ASPHALT PAVEMENT (REMOVE BARBER WHEN PAVEMENT IS NOT INDICATED, SEE SHEET 0)
 - ▨ — REMOVE EXISTING BUILDING
 - ▨ — REMOVE CONCRETE SIDEWALK
 - ▨ — CLEAR AND GRUB EXISTING VEGETATION
 - — TREE PROTECTION FENCE
 - — REMOVE TREE AND STUMP OR GRUB
 - — REMOVE SIGN OBJECT
 - — REMOVE CURB
 - — REMOVE FENCE/WALL
 - — REMOVE UTILITY
 - — EROSION CONTROL FENCE
 - — CONSTRUCTION FENCE

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INCHES
Town of Bethlehem, NY

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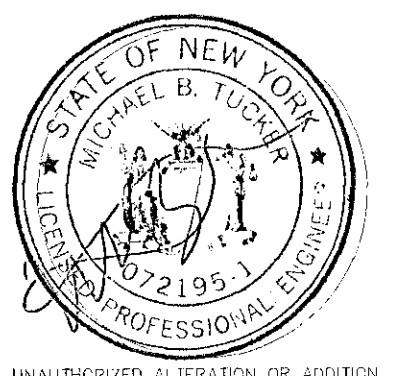
PLANNING BOARD
TOWN OF BETHLEHEM
ALBANY COUNTY, NEW YORK

This Site Plan Approved
George Janner
Title Chairman

Date 4/13/2011 SP153A2

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1	TOWN COMMENTS	MBT	12/1/10

Drawn: MJB Date: 10/10
Designed: MBT Date: 10/10
Checked: MBT Date: 10/10

Project Number
182-122

Project Title
The Gables at Delmar
Delaware Avenue
Delmar, NY 12054

Prepared For
Keystone Builders Inc.

Drawing Title
Demolition Plan

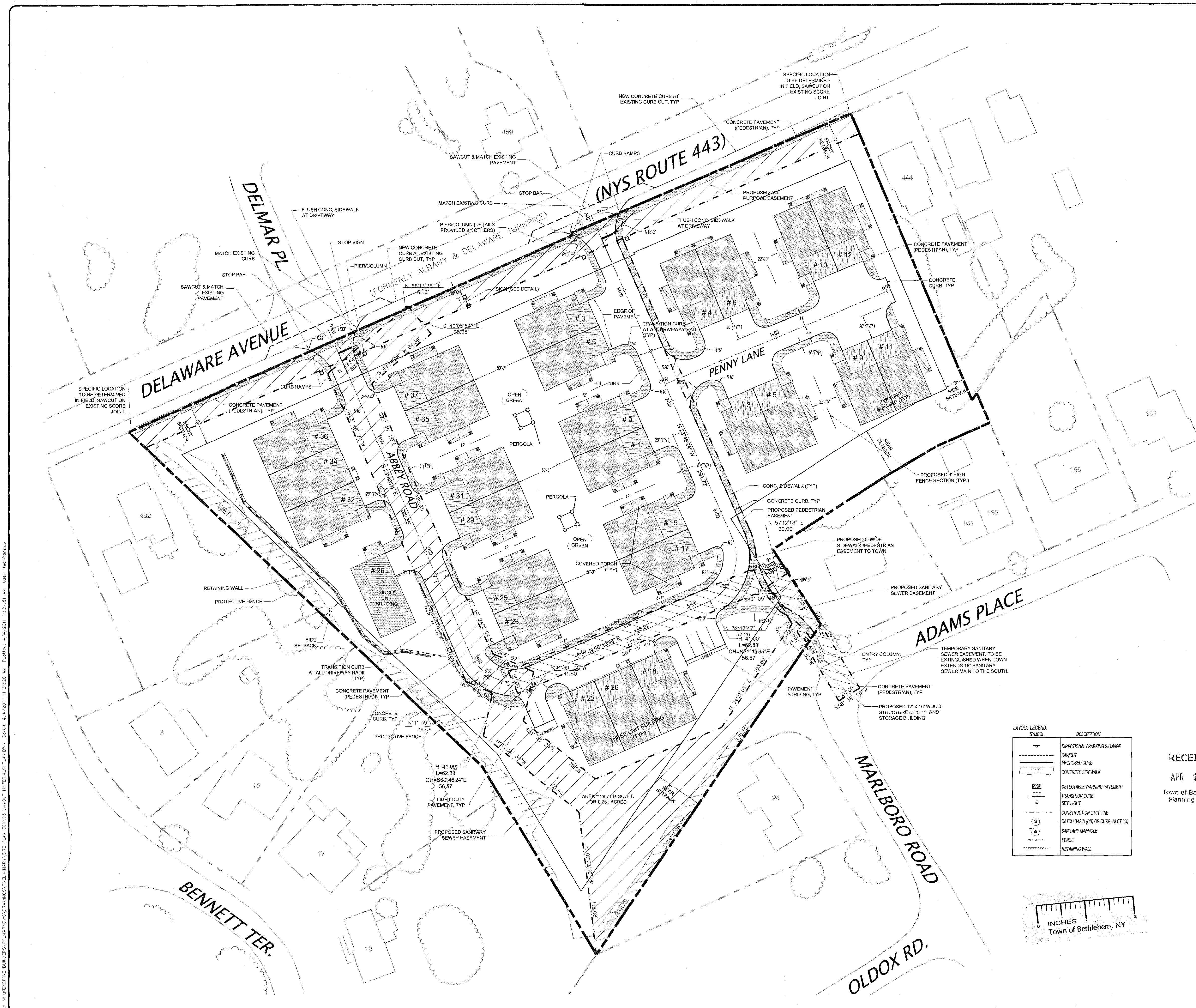
Drawing Scale:
1" = 40'

Date:
3/18/2011

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SITE PLAN APPROVAL

Drawing Number
C-4

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- LAYOUT NOTES:
1. THIS DRAWING IS BASED UPON SURVEY MAPS PREPARED FROM AN ACCURATE FIELD SURVEY MAPS AND DEEDS OF RECORD ON 1-16-07 AS PREPARED BY CHARLES HITE SURVEYORS, 131 MAIN STREET, RAVENA, NEW YORK 12143.
 2. PRIOR TO COMMENCING WORK THE CONTRACTOR SHALL VERIFY THE LOCATIONS OF ALL UNDERGROUND UTILITIES. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO UTILIZE A LOCATING SERVICE TO VERIFY UNDERGROUND UTILITY LOCATIONS. CALL 1-800-482-7862 OR VISIT WWW.DISABLEMYWORK.COM FOR MORE INFORMATION.
 3. PRIOR TO COMMENCEMENT OF WORK THE CONTRACTOR SHALL LAY OUT ALL NEW WORK IN THE FIELD AND NOTIFY THE OWNER'S REPRESENTATIVE OF ANY DISCREPANCIES AFFECTING THE WORK.
 4. THE CONTRACTOR SHALL VERIFY EXISTING CONDITIONS IN THE FIELD PRIOR TO COMMENCEMENT OF WORK AND NOTIFY THE OWNER'S REPRESENTATIVE OF ANY DISCREPANCIES AFFECTING THE WORK.
 5. ALL DIMENSIONS SHOWN ARE FROM 0° DEGREES UNLESS OTHERWISE SHOWN.
 6. ALL NEW PAVEMENTS SHALL MEET EXISTING PAVEMENTS WITH A SMOOTH TRANSITION AND FLUSH JOINT.
 7. ENTRY COLUMN TO BE DESIGNED AND SUBMITTED AT LATER DATE.

UNIT SUMMARY

	# BLDGS	# UNITS
SINGLE UNIT BLDG	1	1
TWO UNIT BLDG	10	20
THREE UNIT BLDG	2	6
TOTAL # OF UNITS		27

- LEGEND:
- EXISTING WATER LINE
 - SS — EXISTING SANITARY LINE
 - G — EXISTING GAS LINE
 - OHW — EXISTING OVERHEAD UTILITY LINE
 - 220 — EXISTING CONTOUR
 - — PROPERTY LINE
 - — PROPERTY CORNER
 - — PROPERTY CORNER FOUND
 - — EXISTING SIGNAGE
 - — EXISTING UTILITY POLE
 - — EXISTING UNIVERSAL MANHOLE
 - — EXISTING SANITARY MANHOLE
 - — EXISTING CATCH BASIN
 - — EXISTING HYDRANT
 - — EXISTING AT&T CABLE MARKER
 - — EXISTING AT&T CABLE AS FLAGGED
 - — EXISTING WATER VALVE
 - — EXISTING VERIZON MANHOLE
 - — EXISTING AT&T CABLE MARKER
 - — EXISTING CORRUGATED METAL PIPE
 - — EXISTING ROCK / BOULDER
 - — EXISTING PLANTER
 - — EXISTING WETLAND FLAG
 - — EXISTING TREES
 - — EXISTING TREE LINE

LAYOUT LEGEND:

SYMBOL	DESCRIPTION
—	DIRECTIONAL / PARKING SIGNAGE
—	SAWCUT
—	PROPOSED CURB
—	CONCRETE SIDEWALK
—	DETECTABLE WARNING PAVEMENT
—	TRANSITION CURB
—	SITE LIGHT
—	CONSTRUCTION LIMIT LINE
—	CATCH BASIN (CB) OR CURB INLET (CI)
—	SANITARY MANHOLE
—	FENCE
—	RETAINING WALL

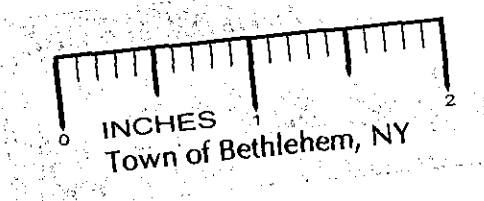
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PLANNING BOARD
TOWN OF BETHLEHEM
ALBANY COUNTY, NEW YORK

This Site Plan Approved by
George J. Jansen
Title Chairman

Date: 4/13/2011 SRS/3/2



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Drawn: MJB Date: 10/10
Designed: MBT Date: 10/10
Checked: MBT Date: 10/10

Project Number 182-122

Project Title

The Gables at Delmar
Delaware Avenue
Delmar, NY 12054

Prepared For
Keystone Builders Inc.

Drawing Title
Layout & Materials Plan

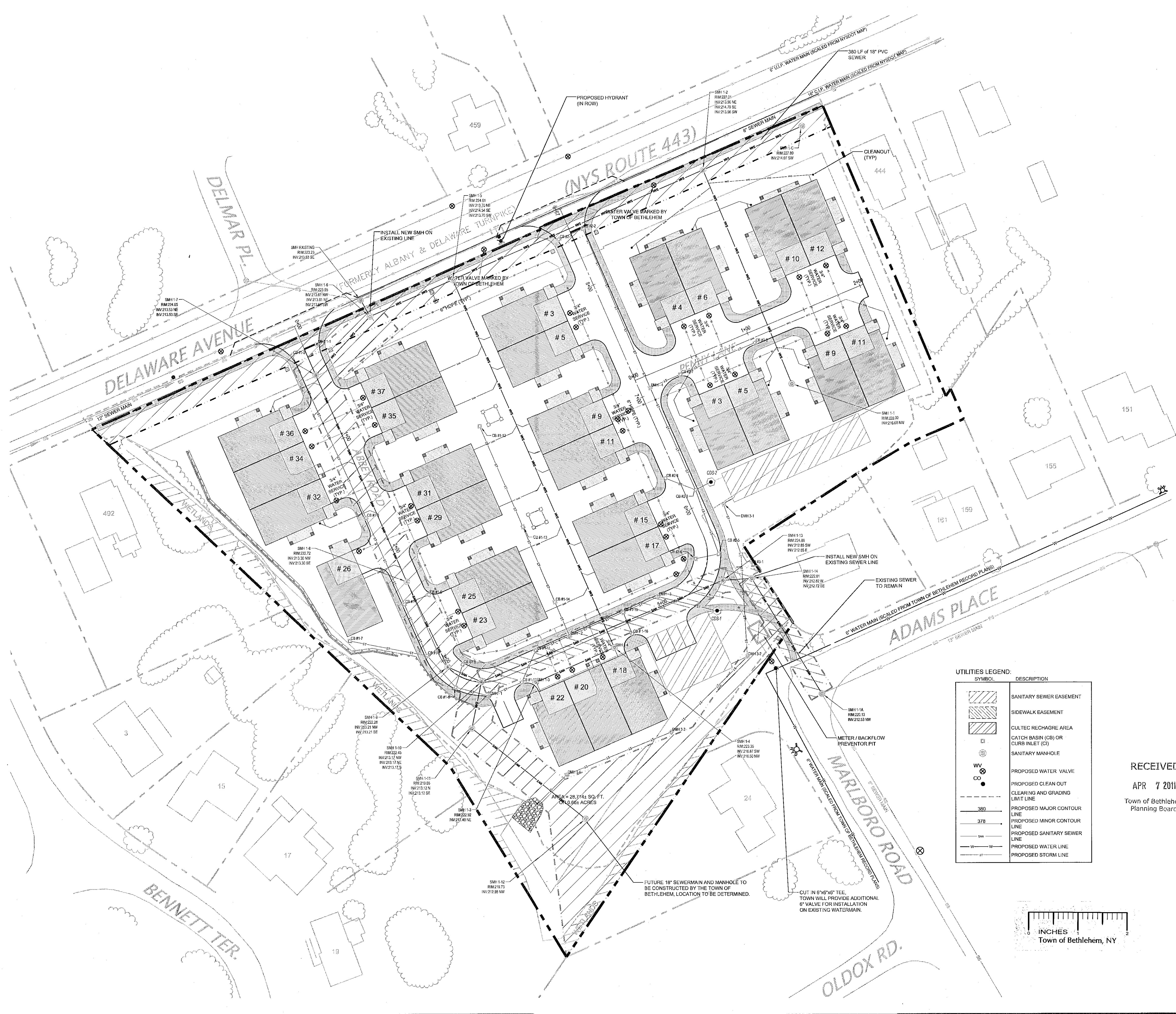
Drawing Scale:
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Date:
4/04/2011

Issued For
SITE PLAN APPROVAL

Drawing Number
C-5

FIG. 11 WEYBOSCH BUILDERS/DELMAR/DRAWINGS/PRELIMINARY SITE PLAN SELECT UTILITY PLANNING. Scale: 1/4" = 40'. 4/2/2011 11:36:48 AM. Plotted: 4/2/2011 11:40:07 AM. User: hrd.Randow



UTILITY NOTES:

1. LOCATION OF UTILITIES PUBLIC AND/OR PRIVATE, INDICATED AS EXISTING AND/OR TO BE CONSTRUCTED AS SHOWN ON THE PLANS ARE APPROXIMATE ONLY. THEIR EXACT LOCATION SHALL BE DETERMINED IN THE FIELD. ADDITIONAL UTILITY LINES, WHETHER ABANDONED OR IN SERVICE, MAY EXIST AND IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO CONDUCT OPERATIONS AND TAKE THE NECESSARY PRECAUTIONS TO PREVENT INTERFERENCE WITH, OR DAMAGE TO, THESE OR OTHER FACILITIES DURING THE COURSE OF CONSTRUCTION.
2. IN THE EVENT THE CONTRACTOR DAMAGES AN EXISTING UTILITY SERVICE CAUSING INTERRUPTION IN SAID SERVICE, THE CONTRACTOR SHALL IMMEDIATELY COMMENCE WORK TO RESTORE SERVICE AND MAY NOT CEASE WORK OPERATIONS UNTIL SERVICE IS RESTORED.
3. THE METHOD OF REMOVAL OF EXISTING ROADWAY OR SHOULDER PAVEMENT IN THE IMMEDIATE VICINITY OF UNDERGROUND UTILITIES SHALL BE SUBJECT TO THE APPROVAL OF THE ENGINEER.
4. THE SITE CONTRACTOR SHALL REFER TO THE BUILDING MECHANICAL AND PLUMBING PLANS FOR THE EXACT LOCATIONS AND INVERTS OF ALL THE BUILDING SERVICE CONNECTIONS.
5. THE SITE CONTRACTOR IS ADVISED THAT THE BUILDING CONTRACTOR SHALL BRING ALL UTILITY SERVICES TO A POINT FIVE (5) FEET OUTSIDE THE EXTERIOR FACE OF THE BUILDING WALL. THE EXTENSION OF ALL UTILITIES BEYOND THIS POINT IS THE RESPONSIBILITY OF THE SITE CONTRACTOR.
6. THE SITE CONTRACTOR IS ADVISED THAT OTHER CONTRACTOR AND/OR UTILITY COMPANIES SHALL BE WORKING IN THE AREA AT THE SAME TIME. THE CONTRACTOR SHALL COORDINATE HIS WORK SUCH THAT THERE WILL BE NO CONFLICT IN OPERATIONS.
7. WATER - 5' MINIMUM COVER
8. SEWER - 4' MINIMUM COVER

PRIVATE UTILITIES:

1. THE CONTRACTOR SHALL NOT INSTALL ANY PORTION OF THE PAVEMENT SECTION INCLUDING CURBING UNTIL ALL PRIVATE UTILITY AND/OR CONDUITS HAVE BEEN INSTALLED.
2. THE SITE CONTRACTOR SHALL BE RESPONSIBLE FOR TRENCH EXCAVATION AND BACKFILL FOR ALL GAS, ELECTRIC AND TELEPHONE LINES/CONDUITS. EXCAVATION AND BACKFILL MATERIAL SHALL CONFORM TO THE REQUIREMENTS OF THE INDIVIDUAL UTILITY COMPANY.
3. THE CONTRACTOR SHALL REFER TO PLANS PREPARED BY EITHER THE APPROPRIATE UTILITY COMPANY OR THE SITE ELECTRICAL ENGINEER FOR THE EXACT LOCATION, SIZE AND TYPE OF THE PROPOSED GAS, ELECTRIC OR TELEPHONE SYSTEMS. ANY LOCATIONS SHOWN ON THESE DRAWINGS ARE PRELIMINARY AND SHOULD NOT BE USED FOR CONSTRUCTION.
4. ALL ROOF DRAINSGUTTERS SHALL BE CONNECTED DIRECTLY TO THE STORM PIPE SYSTEM.
5. FOR STORM, SANITARY AND WATER SYSTEM DETAILS SEE TOWN OF BETHLEHEM STANDARD DETAIL SHEETS ATTACHED TO THIS DRAWING SET.

PUBLIC UTILITIES:

1. NEW 18" SANITARY SEWER LINE TO BE LAID @ SLOPE = 0.12%
2. ALL 18" SEWER MAIN WITHIN EASEMENT AREA SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE TOWN OF BETHLEHEM STANDARDS AND DETAILS.
3. THE EXISTING SANITARY SEWER EASEMENT IS TO BE ABANDONED BY THE TOWN OF BETHLEHEM AND REVERTED BACK TO THE APPLICANT.

LEGEND:

	EXISTING WATER LINE
	EXISTING SANITARY LINE
	EXISTING GAS LINE
	EXISTING OVERHEAD UTILITY LINE
	EXISTING CONTOUR
	PROPERTY LINE
	PROPERTY CORNER
	PROPERTY CORNER FOUND
	EXISTING SIGNAGE
	EXISTING UTILITY POLE
	EXISTING UNIVERSAL MANHOLE
	EXISTING SANITARY MANHOLE
	EXISTING CATCH BASIN
	EXISTING HYDRANT
	EXISTING AT&T CABLE MARKER
	EXISTING AT&T CABLE AS FLAGGED
	EXISTING WATER VALVE
	EXISTING VERIZON MANHOLE
	EXISTING AT&T CABLE MARKER
	EXISTING CORRUGATED METAL PIPE
	EXISTING PLANTER
	EXISTING WELAND FLAG
	EXISTING TREES
	EXISTING TREE LINE

UTILITIES LEGEND:

SYMBOL	DESCRIPTION
	SANITARY SEWER EASEMENT
	SIDEWALK EASEMENT
	CULTEC RECHARGE AREA
	CATCH BASIN (CB) OR CURB INLET (CI)
	SANITARY MANHOLE
	PROPOSED WATER VALVE
	PROPOSED CLEAN OUT
	CLEARING AND GRADING LIMIT LINE
	PROPOSED MAJOR CONTOUR LINE
	PROPOSED MINOR CONTOUR LINE
	PROPOSED SANITARY SEWER LINE
	PROPOSED WATER LINE
	PROPOSED STORM LINE

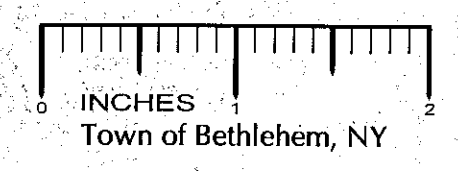
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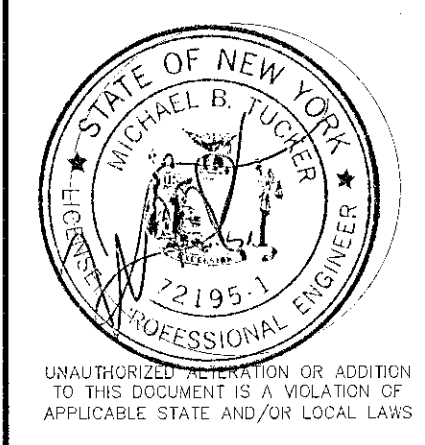
This Site Plan Approved by
George J. Jurek
Title: Chairman

Date: 4/13/2011 SPA153A2



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Drawn: MBT Date: 10/10
Designed: MBT Date: 10/10
Checked: MBT Date: 10/10

Project Number: 182-122

Project Title: The Gables at Delmar
Delaware Avenue
Delmar, NY 12054

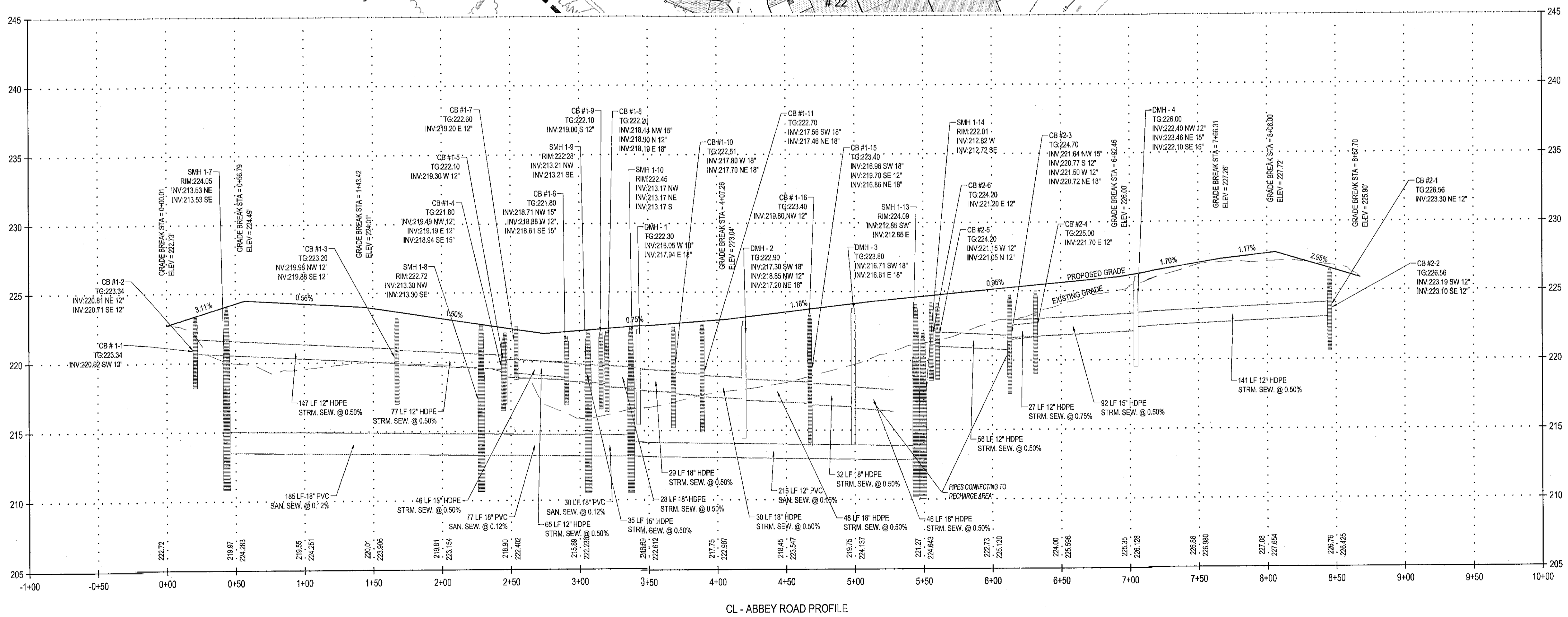
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Drawing Title: Utility Plan

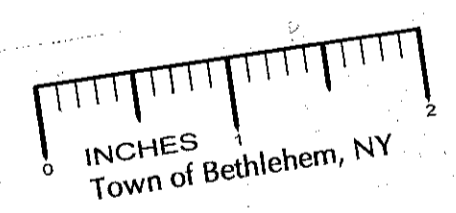
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Drawing Number: C-7



CL - ABBEY ROAD PROFILE



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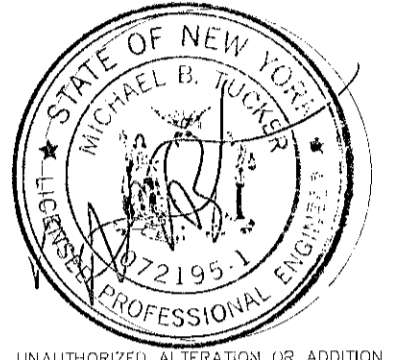
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Title Chairman

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Designed: MBT Date: 10/10
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Project Number
182-122

Project Title
The Gables at Delmar
Delaware Avenue
Delmar, NY 12054

Prepared For
Keystone Builders Inc.

Drawing Title
Abbey Road Profile

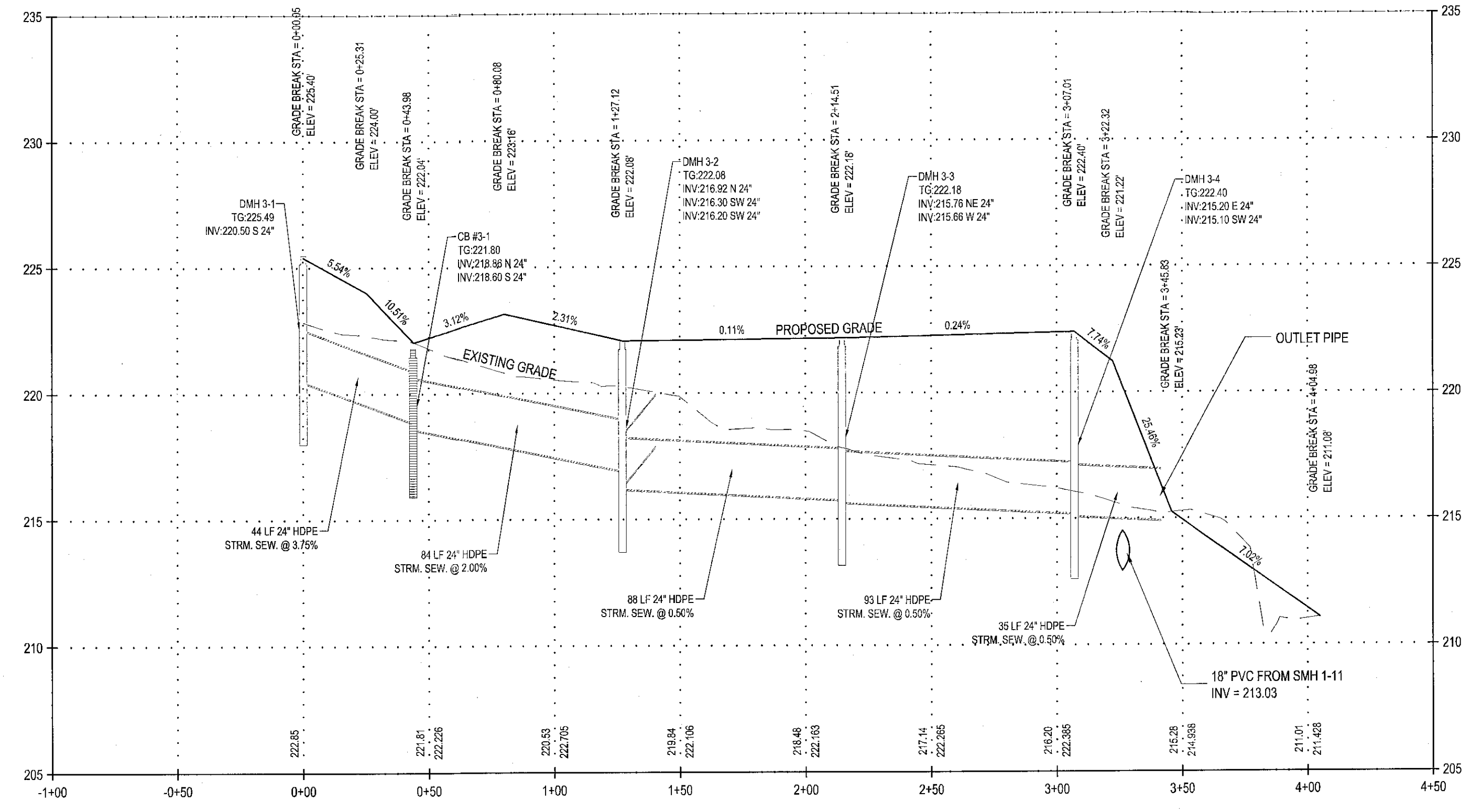
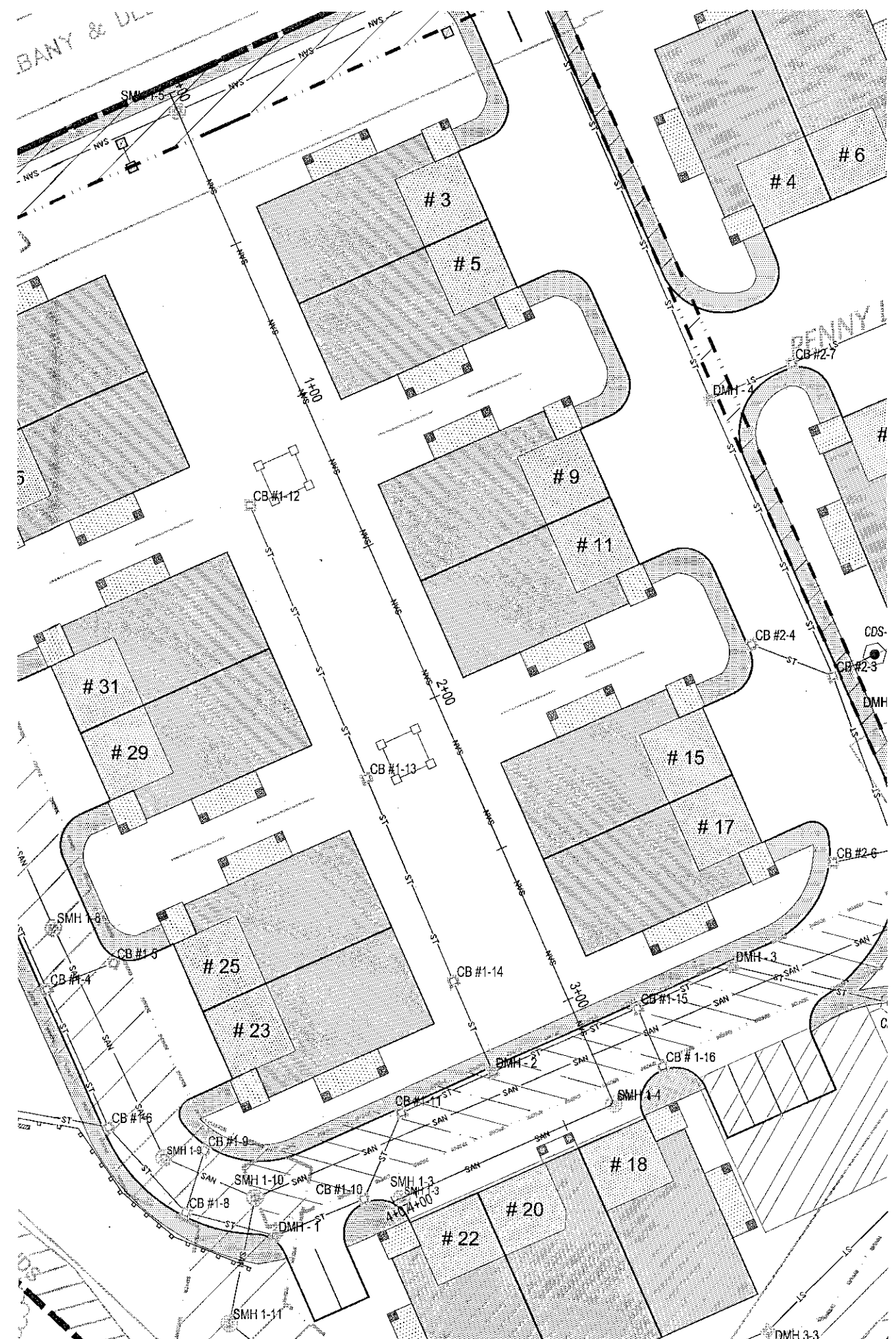
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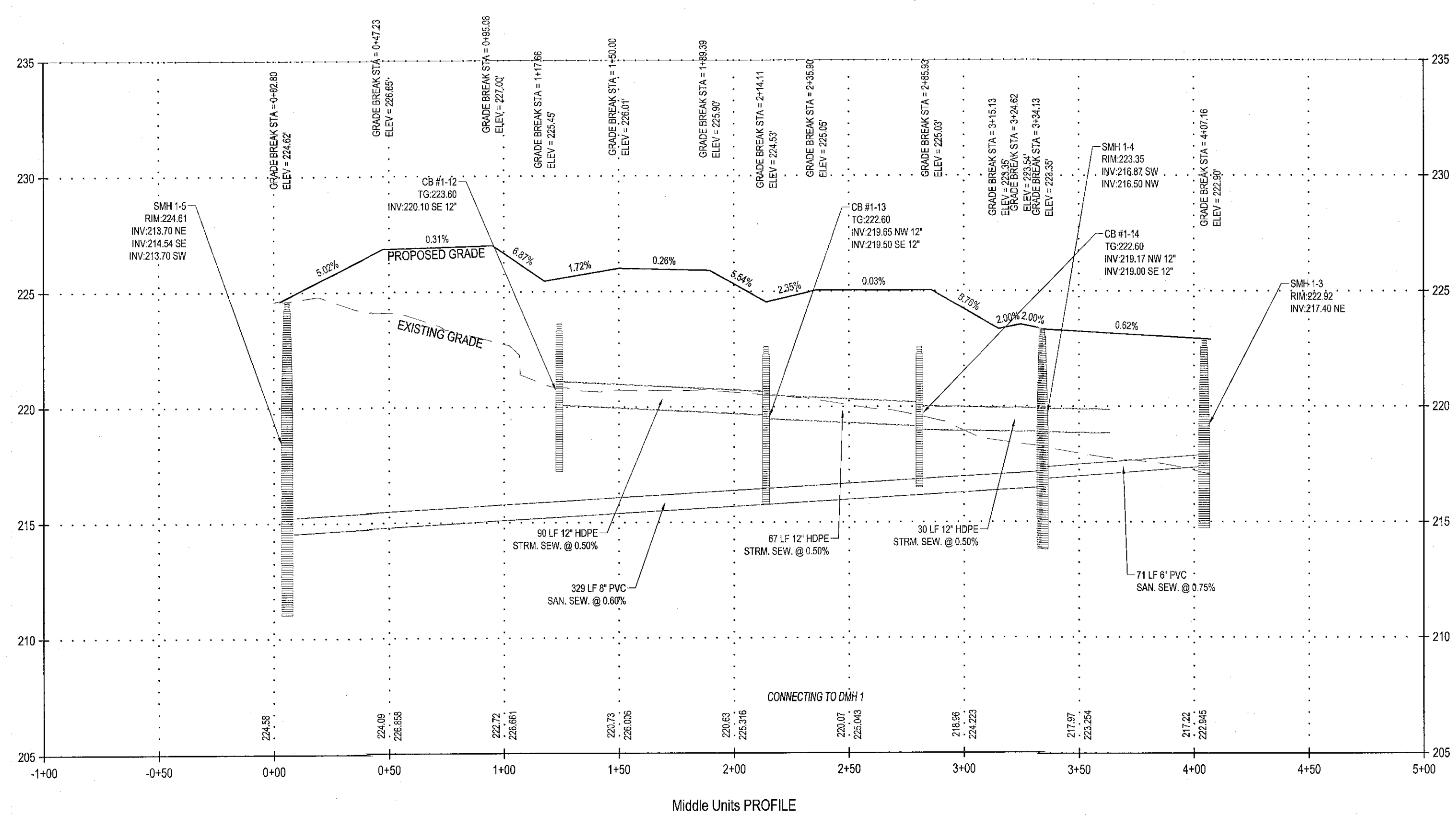
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Drawing Number
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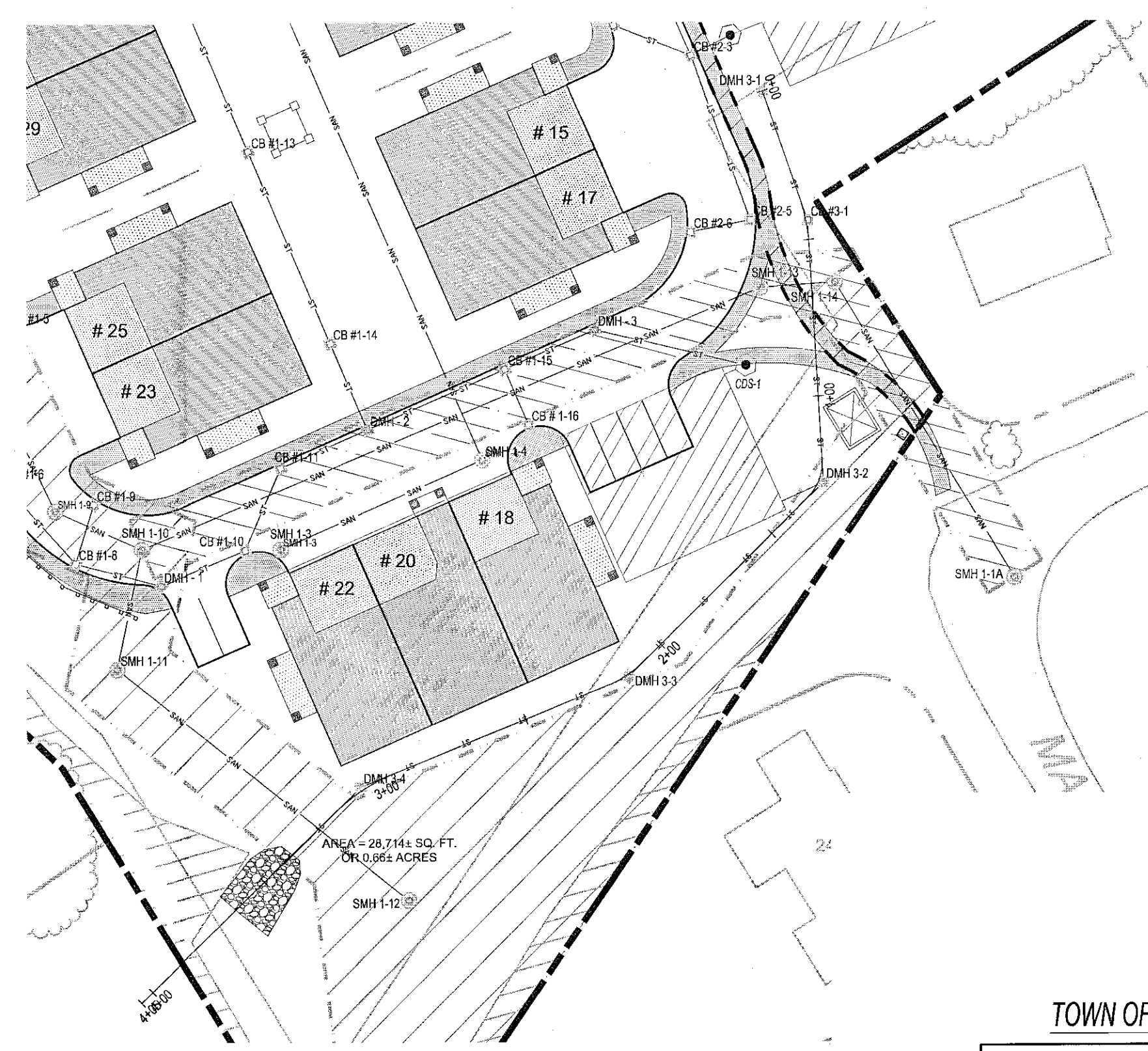
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RECHARGE AREA CONNECTION PROFILE



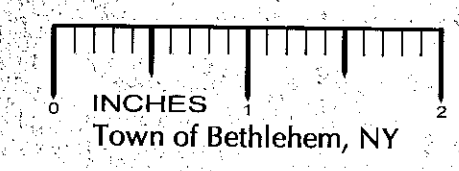
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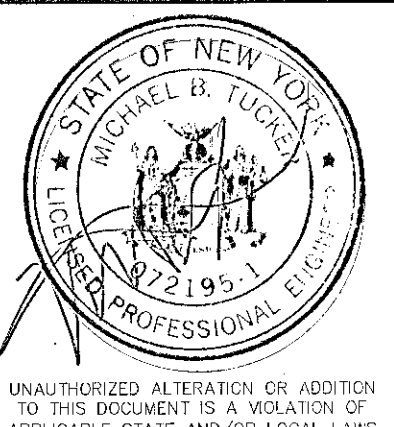
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George Finner
Title: Chairman
Date: 4/13/2011



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Designed: MBT Date: 10/10
Checked: MBT Date: 10/10

Project Number
182-122

Project Title

The Gables
at Delmar

Delaware Avenue
Delmar, NY 12054

Prepared For

Keystone
Builders Inc.

Drawing Title
Road
Profiles

Drawing Scale:
1" = 40'

Date:
3/18/2011

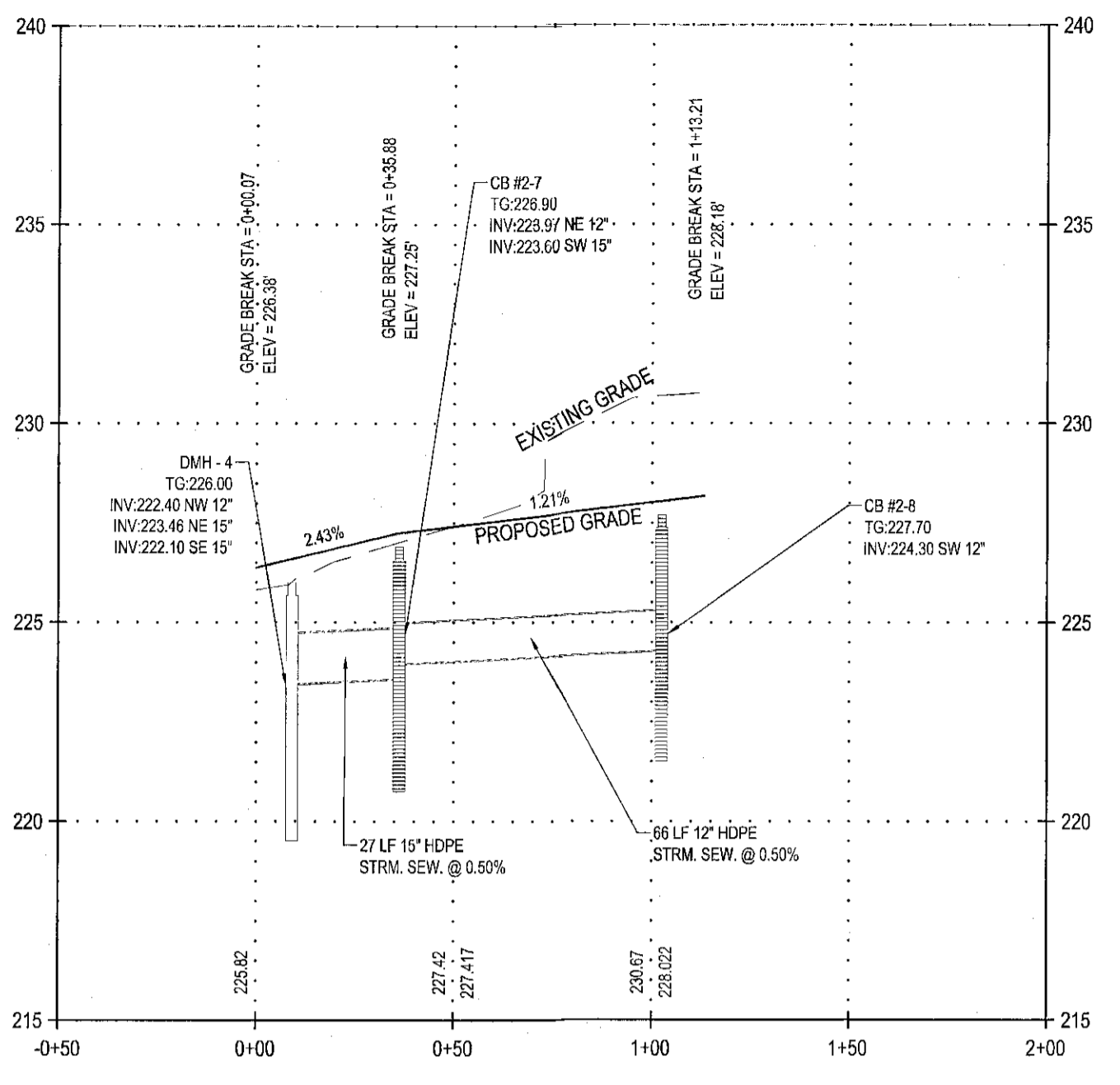
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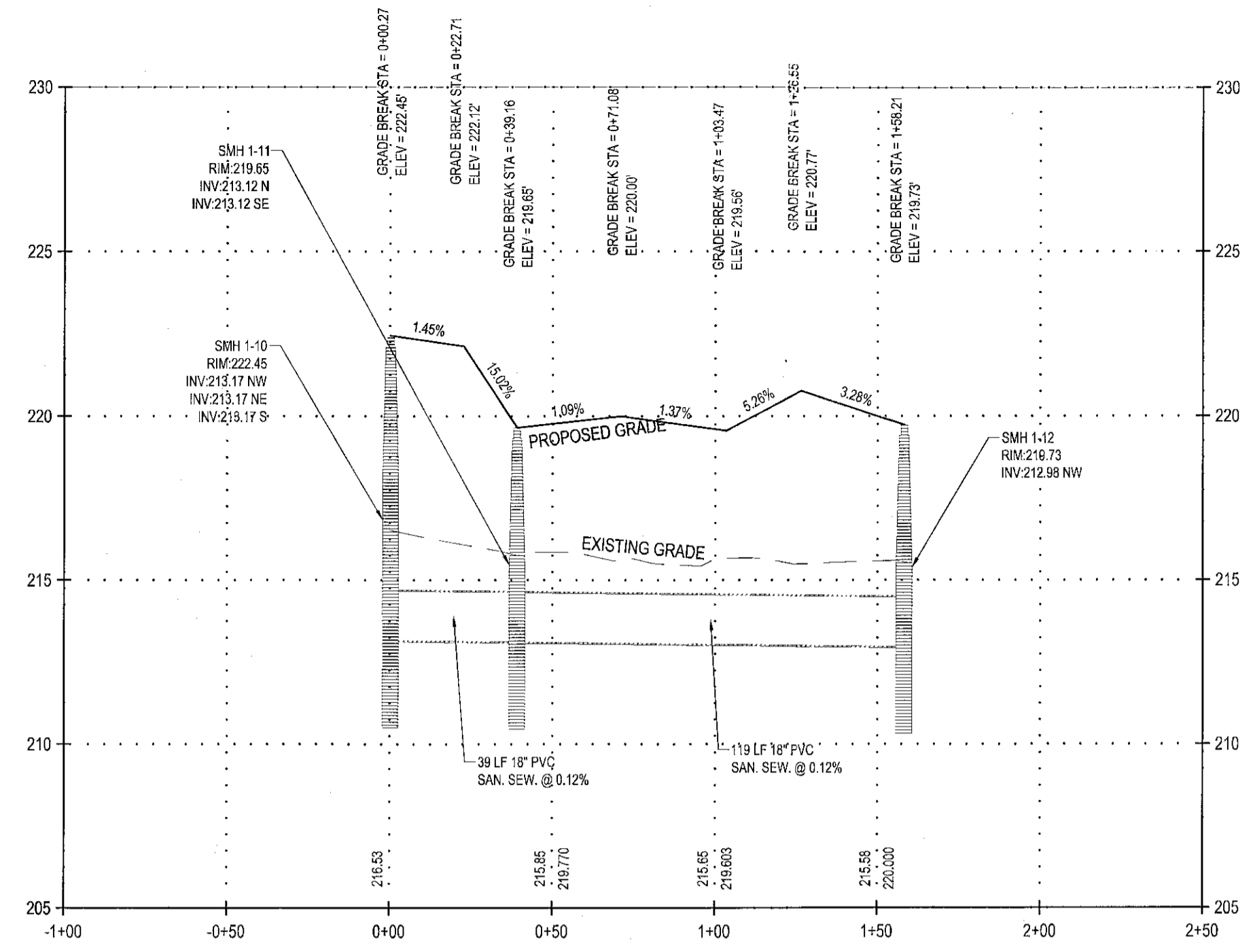
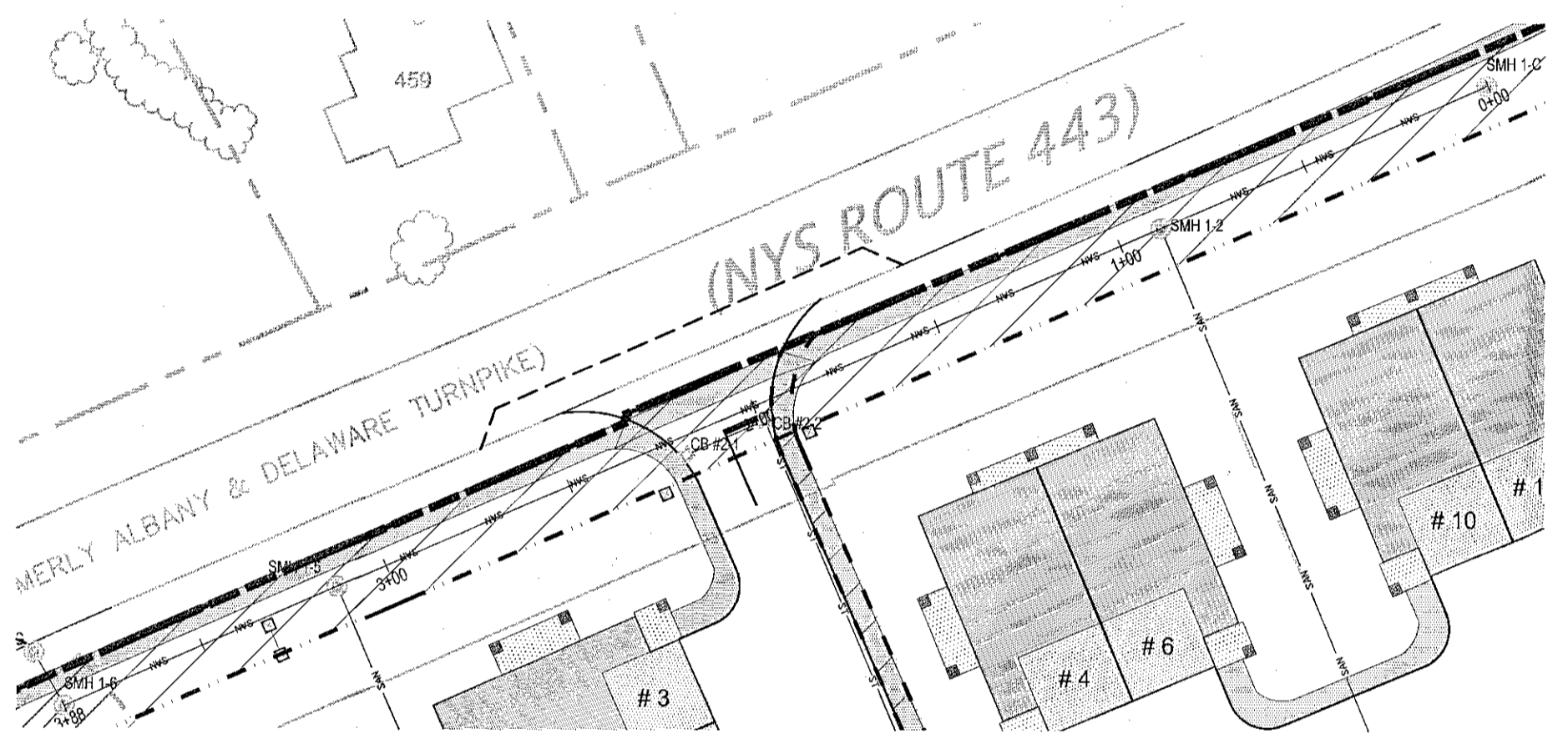
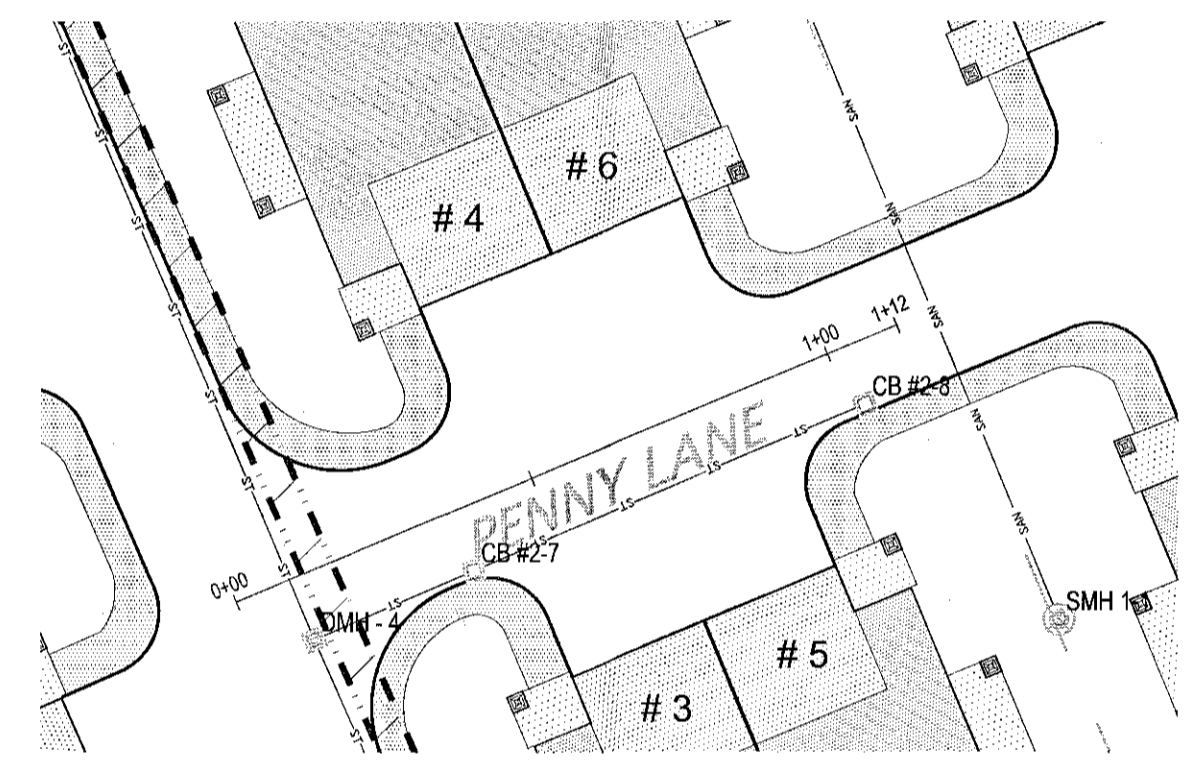
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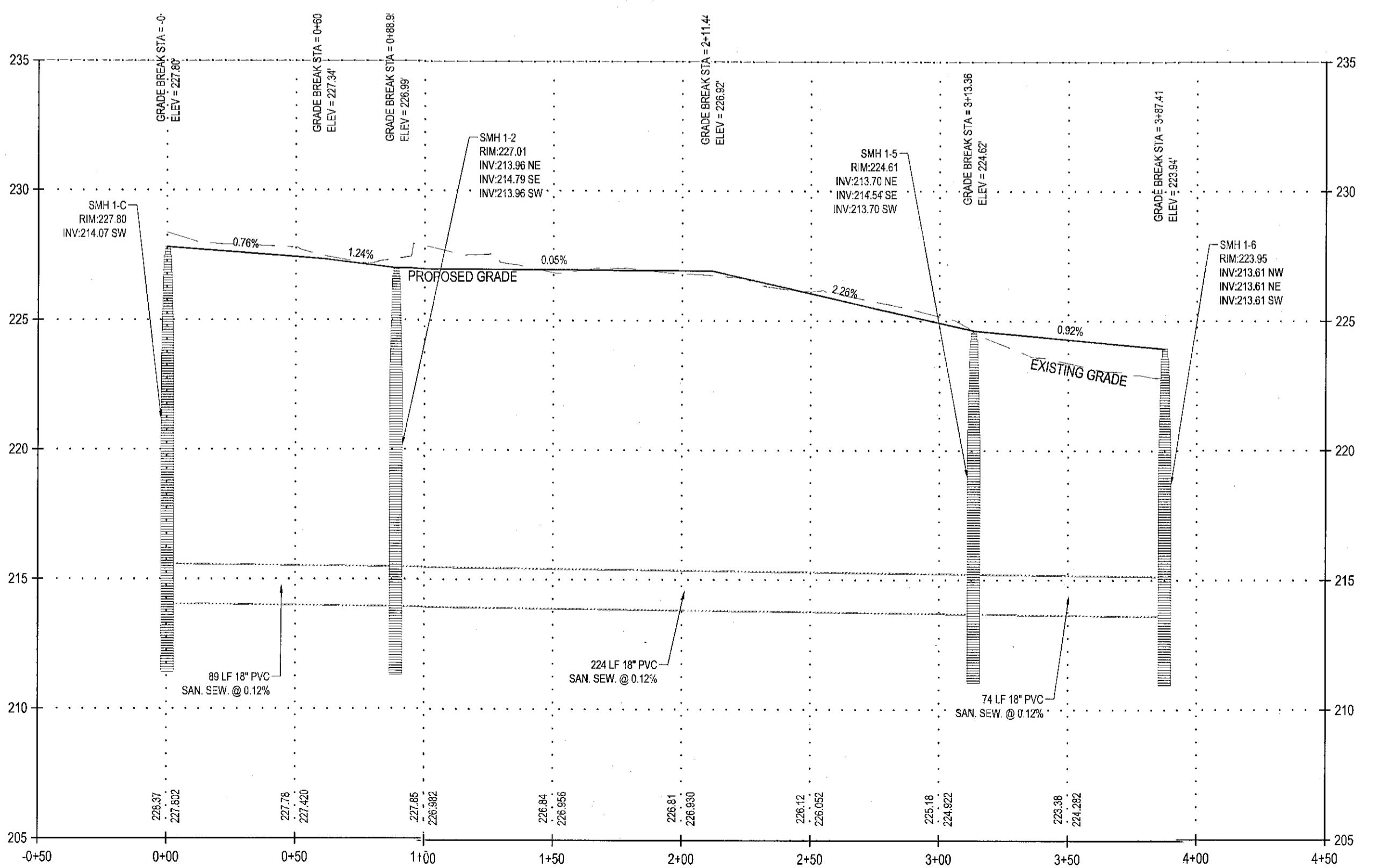
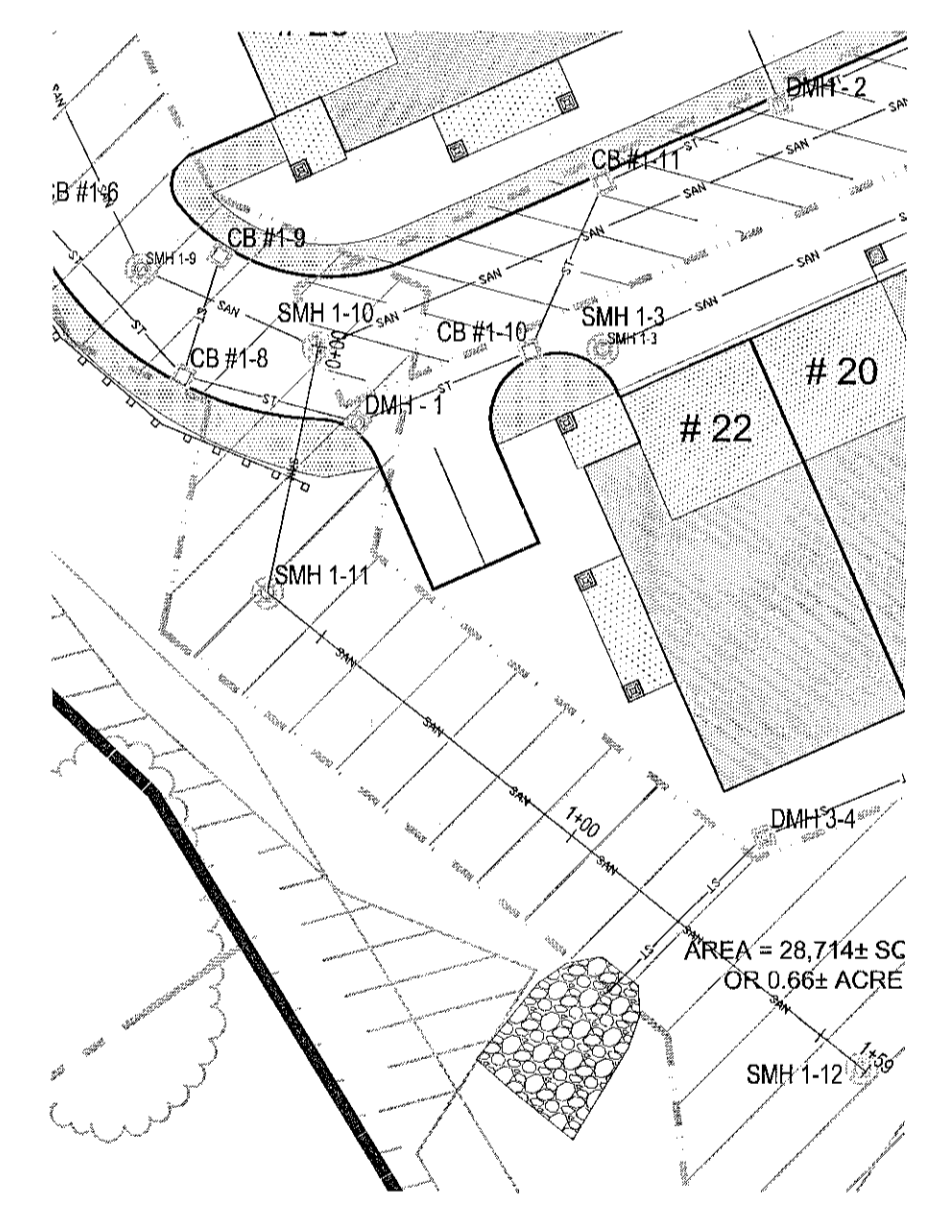
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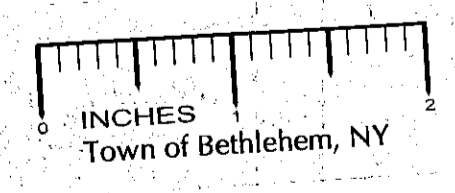
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SMH 1-10 to SMH 1-12 PROFILE



SMH 1-C to SMH 1-6 PROFILE

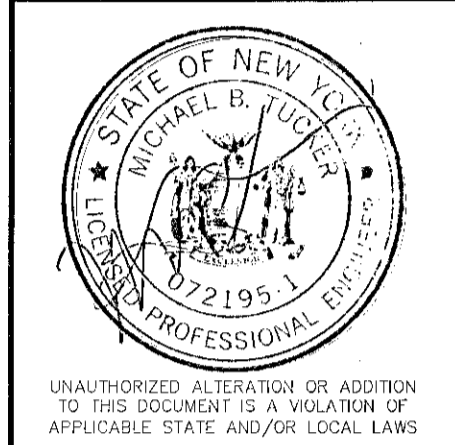


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Title Chairman
Date 4/13/2011 SP153A2

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Prepared For

Keystone
Builders Inc.

Drawing Title
Road
Profiles

Drawing Scale:
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Date:
4/04/2011

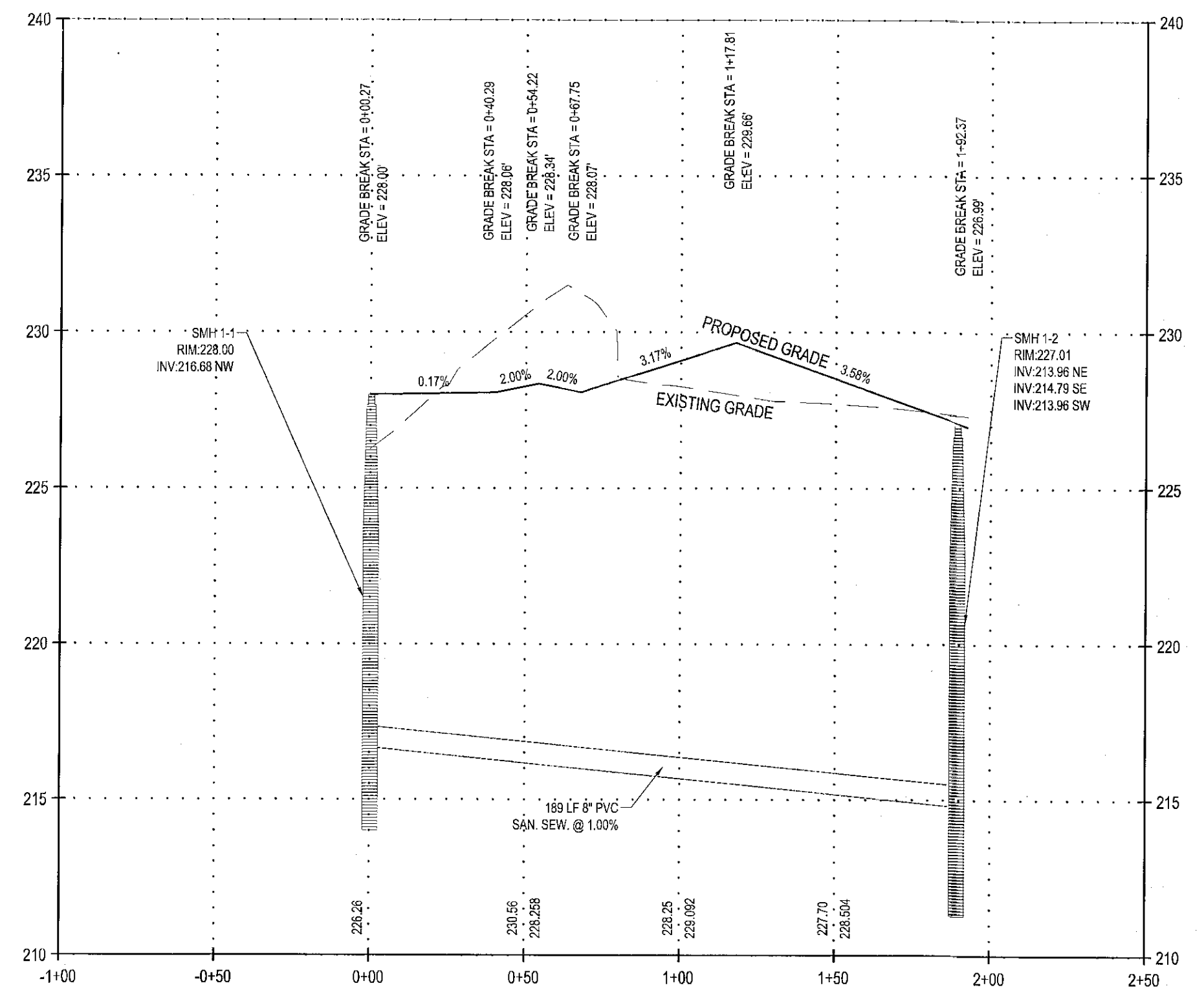
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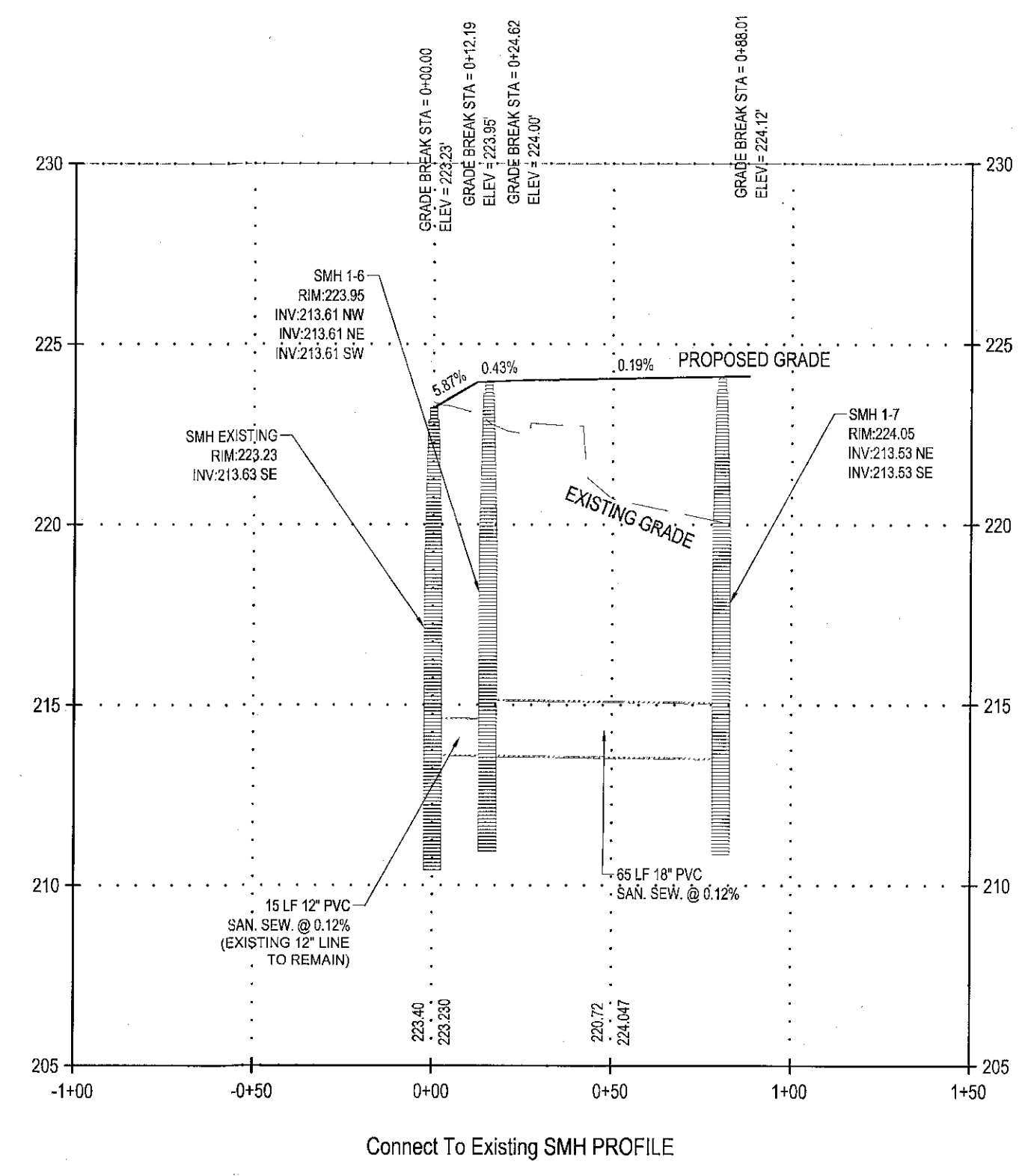
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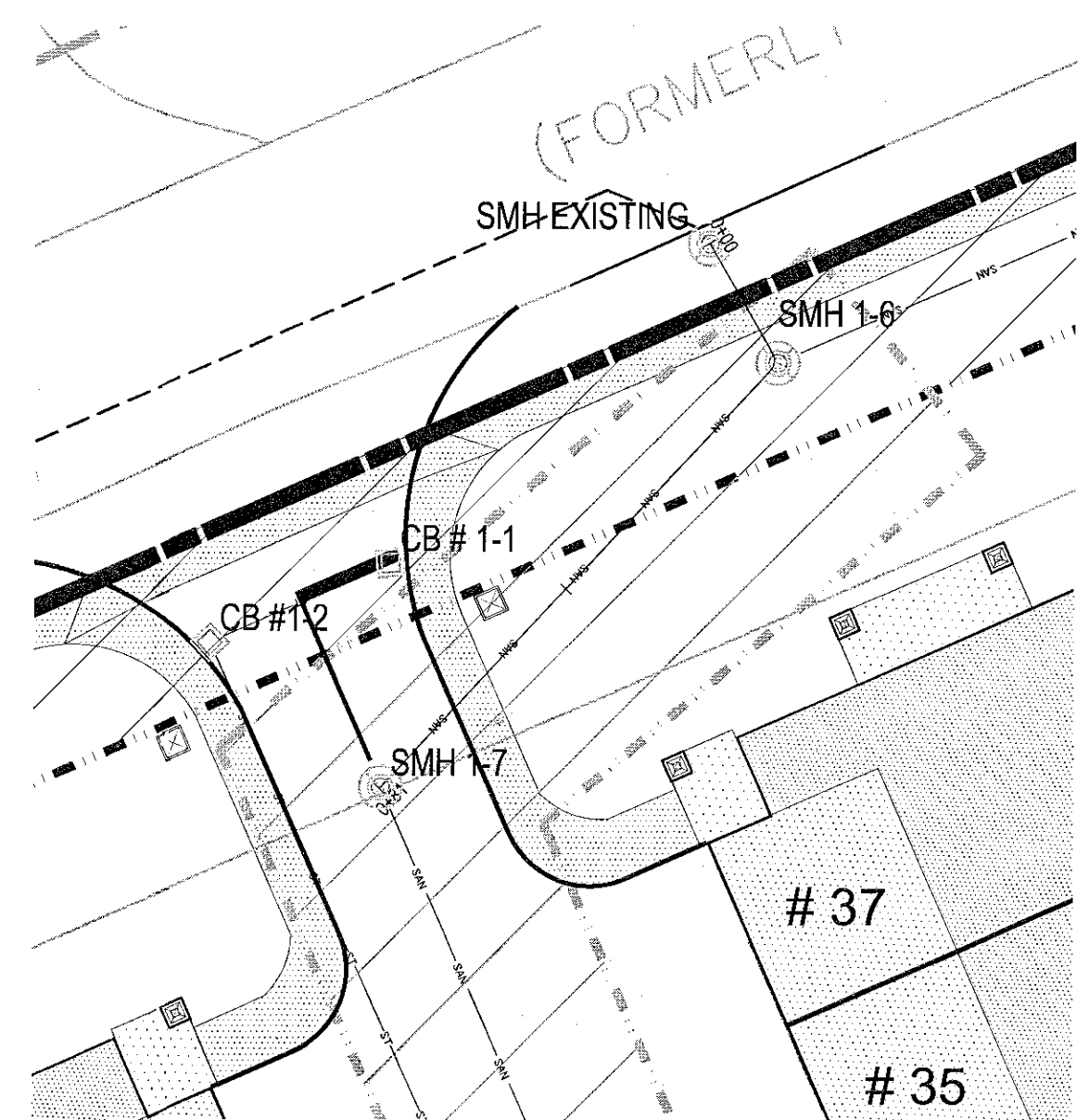
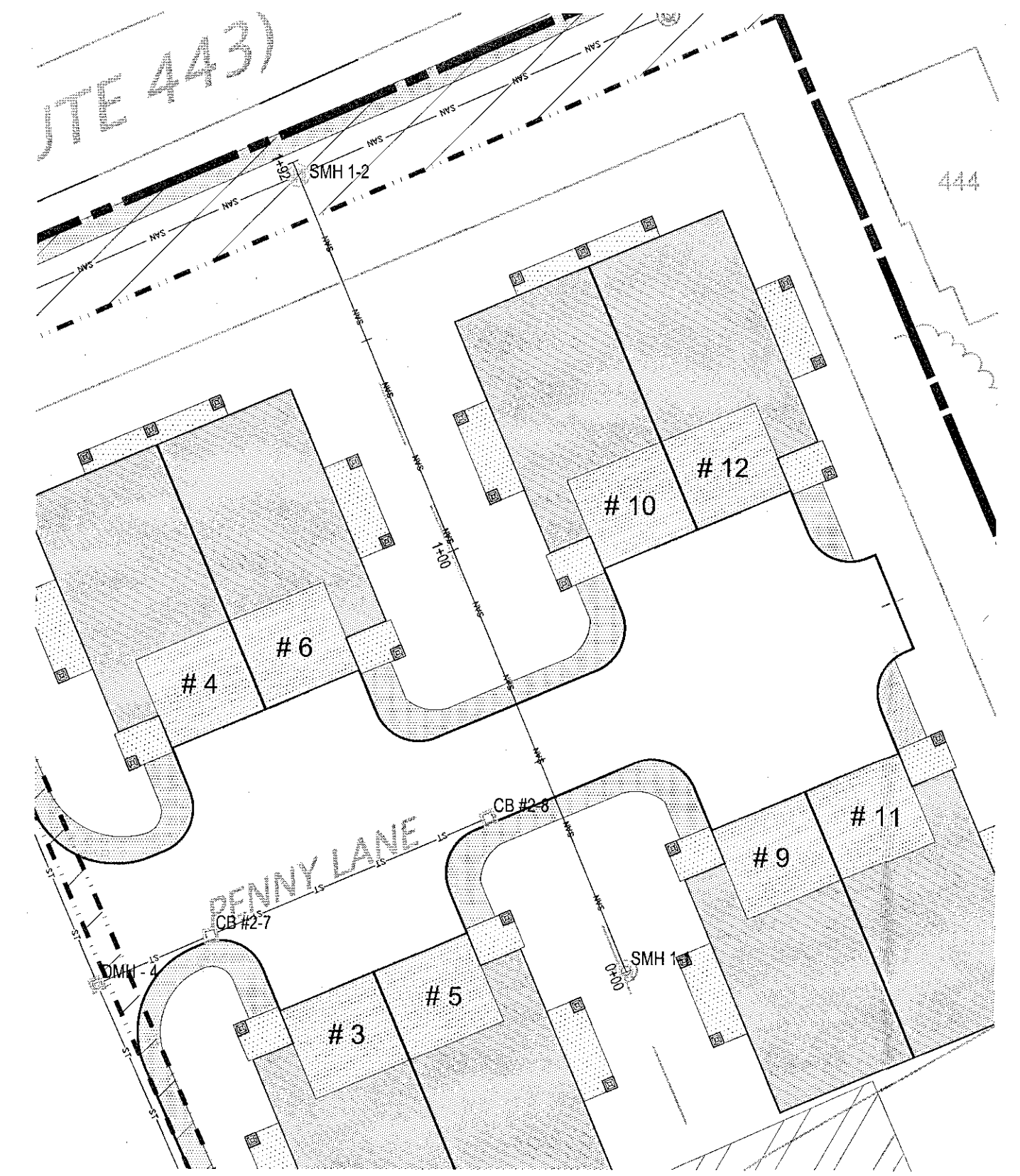
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SMH 1-1 to SMH 1-2 PROFILE



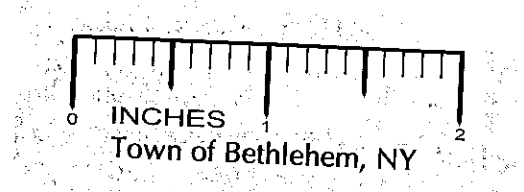
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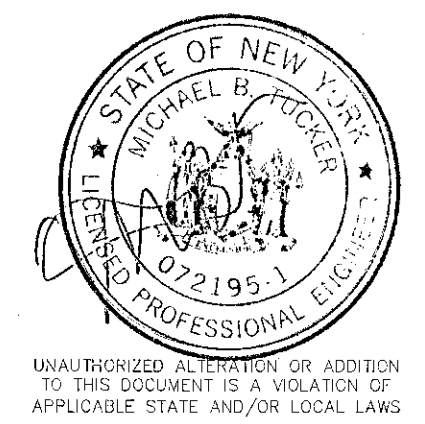
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PLANNING BOARD
TOWN OF BETHLEHEM
ALLEN COUNTY, NEW YORK
This Site Plan Approved:
George J. Amico
Title: Chairman
Date: 4/13/2011 SP153A2



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Project Number 182-122

Project Title
The Gables at Delmar
Delaware Avenue
Delmar, NY 12054

Prepared For
Keystone Builders Inc.

Drawing Title
Sanitary Profiles

Drawing Scale:
1" = 40'
Date:
4/04/2011

Issued For
SITE PLAN APPROVAL

Drawing Number
C-11

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4	TOWN COMMENTS	MBT	3/11
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2	TOWN COMMENTS	MBT	12/10
1	TOWN COMMENTS	MBT	12/10

Drawn: MJB Date: 10/10
Designed: MBT Date: 10/10
Checked: MBT Date: 10/10

Project Number
182-122

Project Title

The Gables at Delmar
Delaware Avenue
Delmar, NY 12054

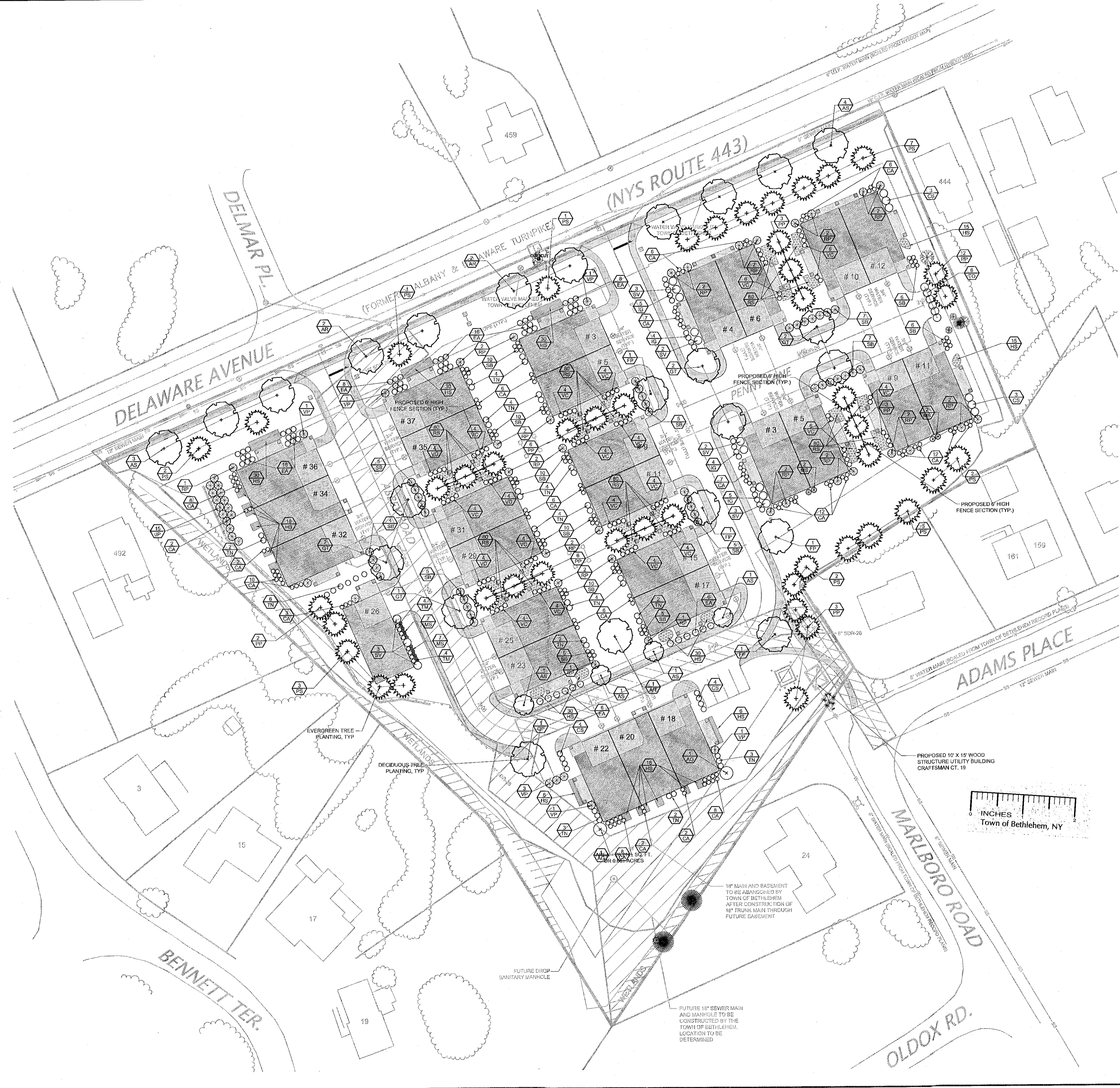
Prepared For
Keystone Builders Inc.

Drawing Title
Landscaping Plan

Drawing Scale:
1" = 40'
Date:
3/18/2011

Issued For
SITE PLAN APPROVAL

Drawing Number
C-12



PLANTING LEGEND:

SYMBOL	DESCRIPTION
(Symbol: Circle with cross-hatch)	EXISTING VEGETATION
(Symbol: Circle with dots)	PROPOSED DECIDUOUS TREES
(Symbol: Circle with vertical lines)	PROPOSED EVERGREEN TREES
(Symbol: Circle with horizontal lines)	PROPOSED SHRUBS
(Symbol: Circle with diagonal lines)	GROUNDCOVER PLANTING HERMEROCALLIS @ 18" O.C.
(Symbol: Circle with cross-hatch)	GROUNDCOVER PLANTING RUDBECKIA @ 18" O.C.
(Symbol: Circle with diagonal lines)	GROUNDCOVER PLANTING PACHYSANDRA @ 6" O.C.
(Symbol: Square with 'C')	CATCH BASIN
(Symbol: Circle with 'S')	SANITARY MANHOLE
(Symbol: Circle with 'A')	AREA DRAIN
(Symbol: Circle with 'CO')	PROPOSED CLEAN OUT
(Symbol: Circle with 'W')	PROPOSED WATER VALVE
(Symbol: Circle with 'H')	PROPOSED HYDRANT
(Symbol: Circle with 'SA')	PROPOSED SANITARY SEWER LINE
(Symbol: Circle with 'W')	PROPOSED WATER LINE
(Symbol: Circle with 'S')	PROPOSED STORM LINE
(Symbol: Circle with 'C')	PROPOSED STORM CULVERT
(Symbol: Circle with 'L')	SITE LIGHT
(Symbol: Dashed line)	CONSTRUCTION LIMIT LINE

PLANTING SCHEDULE:

SYM.	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	REMARKS
TREES					
AG	Amelanchier x grandiflora "Autumn Brilliance"	Apple Serviceberry 'Autumn Brilliance'	6-8' HT.	B&B	Specimen
AR	Acer rubrum "October Glory"	October Glory Red Maple	3-3 1/2' CAL.	B&B	
AS	Acer saccharum "Legacy"	Legacy Sugar Maple	3-3 1/2' CAL.	B&B	
BN	Betula nigra "Heritage"	Heritage River Birch	8-10' HT.	B&B	Multi-stem
CK	Cornus kousa	Japanese Dogwood	5-6' HT.	B&B	Multi-stem
FP	Fraxinus pennsylvanica "Summit"	Summit Green Ash	3-3 1/2' CAL.	B&B	
GT	Gleditsia triacanthos inermis "Skyline"	Skyline Thornless Honeylocust	3-3 1/2' CAL.	B&B	
PT	Pinus strobus	Eastern White Pine	7-8' HT.	B&B	
PP	Picea pungens Glauca	Colorado Blue Spruce	7-8' HT.	B&B	
QP	Quercus palustris	Pin Oak	3-3 1/2' CAL.	B&B	
SHRUBS					
CA	Clethra alnifolia	Compact Summersweet Clethra	24-30" HGT.	#3 CONT.	
ES	Comus alba "Sibirica"	Red Twig Dogwood	24-30" HGT.	#3 CONT.	
CA	Euonymus alatus "Compactum"	Compact burning bush	18-24" HGT.	#3 CONT.	
JP	Juniperus procumbens	Garden Juniper	24-30" HGT.	#3 CONT.	
IG	Ilex Glabra "Compacta"	Compact Inkberry	18-24" HGT.	#3 CONT.	
RP	Rhododendron "PJM"	PJM Rhododendron	24-30" HGT.	B&B	
SB	Spiraea x bumalda "Anthony Waterer"	Anthony Waterer Spiraea	18-24" HGT.	#3 CONT.	
SV	Spiraea x "Van Houttei"	Van Houttei Spiraea	3-4' HGT.	B&B	
SM	Syringa Meveni	Dwarf Korean Lilac	18-24" HGT.	#3 CONT.	
TM	Taxus x media "Hatfield"	Hatfield Upright Yew	18-24" HGT.	B&B	
TN	Taxus x media "Nigra"	Dark Green Spreading Yew	18-24" HGT.	B&B	
TO	Tiujia occidentalis "Nigra"	Dark American Arborvitae	4-5' HGT.	B&B	
VC	Viburnum Carlesii "Compactum"	Compact Fragrant Viburnum	18-24" HGT.	#3 CONT.	
VP	Viburnum plicatum tomentosum "Mariesii"	Mariesii Doublefile Viburnum	24-30" HGT.	#3 CONT.	
PERENNIALS & GROUNDCOVERS					
HA	Hosta "Blue Arrow"	Blue Arrow Hosta	8-12" HGT.	#1 CONT.	
HS	Hemerocallis "Stella D'oro"	Stella D'oro Daylily	8-12" HGT.	#1 CONT.	18" O.C.
MS	Miscanthus sinensis	Maiden Grass	24-30" HGT.	#3 CONT.	
PT	Pachysandra Terminalis	Japanese Spurge	6-8" HGT.	80 PLANTS PER FLAT	6" O.C.
RS	Rudbeckia H. sonora	Blackeyed Susan	8-12" HGT.	#1 CONT.	

PLANTING NOTES:

1. THE CONTRACTOR SHALL VERIFY FIELD CONDITIONS PRIOR TO COMMENCING PLANTING WORK AND NOTIFY THE OWNER'S REPRESENTATIVE IMMEDIATELY IF CONDITIONS DIFFERENTIAL TO NEW AND EXISTING PLANT MATERIAL ARE ENCOUNTERED.
2. PRIOR TO COMMENCING WORK THE CONTRACTOR SHALL VERIFY THE LOCATIONS OF ALL UNDERGROUND UTILITIES. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO UTILIZE A LOCATING SERVICE TO VERIFY UNDERGROUND UTILITY LOCATIONS. CALL 1-800-962-7862 OR VISIT WWW.DIGSAFELYNEWYORK.COM FOR MORE INFORMATION.
3. THE CONTRACTOR SHALL STAKE LOCATIONS OF ALL PLANT MATERIALS PRIOR TO INSTALLATION. NOTIFY THE OWNER'S REPRESENTATIVE WHEN STAKING IS COMPLETE AT WHICH TIME A MEETING WILL TAKE PLACE WITH ARCHITECT TO DETERMINE FINAL LOCATIONS.
4. THE CONTRACTOR SHALL INSTALL 4" OF TOPSOIL AND SEED ALL AREAS DISTURBED AS A RESULT OF NEW CONSTRUCTION WITH PROSCAPE SUE AND SHADE MIX BY LEGANON TURF PRODUCTS OR APPROVED EQUAL.
5. ALL PLANTING BEDS THAT ARE ADJACENT TO BUILDINGS AND DO NOT INCLUDE A DRIP EDGE SHALL RECEIVE WEED CONTROL FABRIC AND 3" OF #2 WASHED CORNLE. ALL PLANTING BEDS THAT INCLUDE A DRIP EDGE SHALL RECEIVE 3" SHREDDED BARK MULCH, WEED CONTROL FABRIC AND A GARDEN SPINE EDGE BETWEEN THE EDGE OF THE BED AND DRIP EDGE. STREET TREES SHALL RECEIVE THE SAME BARK MULCH TREATMENT WITH NO WEED CONTROL FABRIC.

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TOWN OF BETHLEHEM APPROVAL

PLANNING BOARD
TOWN OF BETHLEHEM
ALBANY COUNTY, NEW YORK

This Site Plan Approved by
George Finner
Title Chairman
Date 4/13/2011 SP153A2

File: M:\STONE BUILDERS\DELMAV\DRAWINGS\PRELIMINARY\SITE PLAN SET\GLD LIGHTING PLAN.DWG
 Sheet: 3/21/2011 11:47:11 AM Plotted: 4/9/2011 12:06:17 PM User: Ted Rando



- LEGEND:**
- EXISTING WATER LINE
 - SS EXISTING SANITARY LINE
 - G EXISTING GAS LINE
 - OHW EXISTING OVERHEAD UTILITY LINE
 - 220 EXISTING PROTECTIVE LINE
 - PROPERTY LINE
 - PROPERTY CORNER
 - PROPERTY CORNER FOUND
 - ⊙ EXISTING SIGNAGE
 - ⊙ EXISTING UTILITY POLE
 - ⊙ EXISTING UNIVERSAL MANHOLE
 - ⊙ EXISTING SANITARY MANHOLE
 - ⊙ EXISTING CATCH BASIN
 - ⊙ EXISTING HYDRANT
 - ⊙ EXISTING AT&T CABLE MARKER
 - ⊙ EXISTING AT&T CABLE AS FLAGGED
 - ⊙ EXISTING WATER VALVE
 - ⊙ EXISTING VERIZON MANHOLE
 - ⊙ EXISTING AT&T CABLE MARKER
 - ⊙ EXISTING CORRUGATED METAL PIPE
 - ⊙ EXISTING ROCK / BOULDER
 - ⊙ EXISTING PLANTER
 - ⊙ EXISTING WETLAND FLAG
 - ⊙ EXISTING TREES
 - ⊙ EXISTING TREE LINE

Luminaire Schedule

Project: Delmar Verstandig's (S2088) MAV

Symbol	Qty	Label	Arrangement	Total Lamp Lumens	Lum. Lumens	LLF	Description	Arr.	BUG Rating
→	17	A	SINGLE	8500	5145	0.720	D05-100MH-3G3	2	B2-U0-G1

Calculation Summary

Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
Craftman Court	Illuminance	Fc	1.22	5.8	0.2	6.10	29.00
High Street	Illuminance	Fc	1.22	5.8	0.2	6.10	29.00
Surrounding	Illuminance	Fc	0.19	5.7	0.0	N.A.	N.A.

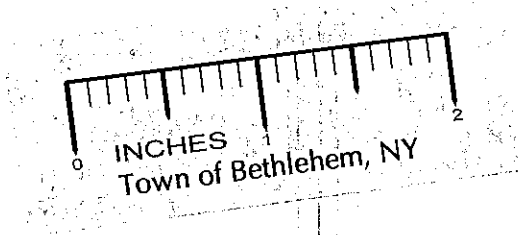
Filename: Delmar Verstandig's_SAG1
Coordinates in Feet

PHILIPS LUMEC

Photometric Department
Département Photométrique
610 Curé-Bolvin
Scitound, QC
Canada J7G 2A7
Tel : (450) 430-7040 (ext. 503)
Email : lumecphoto@philips.com

The values under the Z column represents the luminous center, not the pole height.
Les valeurs sous la colonne Z représentent les centres lumineux et non les hauteurs de pôles.

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Town of Bethlehem
Planning Board



TOWN OF BETHLEHEM APPROVAL

PLANNING BOARD
TOWN OF BETHLEHEM
ALBANY COUNTY, NEW YORK

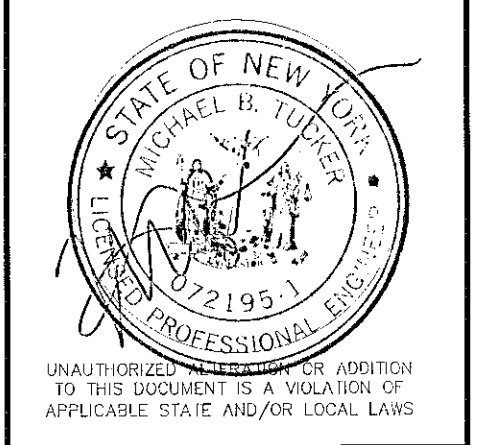
This Site Plan Approved.

George Finer
Title: Chairman

Date: 4/13/2011 SP153K2

infinigy engineering

11 Herbert Drive
Latham, New York 12110
(518) 690-0790



No.	Submital / Revision	App'd	Date
4	TOWN COMMENTS	MBT	3/11
3	TOWN COMMENTS	MBT	1/11
2	TOWN COMMENTS	MBT	12/10
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Drawn: MBT Date: 10/10
Designed: MBT Date: 10/10
Checked: MBT Date: 10/10

Project Number: 182-122

Project Title: The Gables at Delmar
Delaware Avenue
Delmar, NY 12054

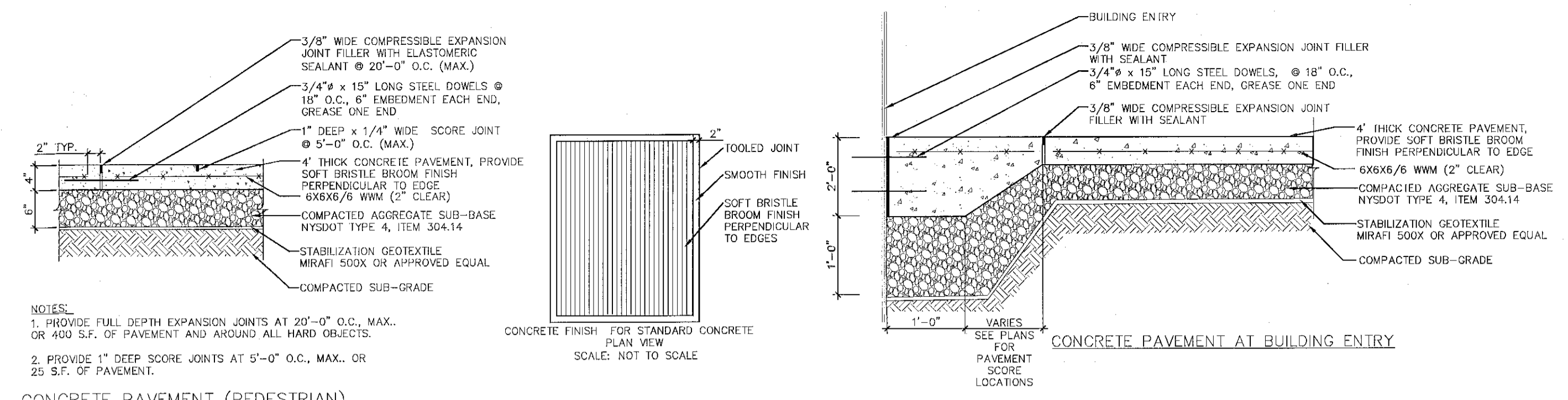
Prepared For: Keystone Builders Inc.

Drawing Title: Lighting Plan

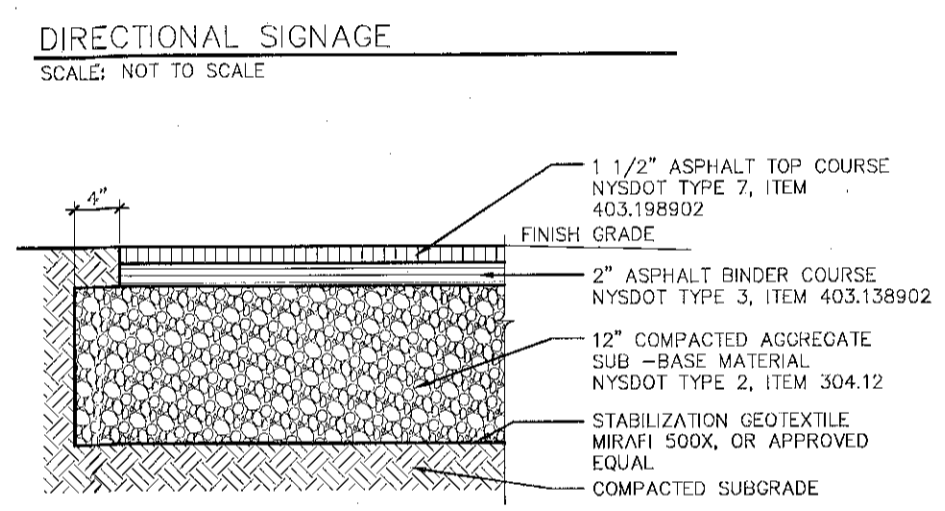
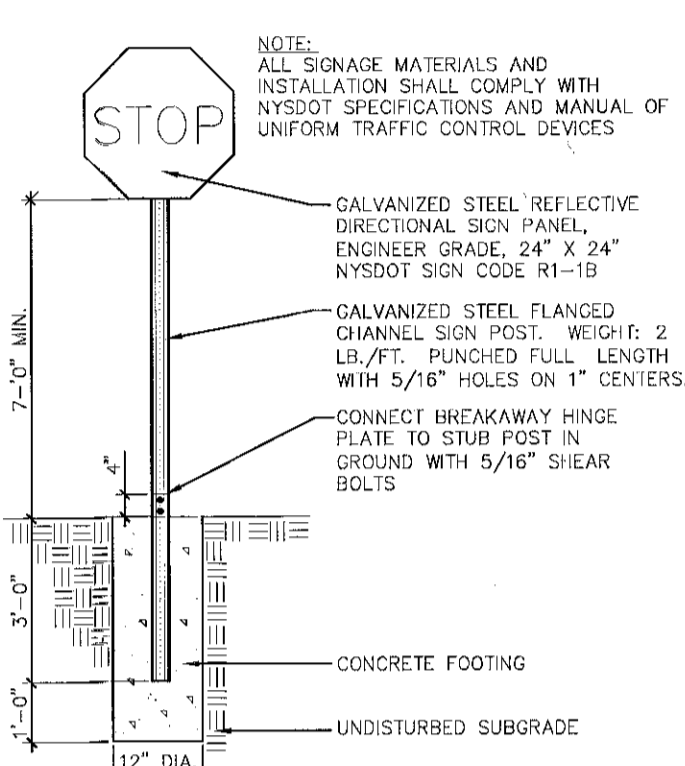
Drawing Scale: 1" = 40'
Date: 3/18/2011

Issued For: **SITE PLAN APPROVAL**

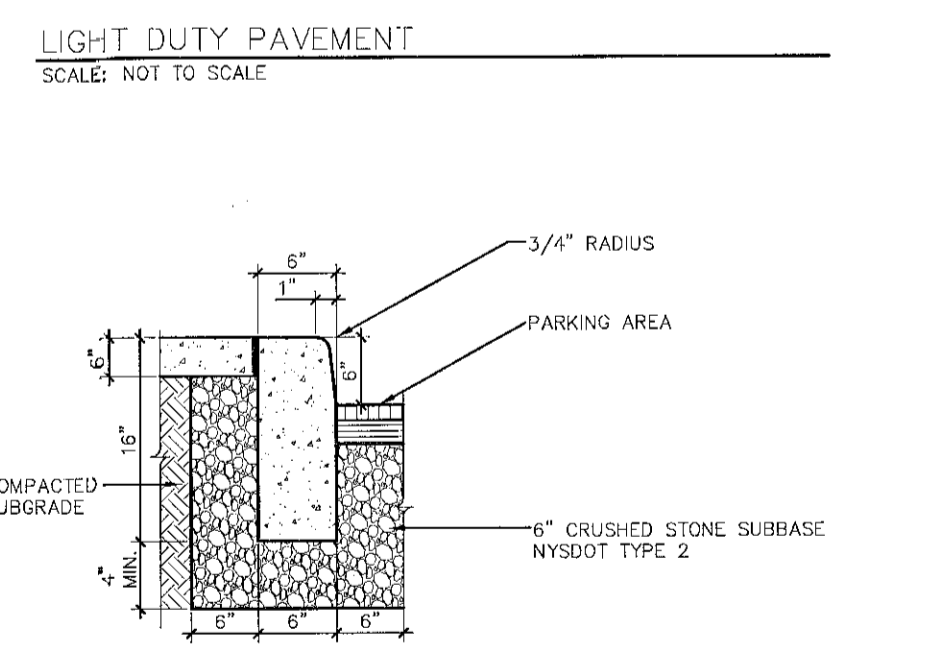
Drawing Number: **C-14**



NOTES:
1. PROVIDE FULL DEPTH EXPANSION JOINTS AT 20'-0" O.C. MAX. OR 400 S.F. OF PAVEMENT AND AROUND ALL HARD OBJECTS.
2. PROVIDE 1" DEEP SCORE JOINTS AT 5'-0" O.C. MAX. OR 25 S.F. OF PAVEMENT.

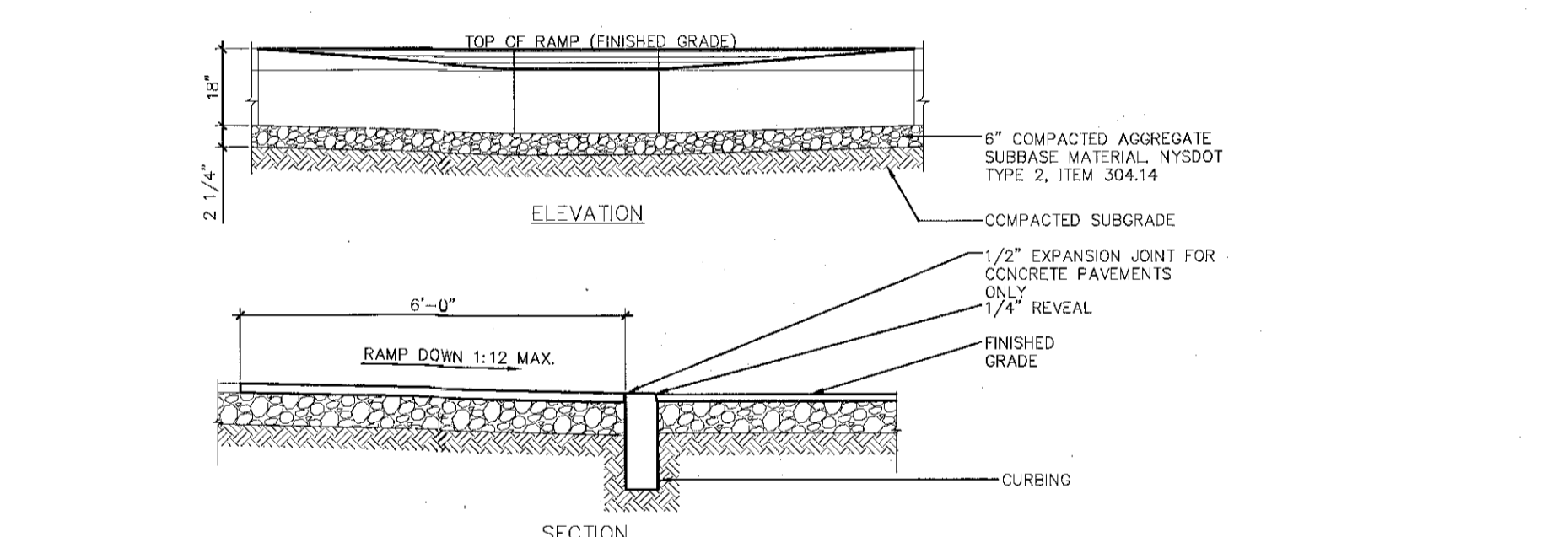
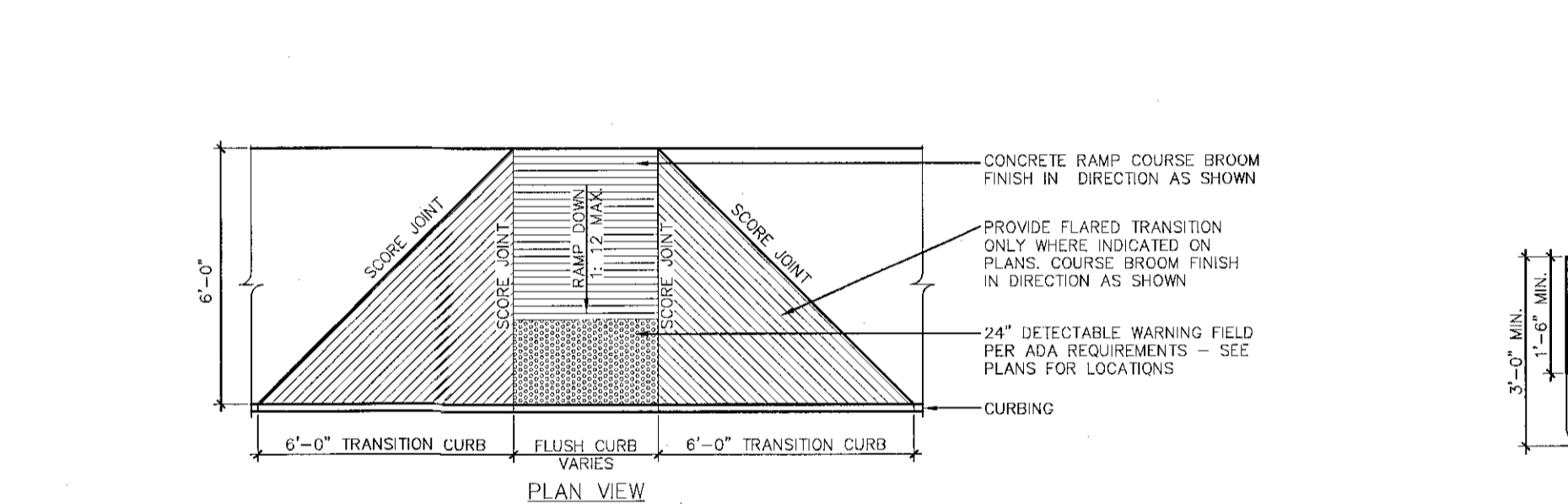
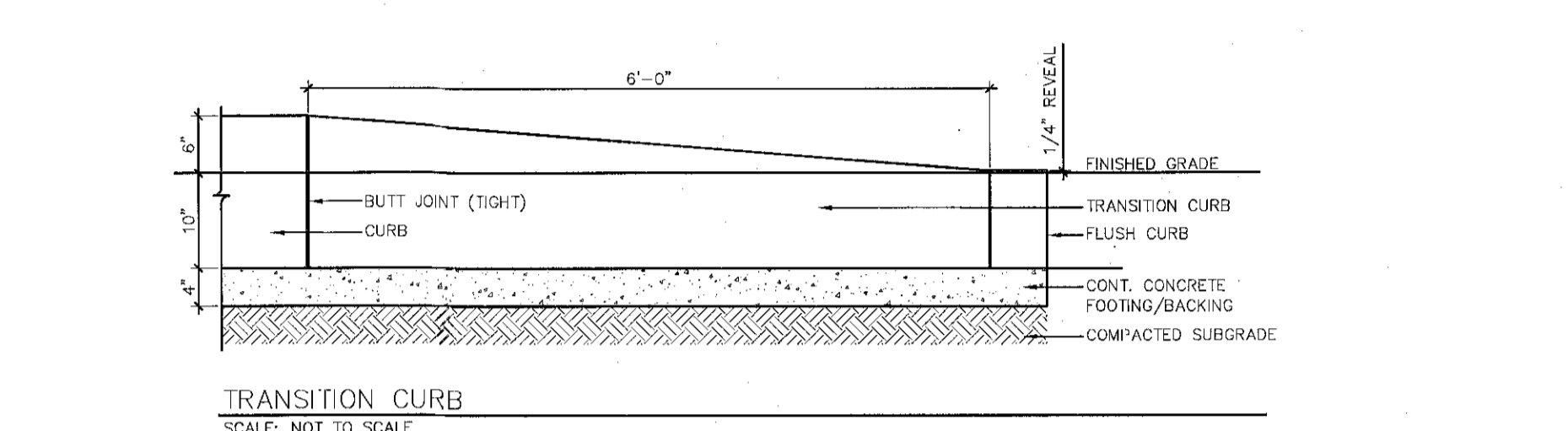
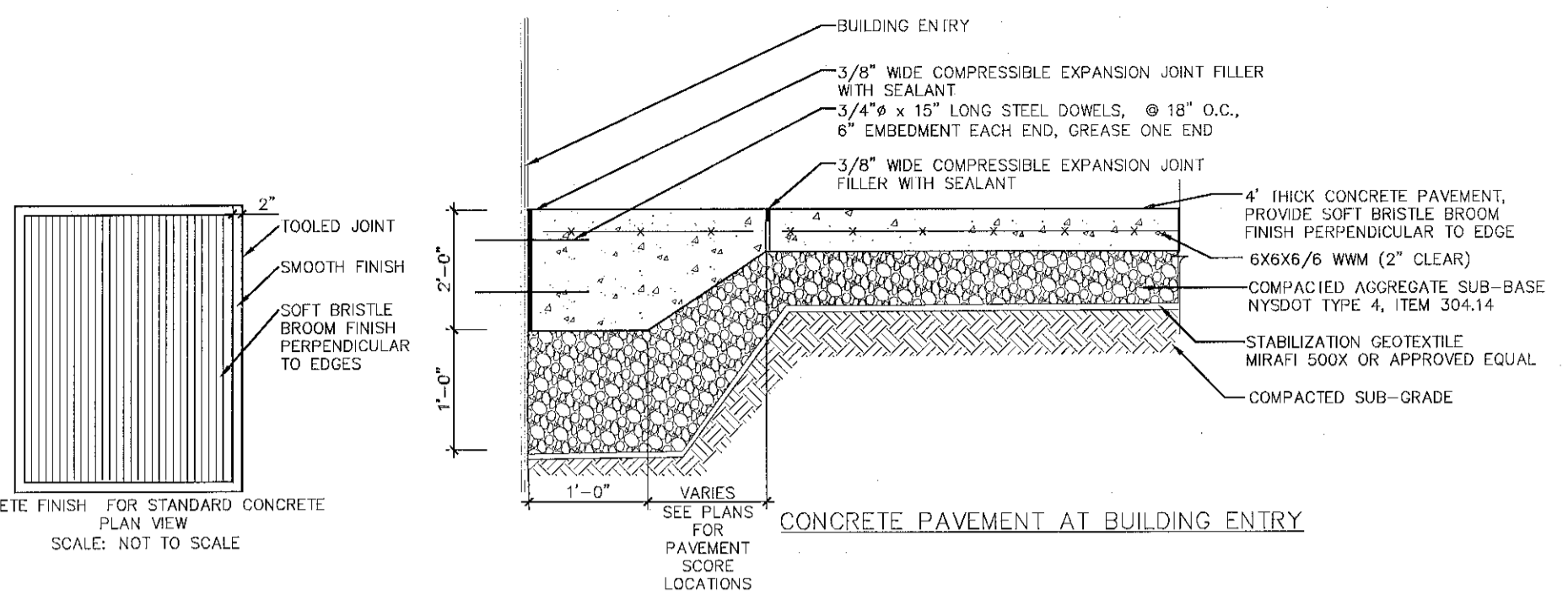


NOTES:
1. AGGREGATE SUBBASE COMPACTED TO 95% STANDARD PROCTOR.
2. CONTRACTOR SHALL PROVIDE DENSITY TESTING FROM AN INDEPENDENT TESTING LAB CONFORMING TO NYSDOT STANDARDS FOR ASPHALT AND SUBBASE COMPACTING.

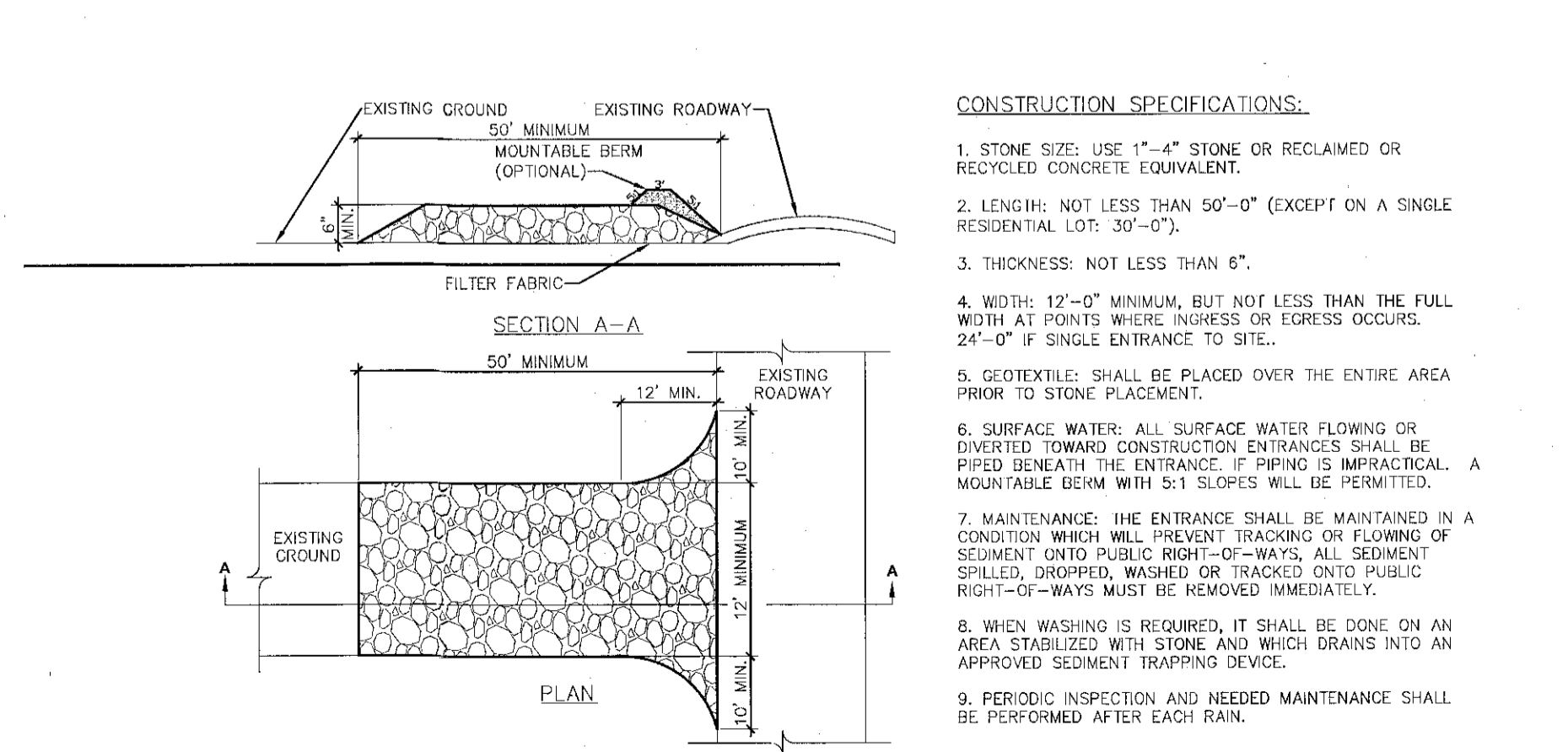


NOTES:
1. CONTRACTION JOINTS TO FEET ON CENTER TO DEPTH OF 1/4 THE CURB THICKNESS.
2. EXPANSION JOINTS WITH PREMOLDED FILLER 50 FEET TO CENTER.
3. EXPOSED CONCRETE SURFACE TO HAVE A LIGHT BROOM FINISH.

CONCRETE CURB
SCALE: NOT TO SCALE

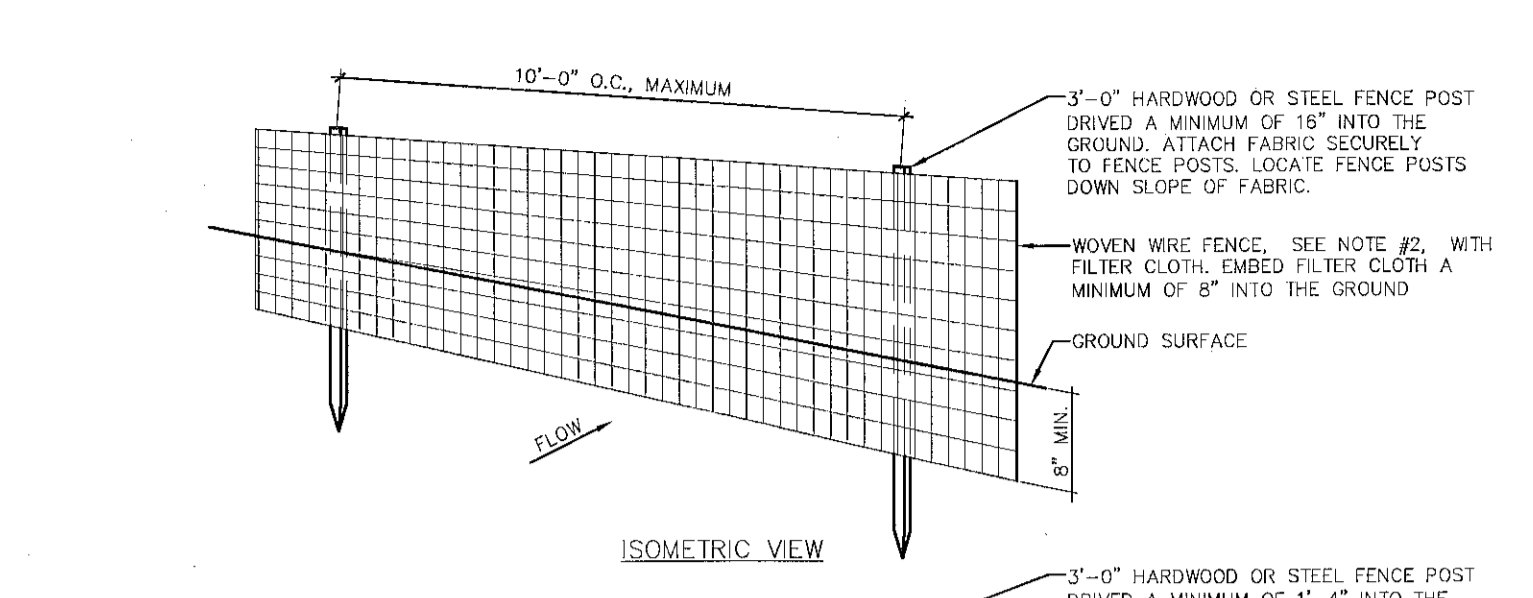


SIDEWALK RAMP
SCALE: NOT TO SCALE



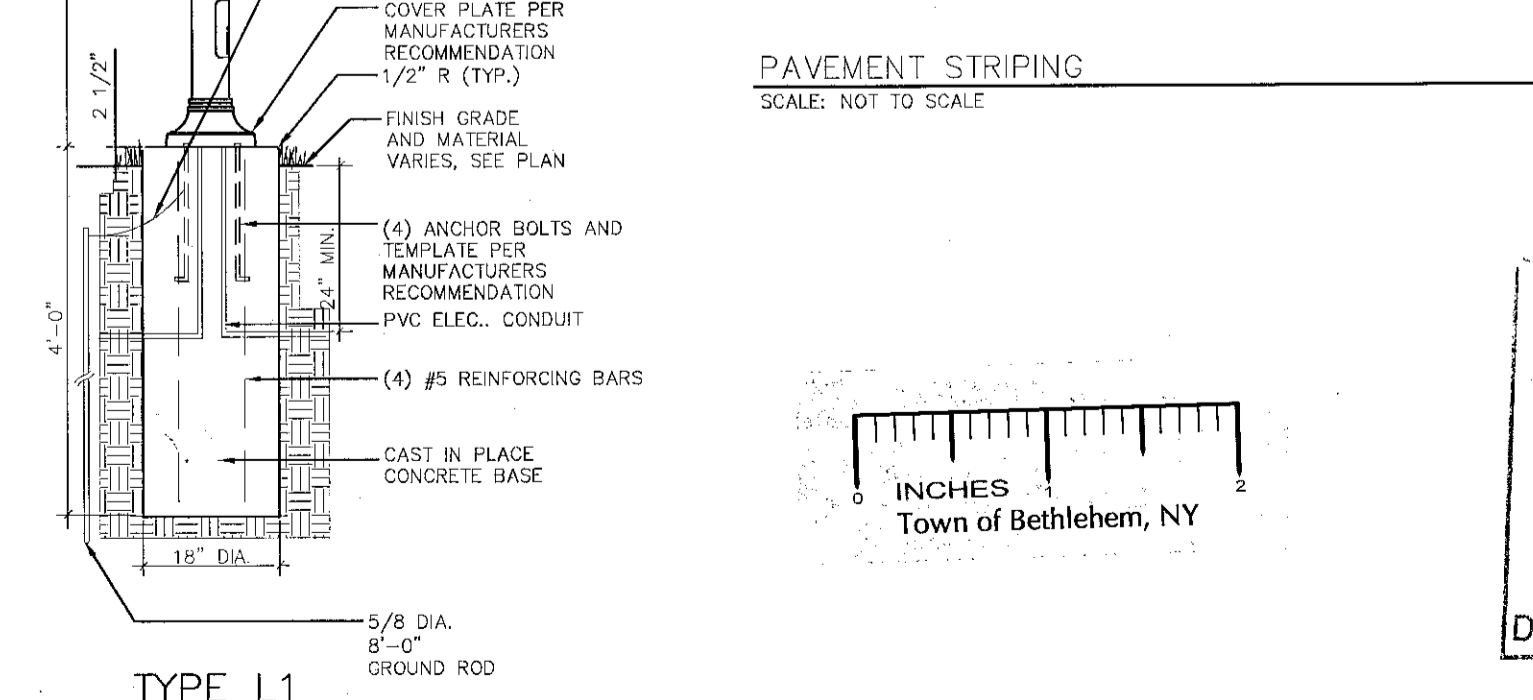
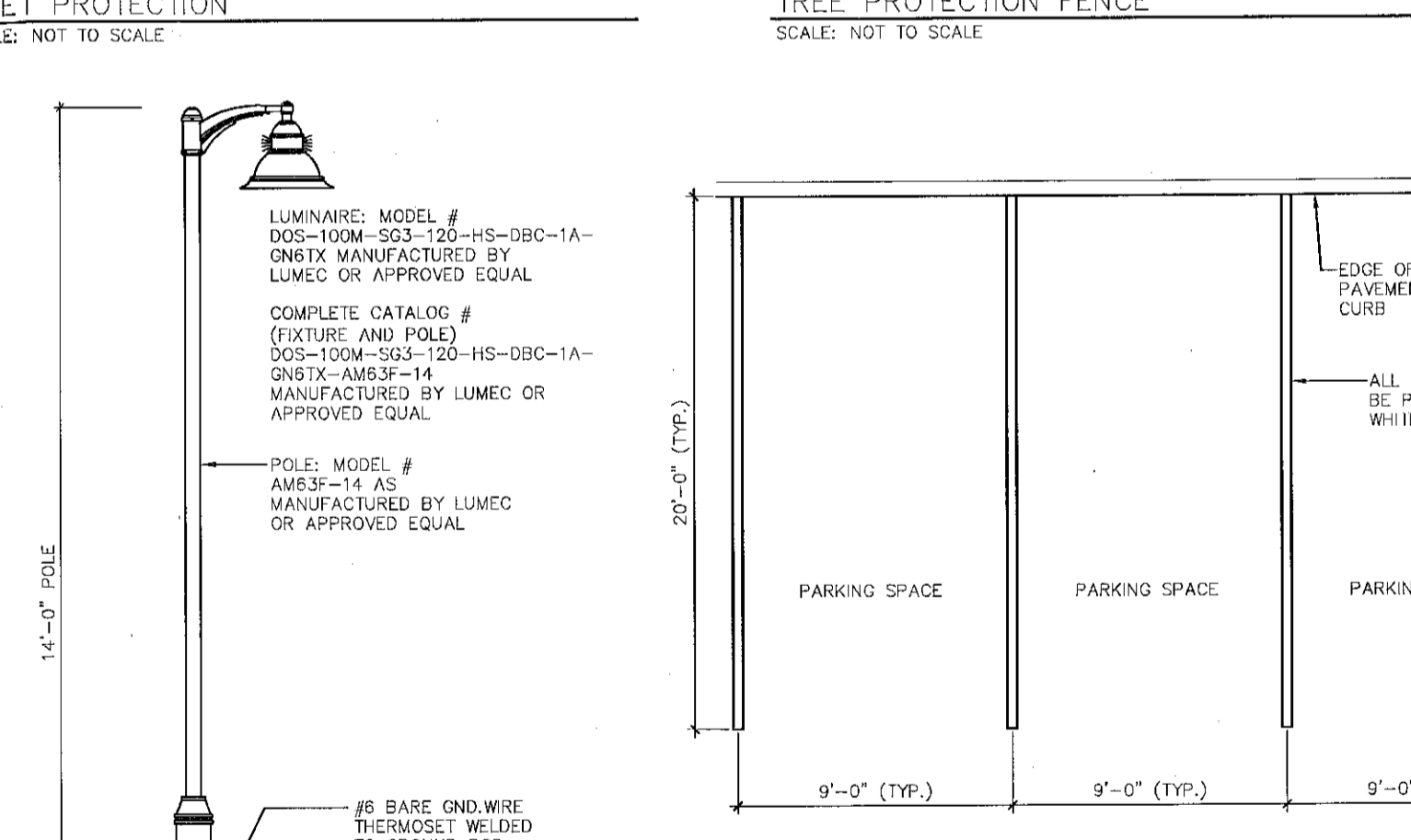
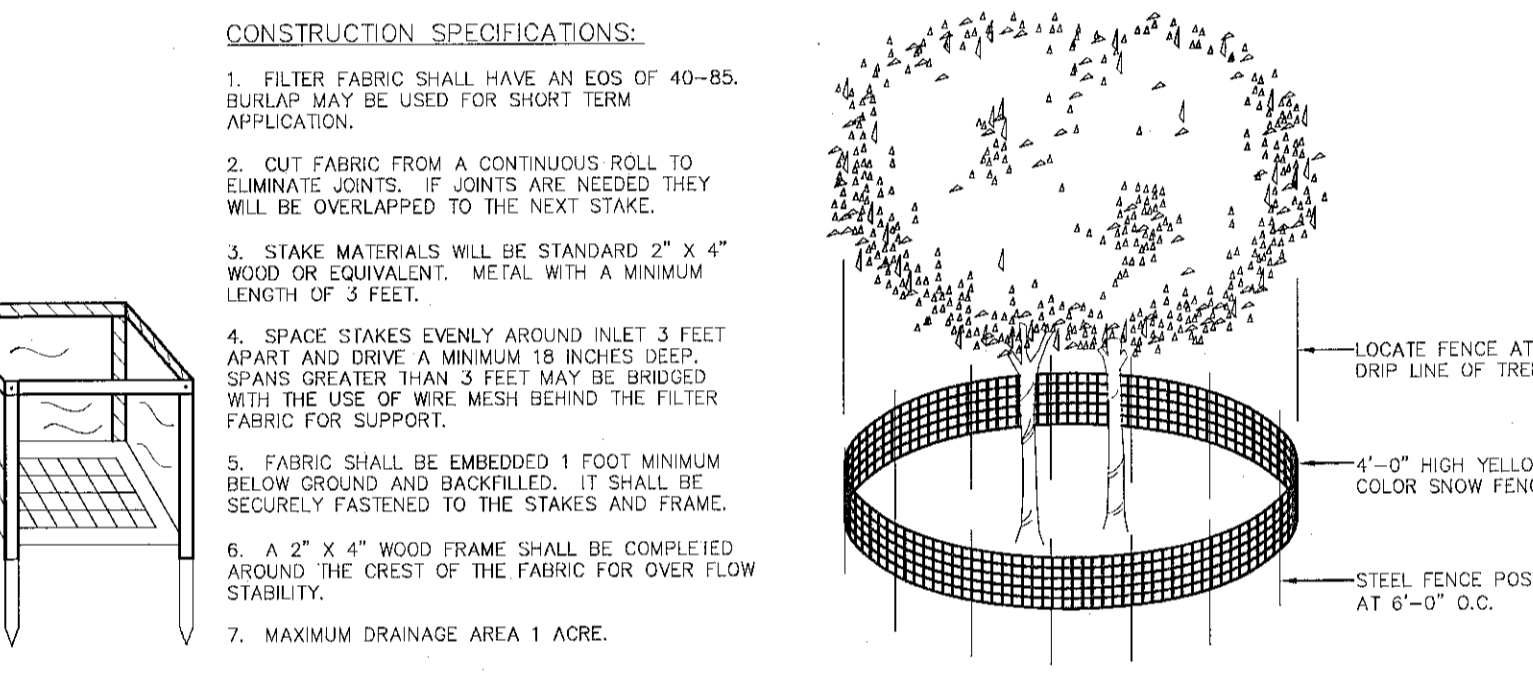
STABILIZED CONSTRUCTION ENTRANCE
SCALE: NOT TO SCALE

CONSTRUCTION SPECIFICATIONS:
1. STONE SIZE: USE 1" - 4" STONE OR RECLAIMED OR RECYCLED CONCRETE EQUIVALENT.
2. LENGTH: NOT LESS THAN 50'-0" (EXCEPT ON A SINGLE RESIDENTIAL LOT: 30'-0").
3. THICKNESS: NOT LESS THAN 6".
4. WIDTH: 12'-0" MINIMUM, BUT NOT LESS THAN THE FULL WIDTH AT POINTS WHERE INGRESS OR EGRESS OCCURS. 24'-0" IF SINGLE ENTRANCE TO SITE.
5. GEOTEXTILES: SHALL BE PLACED OVER THE ENTIRE AREA PRIOR TO STONE PLACEMENT.
6. SURFACE WATER: ALL SURFACE WATER FLOWING OR DIVERTED TOWARD CONSTRUCTION ENTRANCES SHALL BE PIPED BENEATH THE ENTRANCE. IF PIPING IS IMPRACTICAL, 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 RIGHT-OF-WAYS. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC RIGHT-OF-WAYS 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 PERFORMED AFTER EACH RAIN.



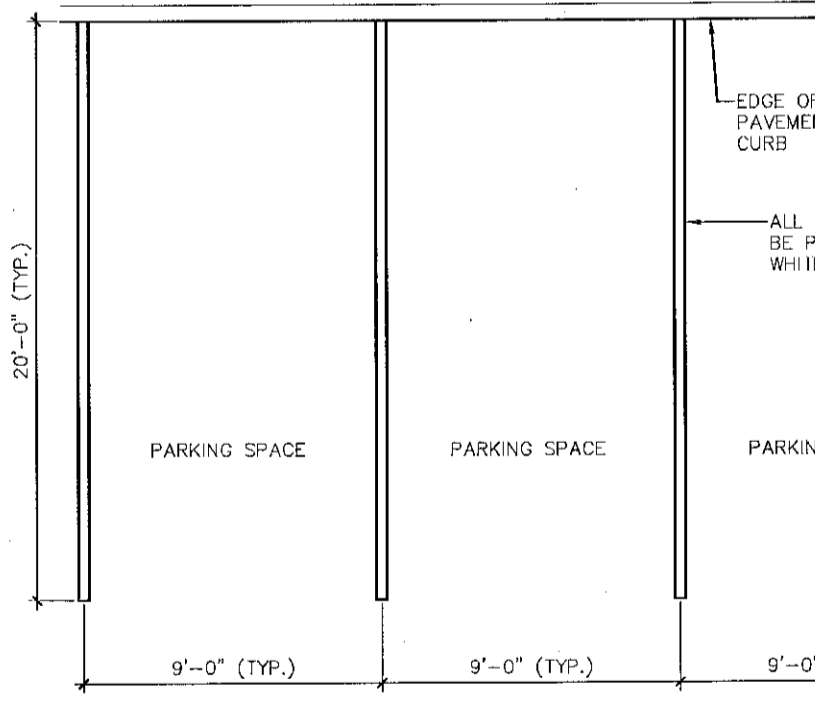
CONSTRUCTION SPECIFICATIONS:
1. WOVEN WIRE FENCE TO BE FASTENED SECURELY TO FENCE POSTS WITH WIRE TIES OR STAPLES. POSTS SHALL BE STEEL EITHER 1" OR 1 1/2" TYPE OR HARDWOOD.
2. FILTER CLOTH TO BE FASTENED SECURELY TO THE WOVEN WIRE FENCE WITH TIES SPACED EVERY 24" AT TOP AND MID-SECTION. FENCE SHALL BE 14 GAUGE WOVEN WIRE WITH 6" MAXIMUM MESH SPACING.
3. WHEN (2) SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER THEY SHALL BE OVERLAPPED BY 5" AND FOLDED. FILTER CLOTH SHALL BE EITHER FILTER 'X', MIRAFI 100X, STABILINKA T140N OR APPROVED EQUAL.
4. PREFABRICATED UNITS SHALL BE GEOTAB, ENVIRONMENT OR APPROVED EQUAL.
5. MAINTENANCE SHALL BE PERFORMED AS NEEDED AND MATERIAL REMOVED WHEN 'BULGES' DEVELOP IN THE SILT FENCE.

SEDIMENT CONTROL FENCE
SCALE: NOT TO SCALE



CONSTRUCTION SPECIFICATIONS:
1. FILTER FABRIC SHALL HAVE AN EOS OF 40-85. BURLAP MAY BE USED FOR SHORT TERM APPLICATION.
2. CUT FABRIC FROM A CONTINUOUS ROLL TO ELIMINATE JOINTS. IF JOINTS ARE NEEDED THEY WILL BE OVERLAPPED TO THE NEXT STAKE.
3. STAKE MATERIALS WILL BE STANDARD 2" X 4" WOOD OR EQUIVALENT. METAL WITH A MINIMUM LENGTH OF 3 FEET.
4. SPACE STAKES EVENLY AROUND INLET 3 FEET APART AND DRIVE A MINIMUM 18 INCHES DEEP. SPANS GREATER THAN 3 FEET MAY BE BRIDGED WITH THE USE OF WIRE MESH BEHIND THE FILTER FABRIC FOR SUPPORT.
5. FABRIC SHALL BE EMBEDDED 1 FOOT MINIMUM BELOW GROUND AND BACKFILLED. IT SHALL BE SECURELY FASTENED TO THE STAKES AND FRAME.
6. A 2" X 4" WOOD FRAME SHALL BE COMPLETED AROUND THE CREST OF THE FABRIC FOR OVER FLOW STABILITY.
7. MAXIMUM DRAINAGE AREA 1 ACRE.

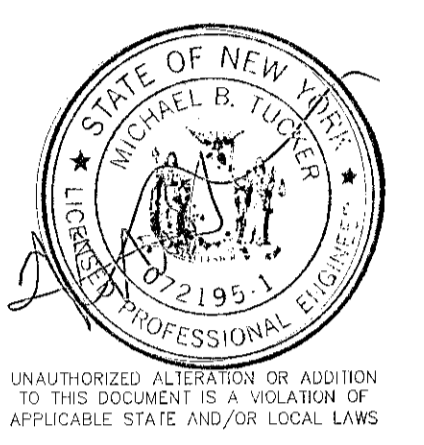
SEDIMENT CONTROL FENCE
SCALE: NOT TO SCALE



PAVEMENT STRIPING
SCALE: NOT TO SCALE

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PLANNING BOARD
TOWN OF BETHLEHEM
ALBANY COUNTY, NEW YORK
This Site Plan Approved
George J. J...
Title Chairman
Date 4/13/2011 SPA153A2



No.	Submital / Revision	Apprd	Date
4	TOWN COMMENTS	MBT	3/11
3	DESIGN COMMENTS	MBT	9/11
2	TOWN COMMENTS	MBT	12/10
1	TOWN COMMENTS	MBT	12/10

Drawn: M.B. Date: 10/10
Designed: MBT Date: 10/10
Checked: MBT Date: 10/10

Project Number
182-122

Project Title

The Gables
at Delmar
Delaware Avenue
Delmar, NY 12054

Prepared For
**Keystone
Builders Inc.**

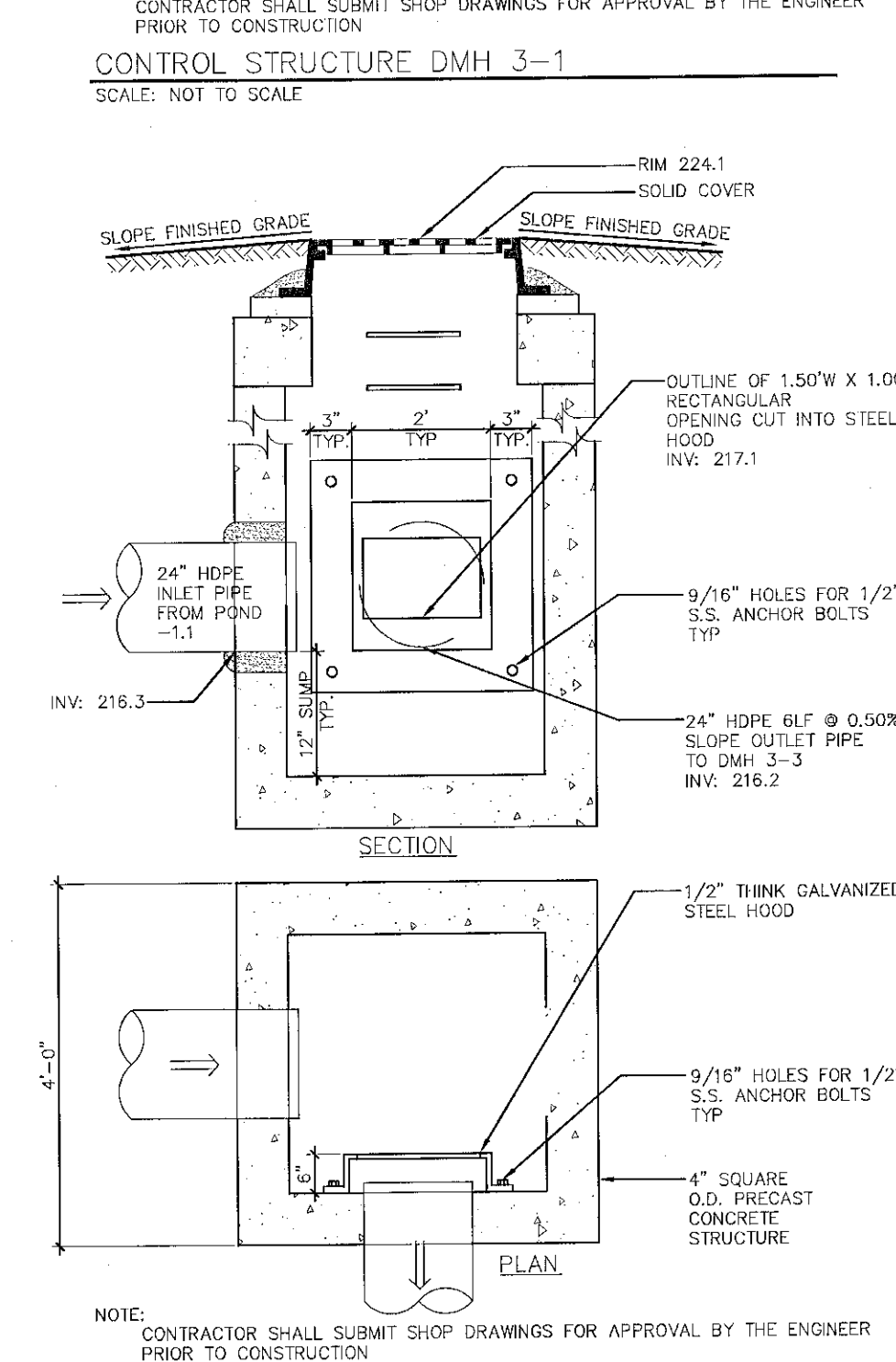
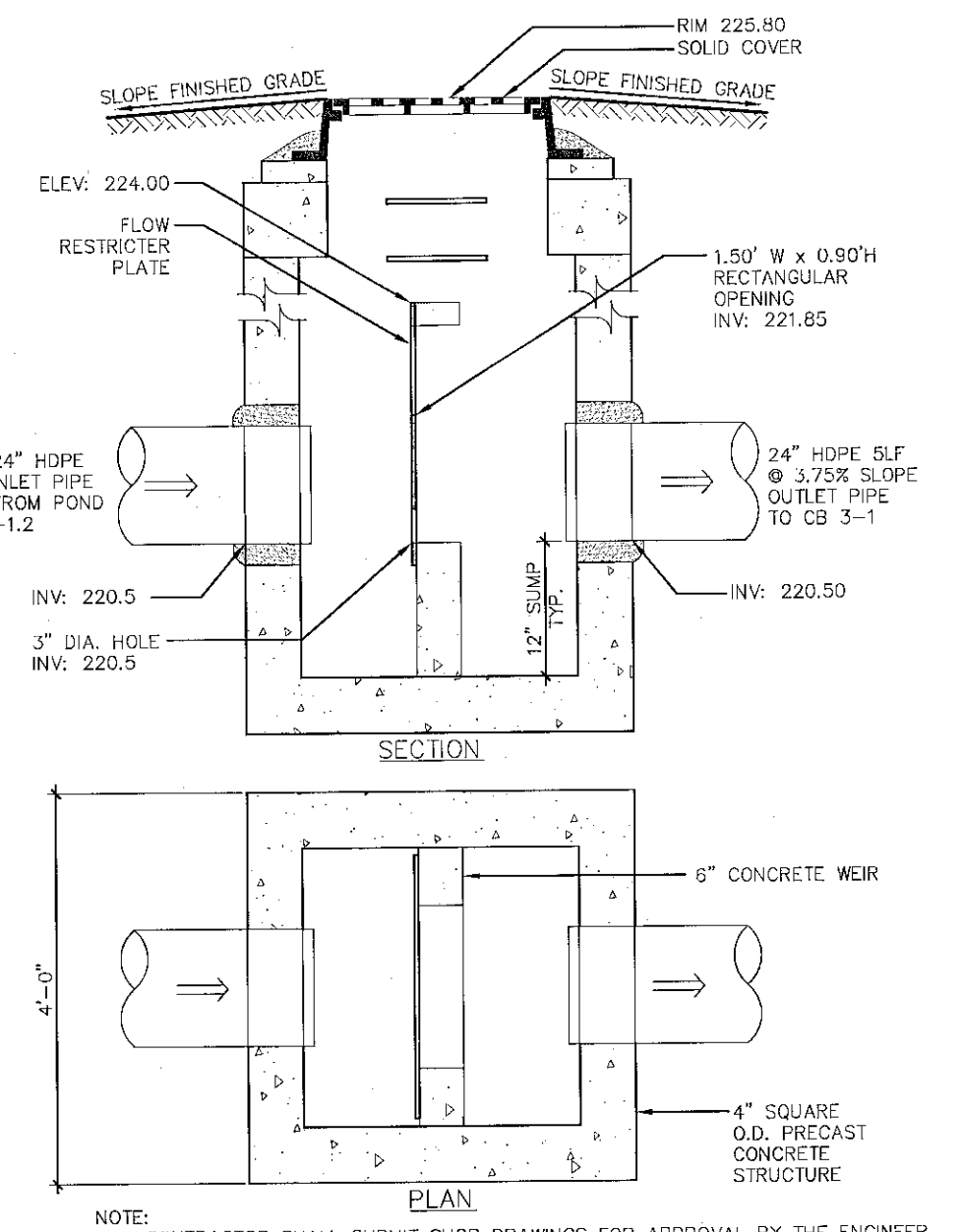
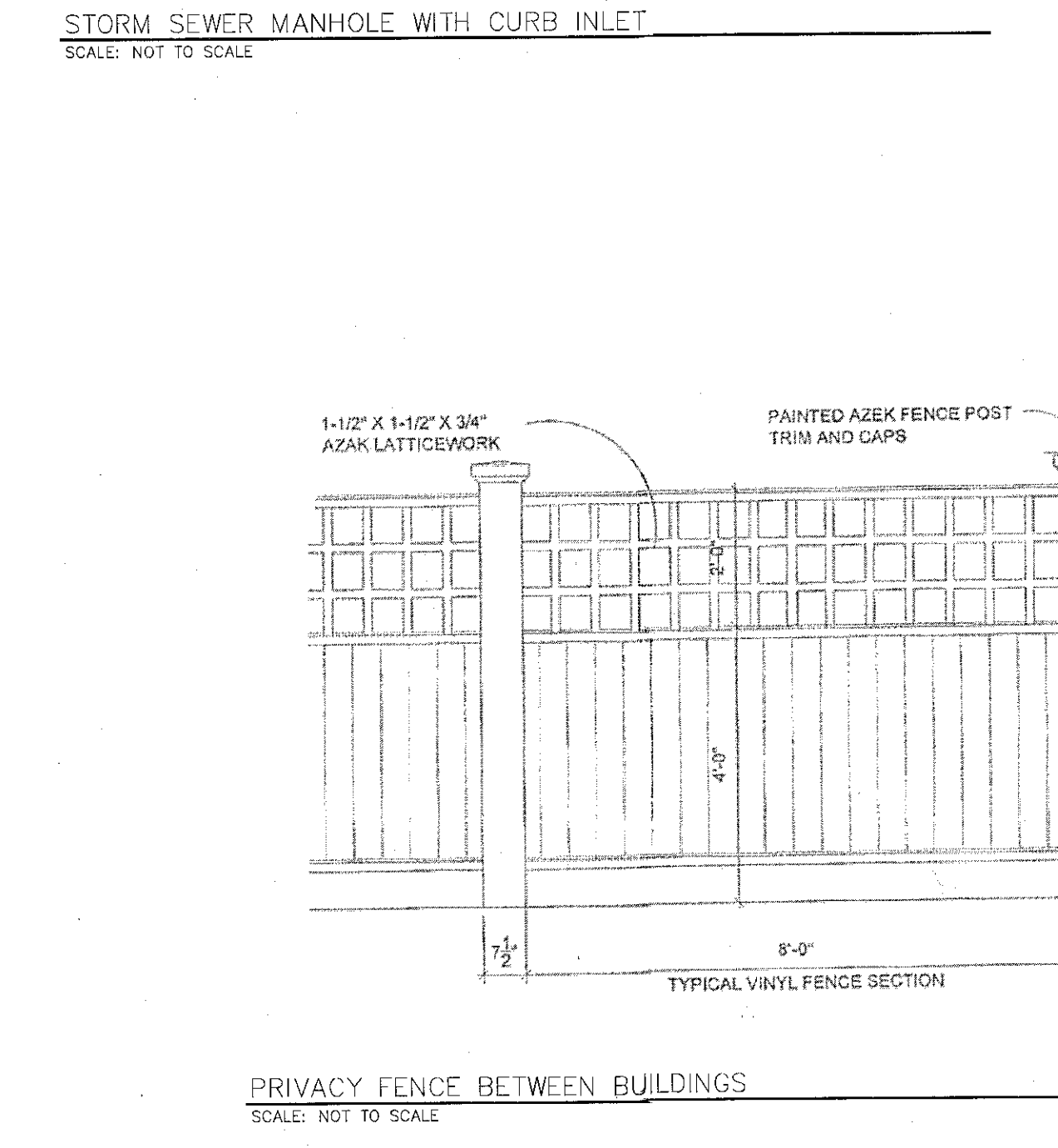
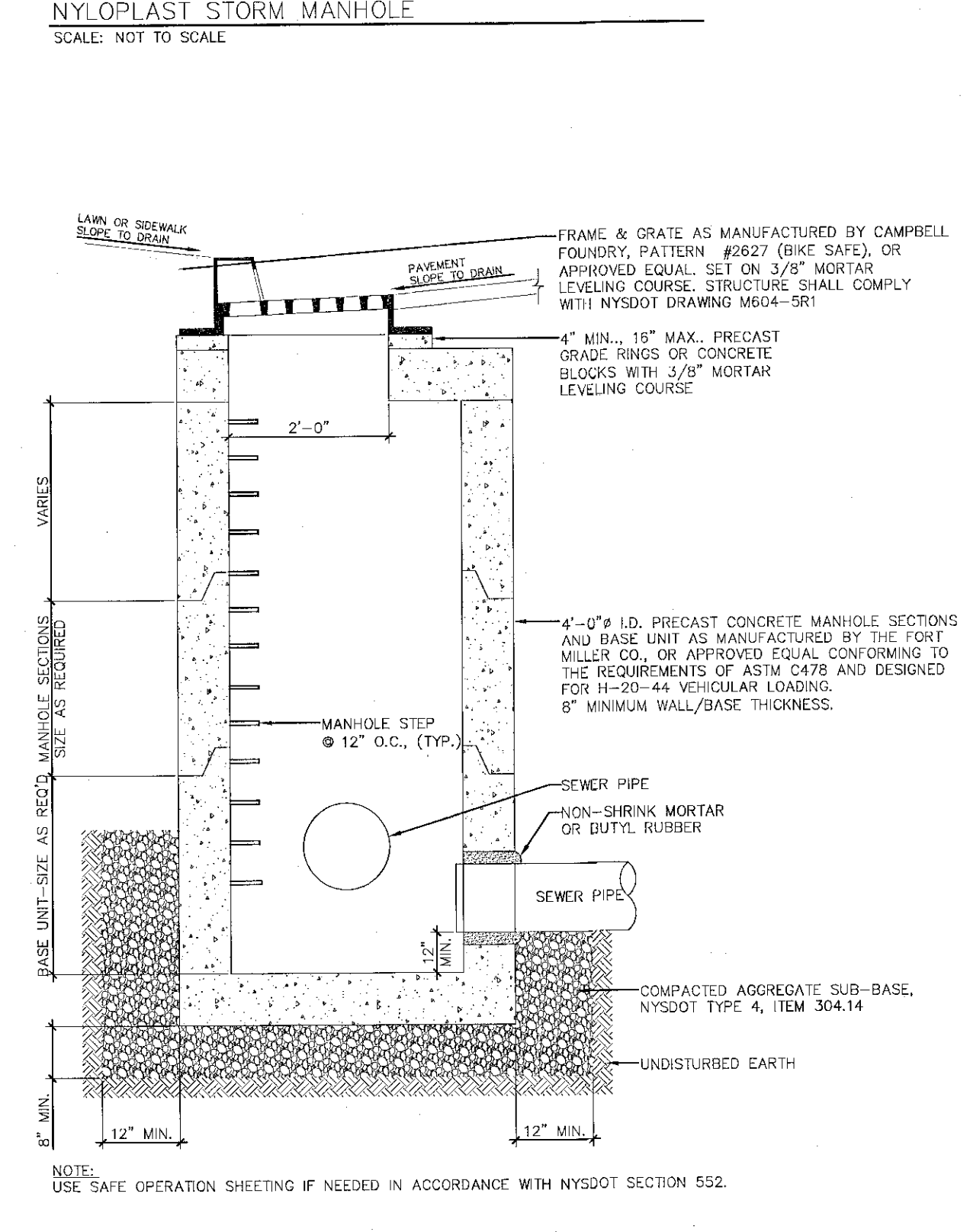
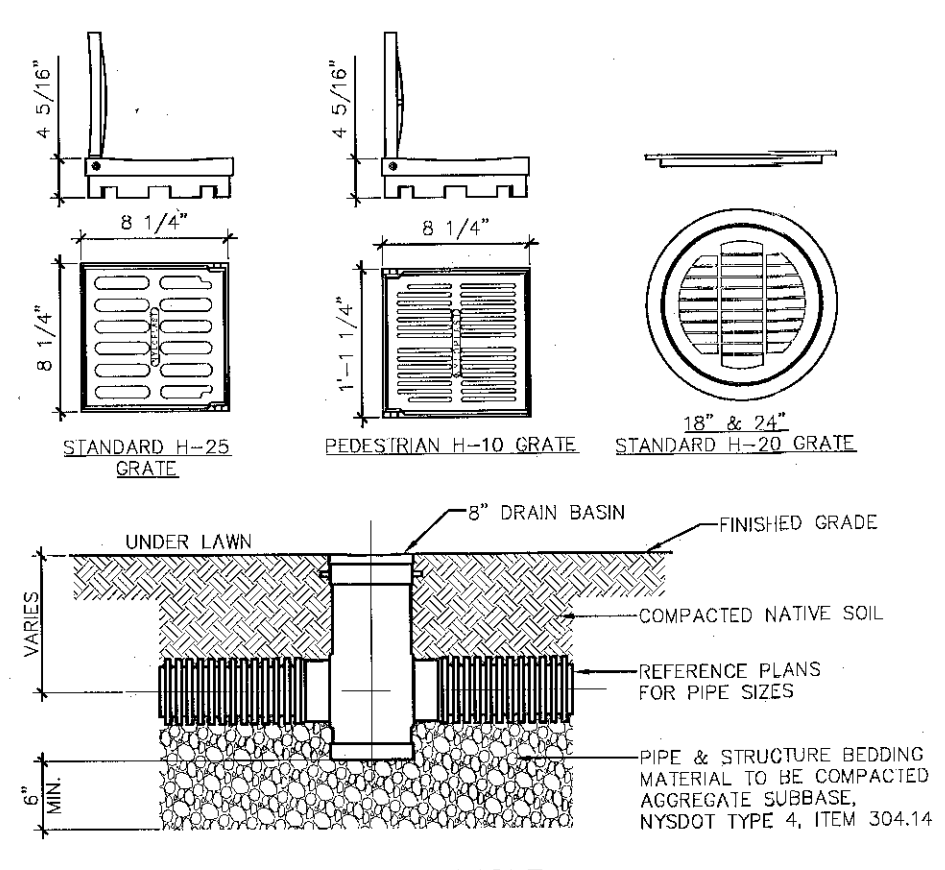
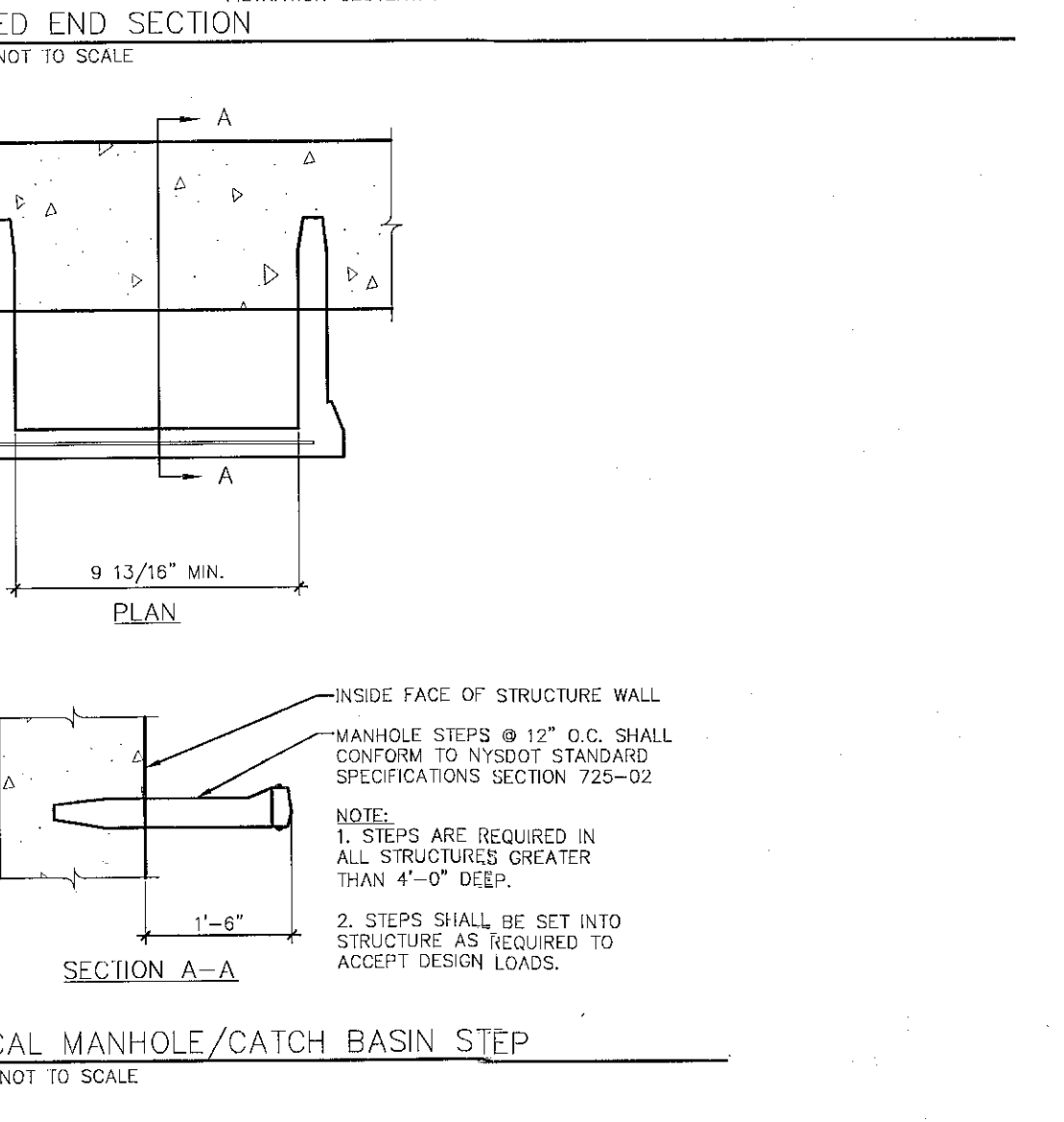
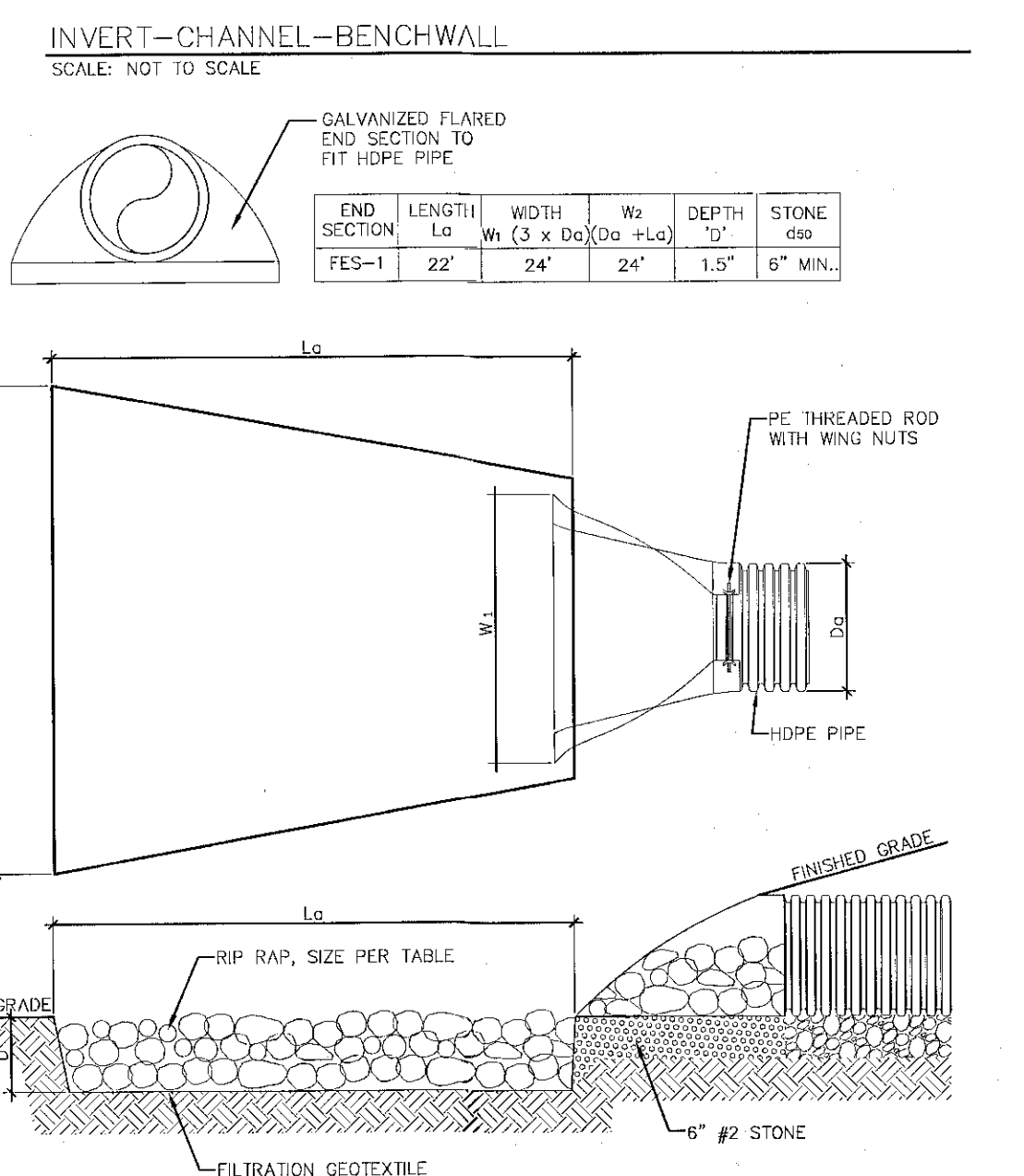
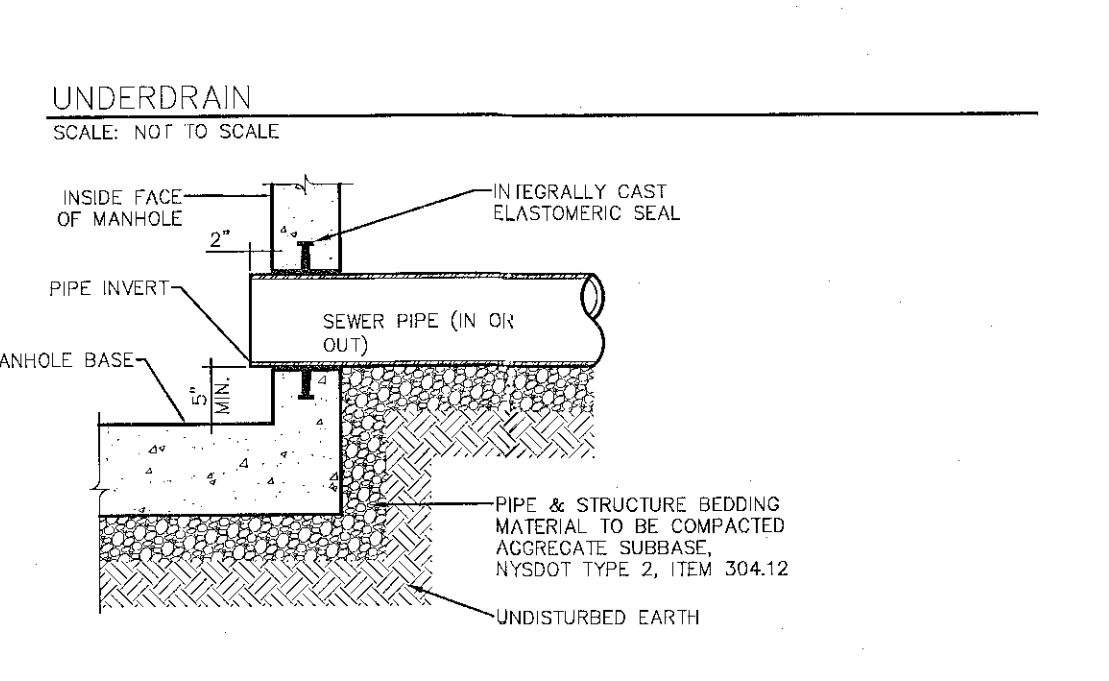
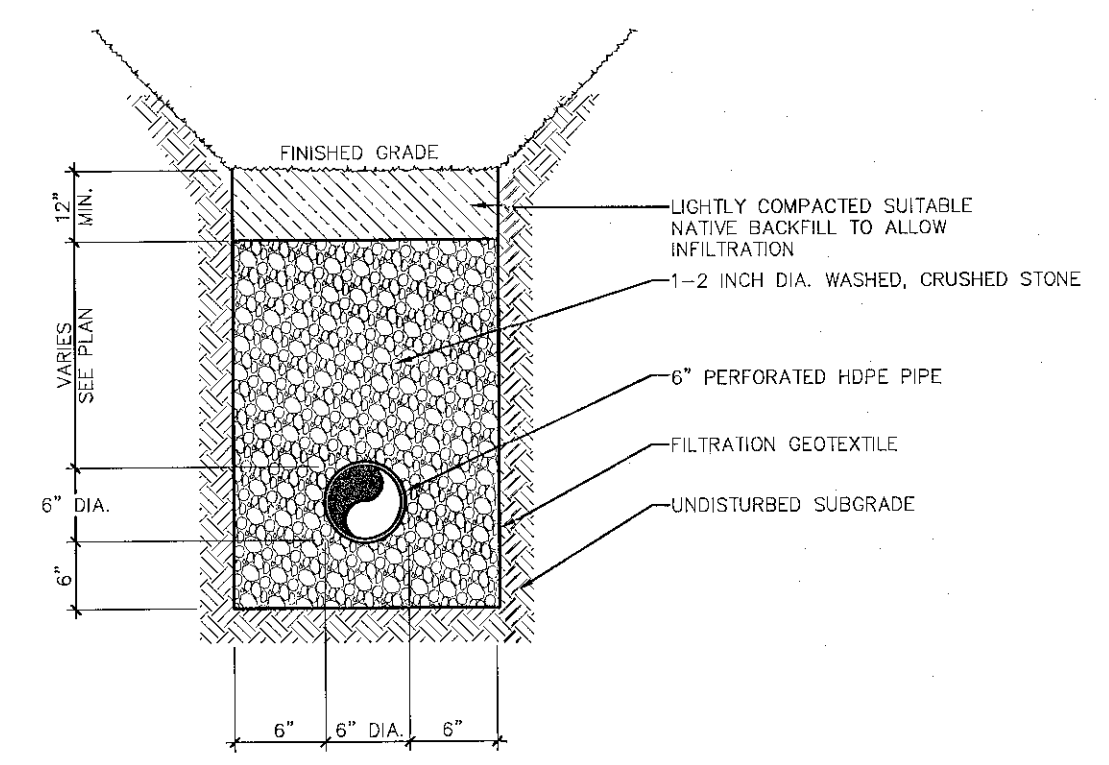
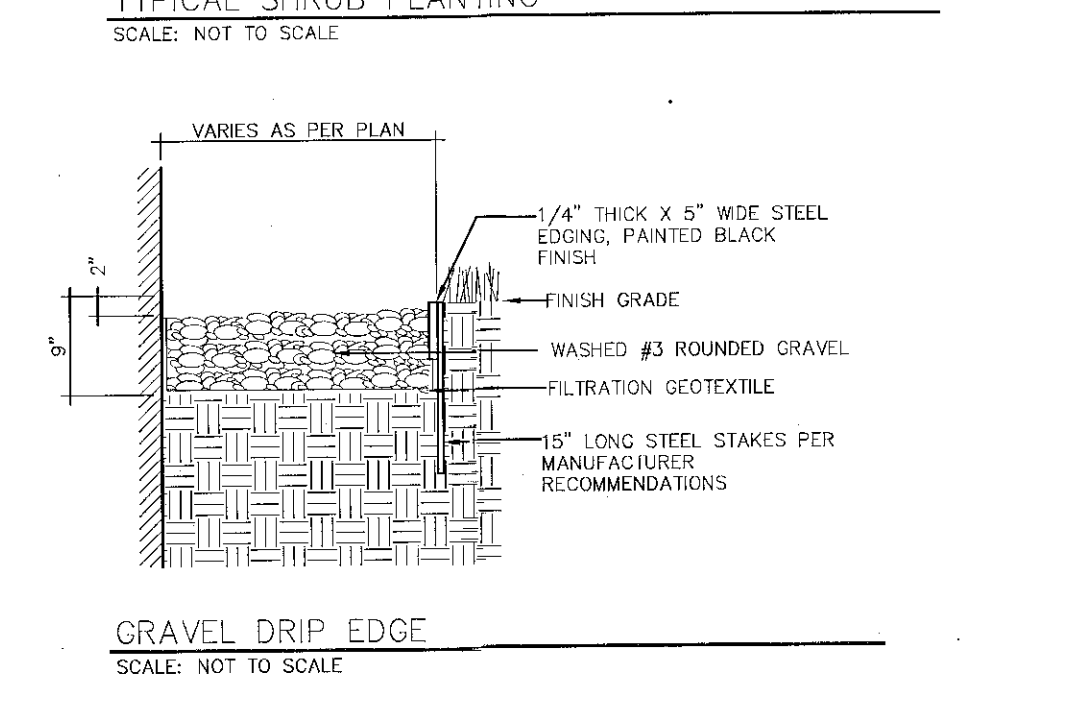
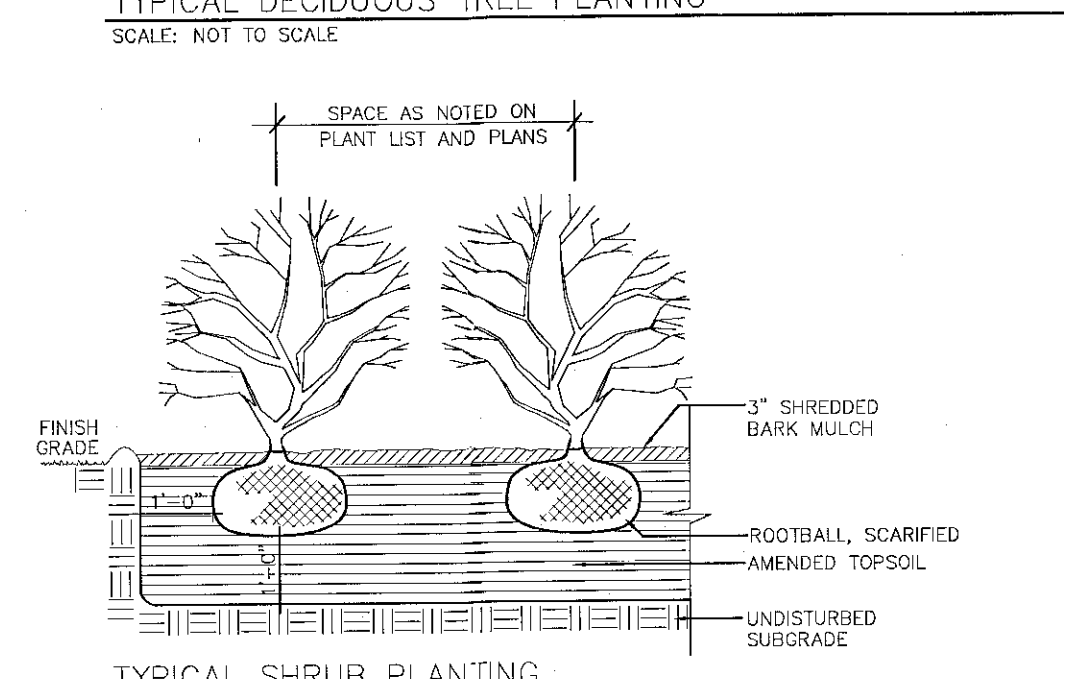
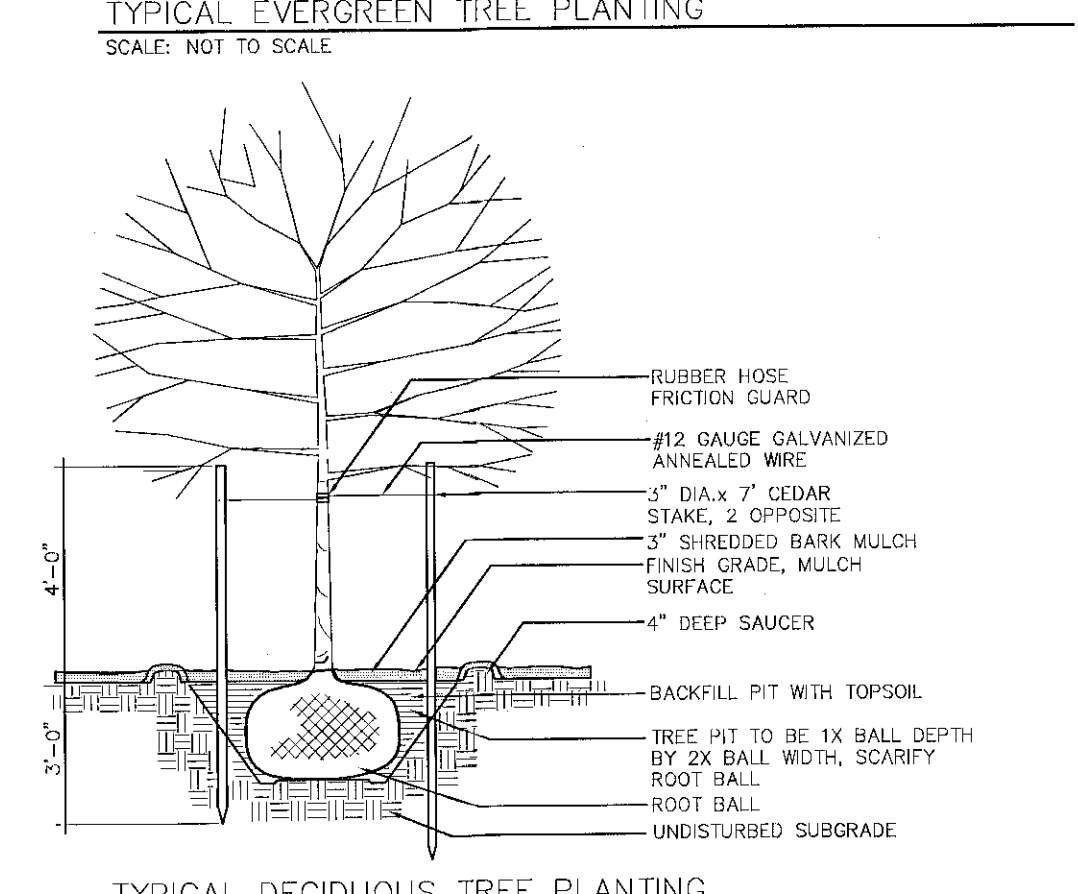
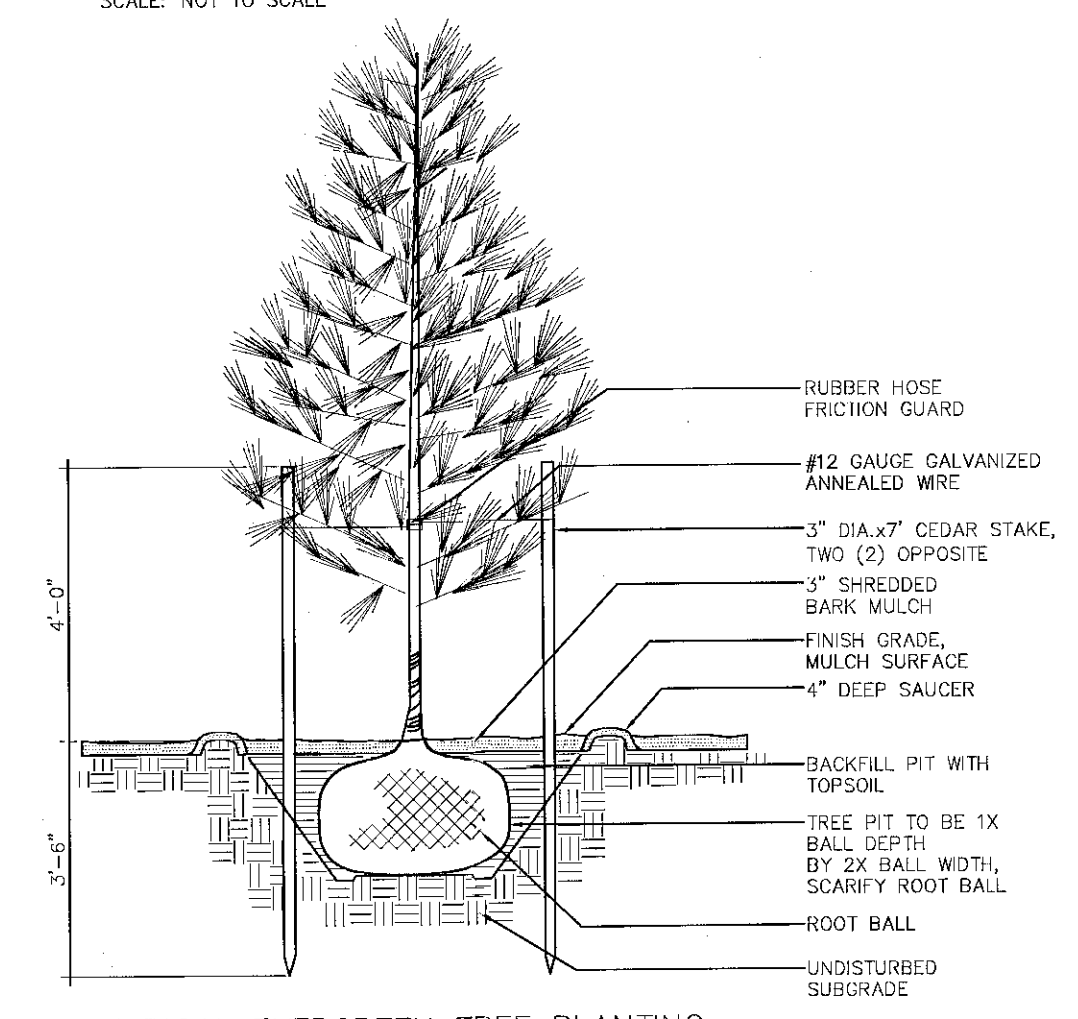
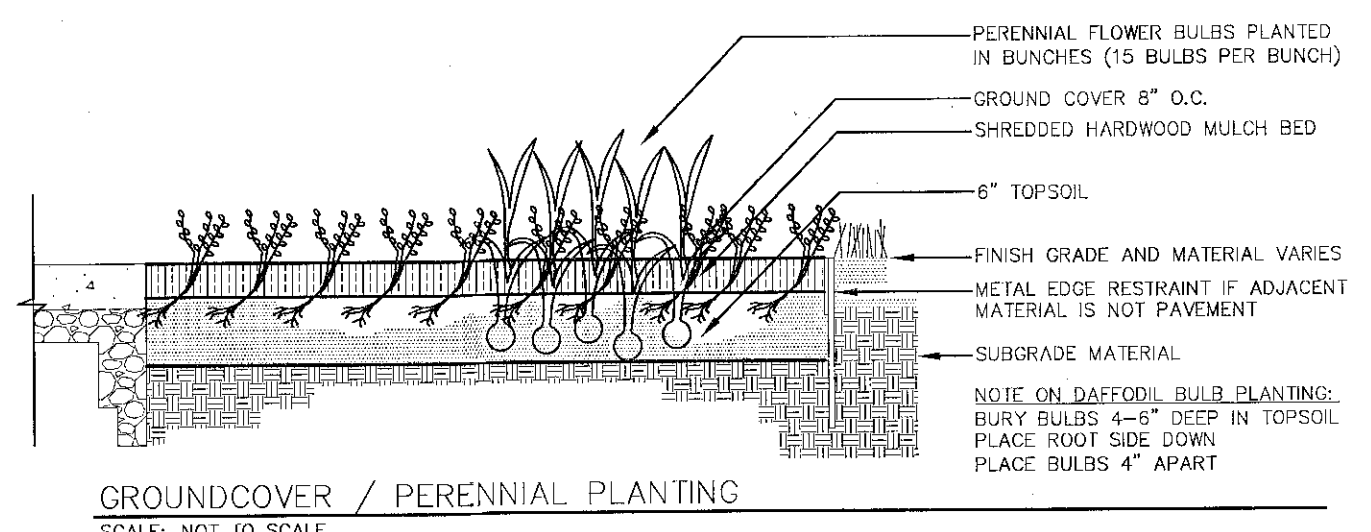
Drawing Title
**Site
Details**

Drawing Scale:
1" = 40'
Date:
01/20/2011

Issued For
**SITE PLAN
APPROVAL**

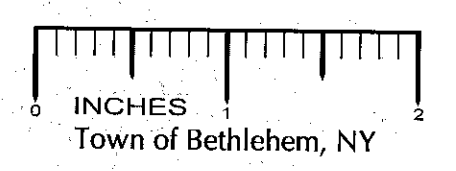
Drawing Number

C-15



NOTE: CONTRACTOR SHALL SUBMIT SHOP DRAWINGS FOR APPROVAL BY THE ENGINEER PRIOR TO CONSTRUCTION

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Town of Bethlehem
Planning Board



PLANNING BOARD
TOWN OF BETHLEHEM
ALBANY COUNTY, NEW YORK

This Site Plan Approved:
Royce Finner
Title Chairman
Date 4/13/2011 SP153A2

infinity
engineering
11 Herbert Drive
Latham, New York 12110
(518) 690-0790



No.	Submittal / Revision	App'd	Date
4	TOWN COMMENTS	MBT	3/11
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Designed: MBT Date: 10/10
Checked: MBT Date: 10/10

Project Number 182-122

Project Title

The Gables at Delmar
Delaware Avenue
Delmar, NY 12054

Prepared For

Keystone Builders Inc.

Drawing Title
Site & Utility Details

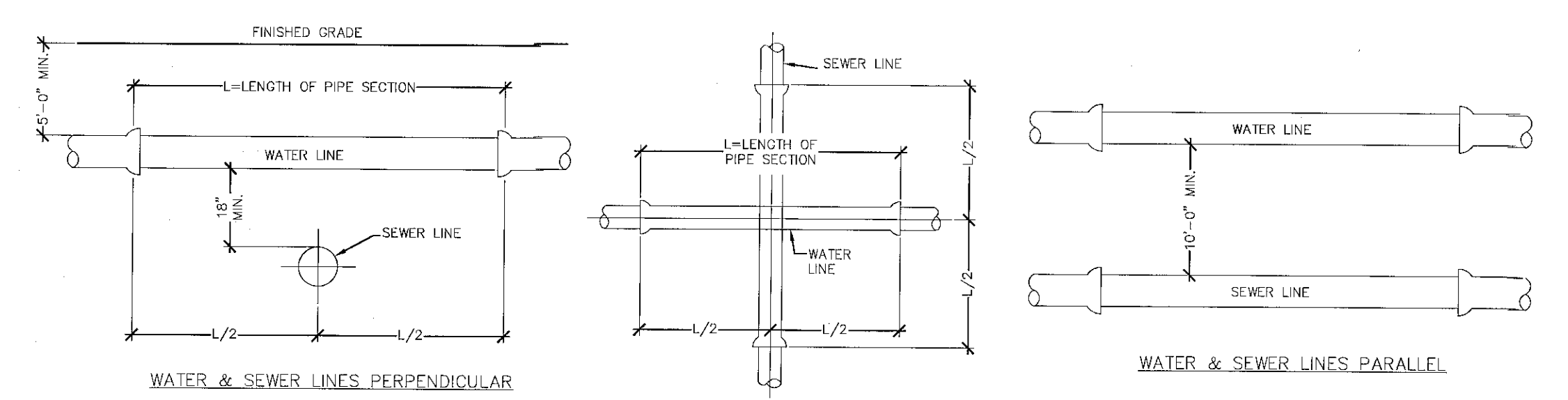
Drawing Scale:
1" = 40'
Date:
3/18/2011

Issued For

SITE PLAN APPROVAL

Drawing Number

C-16

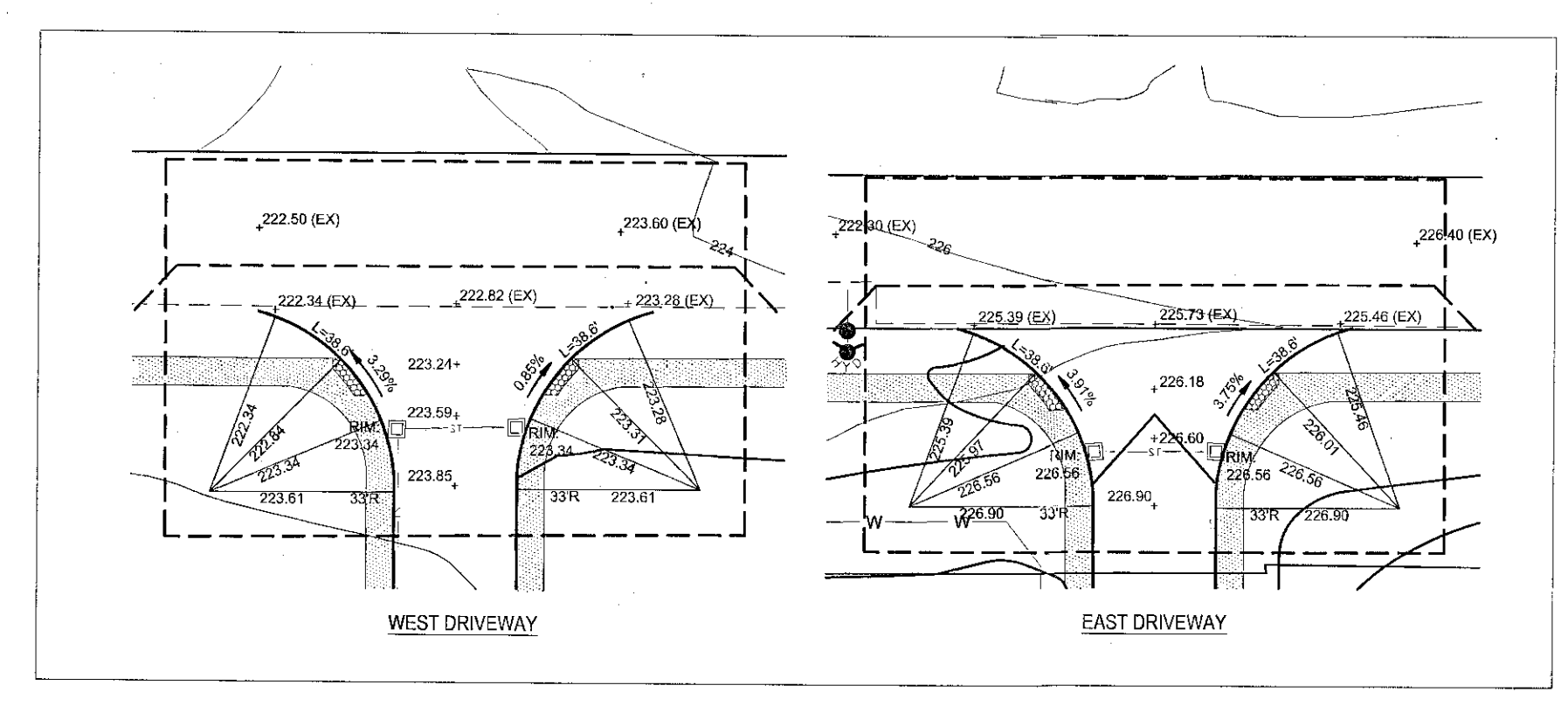


NOTES:

- WHEN INSTALLED PARALLEL, ALL WATER AND SEWER LINES SHALL HAVE A MINIMUM SEPARATION OF 10' EDGE TO EDGE. IF MINIMUM CANNOT BE MAINTAINED, WATER MAIN SHALL BE IN SEPARATE TRENCH OR ON AN UNDISTURBED EARTH SHELF TO ONE SIDE OF SEWER WITH BOTTOM OF WATER MAIN 18" MINIMUM ABOVE TOP OF SEWER PIPE.
- WHEN INSTALLED CROSSING, MAINS SHALL HAVE 18" MINIMUM VERTICAL SEPARATION BETWEEN PIPES OUTSIDE TO OUTSIDE. WHERE WATER MAIN IS UNDERNEATH SEWER, ADEQUATE STRUCTURAL SUPPORT SHALL BE PROVIDED FOR THE SEWER TO PREVENT DAMAGE TO WATER MAIN. WHEN IT IS IMPOSSIBLE TO PROVIDE THE ABOVE MINIMUMS, THE SEWER SHALL BE CONSTRUCTED WITH PRESSURE RATED WATER PIPE AND SHALL BE PRESSURE TESTED TO ENSURE WATER TIGHTNESS PRIOR TO BACKFILLING. CROSSINGS SHALL BE CONSTRUCTED IN ACCORDANCE WITH TEN STATES STANDARDS, LATEST EDITION.

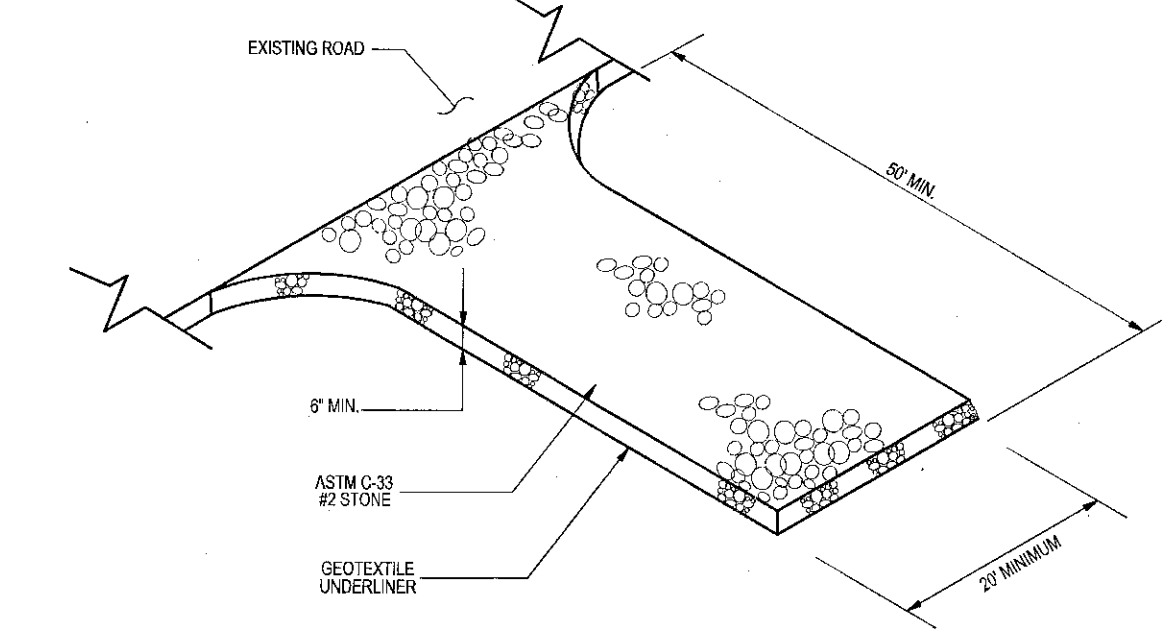
WATERMAIN CROSSING STORM OR SANITARY SEWER

SCALE: NOT TO SCALE



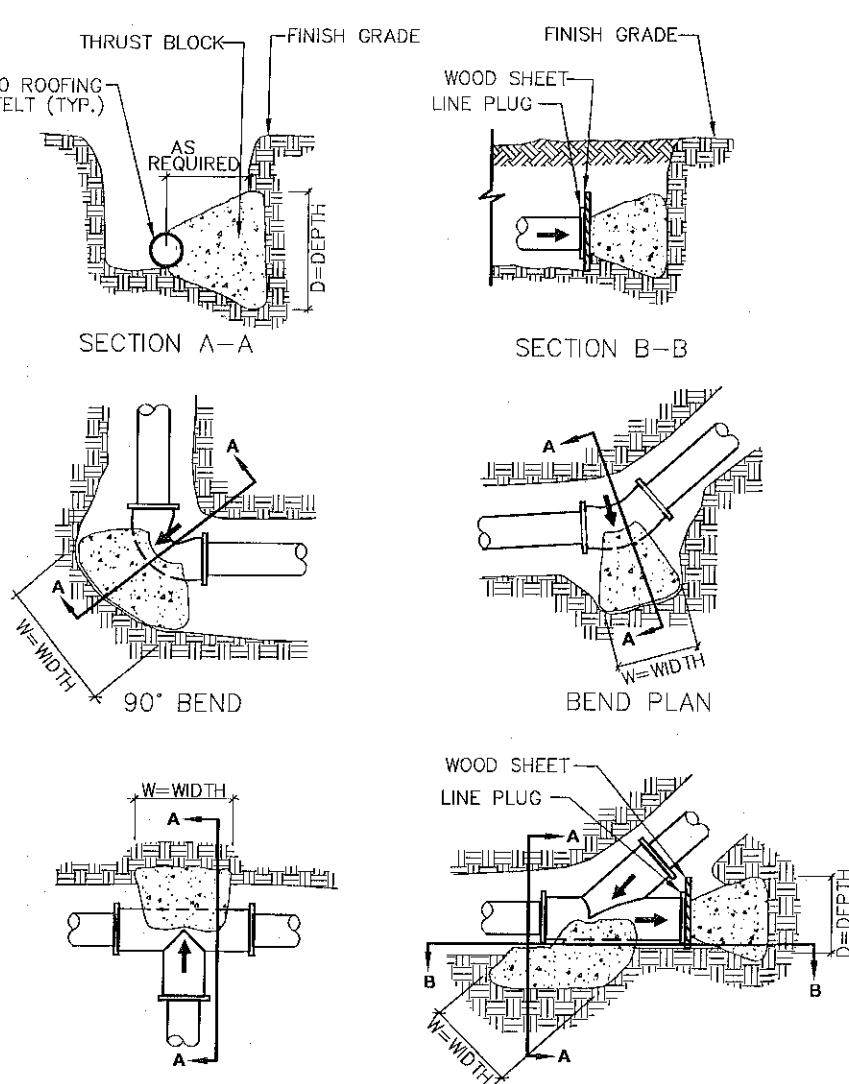
DRIVEWAY ENTRANCE DETAILS

SCALE: 1"=30'



DRIVEWAY ENTRANCE DETAILS

SCALE: NOT TO SCALE



NOTES:

- FOR REQUIRED BEARING AREA AND DIMENSIONS D AND W, SEE TABLE 2. VALUES OF D AND W OTHER THAN THOSE SHOWN IN TABLE.
- MAY BE USED PROVIDED THEY YIELD A BEARING AREA EQUAL TO OR LARGER THAN THAT REQUIRED. CONCRETE NOT TO OVERLAP ANY JOINT.
- CONCRETE TO BE PLACED SO AS NOT TO INTERFERE WITH REMOVING OR INSTALLING ANY OF THE JOINTING HARDWARE.
- FOR END PLUGS, CAPS AND TAPPING SLEEVES USE VALVES LISTED IN TABLE.
- ALL THRUST BLOCKS SHALL BE 4000 PSI POURED CONCRETE.
- REQUIRED BEARING AREA IS DUE TO THRUSTS CAUSED BY 150 PSI WORKING PRESSURE PLUS 50 PSI SURGE ALLOWANCE RESULTING IN 200 PSI TOTAL INTERNAL PRESSURE. NOMINAL PIPE DIAMETER USED.
- REQUIRED BEARING AREAS ARE BASED ON ALLOWABLE SOIL BEARING CAPACITY OF 3000 PSF FOR SANDY SILT. DUE TO OTHER SOIL CONDITIONS ENCOUNTERED, BEARING AREAS MAY BE MODIFIED BY THE ENGINEER BY MULTIPLYING THE AREA GIVEN IN TABLE 1 FOR THE APPROPRIATE PIPE SIZE AND FITTING BY THE LISTED CORRECTION FACTORS.
- IN MUCK, PEAT OR RECENTLY PLACED FILL ALL THRUST SHALL BE RESISTED BY PILES OR THE RODS TO SOLID FOUNDATIONS OR BY REMOVAL OF SUCH UNSTABLE MATERIAL AND REPLACEMENT WITH BALLAST OF SUFFICIENT MATERIAL TO RESIST THRUSTS ALL AS REQUIRED BY THE ENGINEER.
- COMPACTED SUBBASE MATERIAL TO BE 95% STANDARD PROCTOR
- THRUST BLOCK CALCULATIONS ARE BASED ON NFPA 24 REGULATIONS AND DESIGN VALUES, 1999 EDITION.

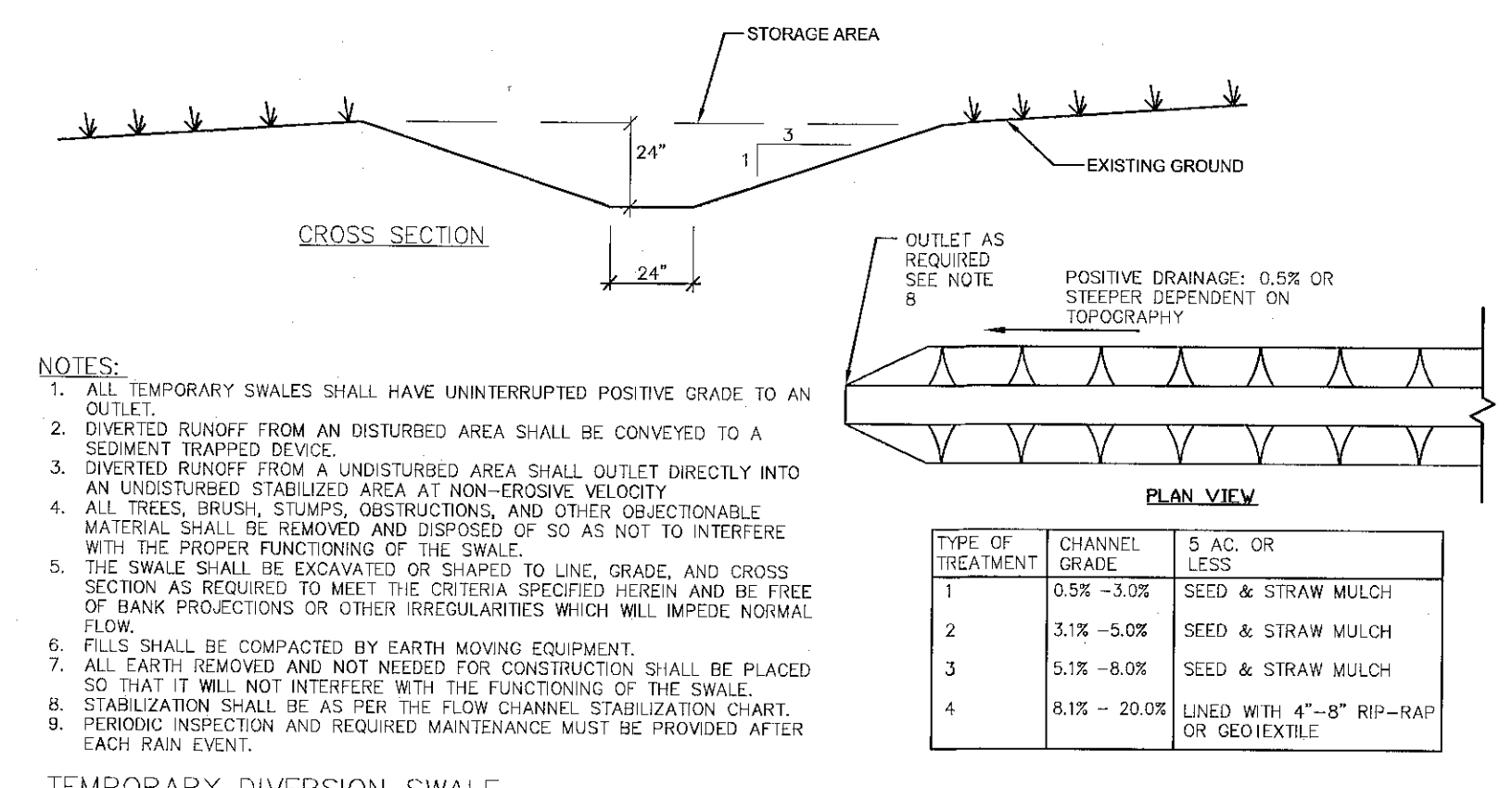
TABLE 1
SAFE BEARING LOADS OF SOILS & MULTIPLICATION FACTORS FOR MODIFICATION OF THRUST BLK. AREAS

SOIL TYPE	SAFE BEARING STRENGTHS (LBS./SQ. FT.)	FACTOR
MUCK	0	0
SOFT CLAY	1,000	3.00
SILT	1,500	2.00
SANDY SILT	3,000	1.00
SAND	4,000	0.75
SANDY CLAY	6,000	0.50
HARD CLAY	9,000	0.33

TABLE 2
REQUIRED BEARING AREAS & DIMENSIONS FOR CONCRETE THRUST BLOCKS

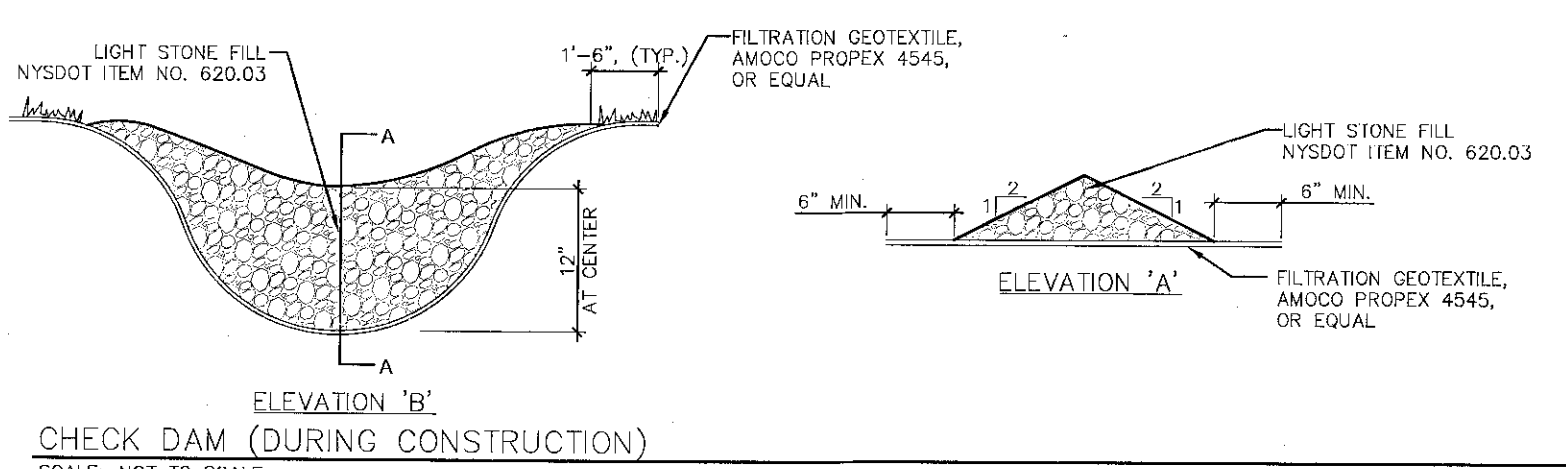
PIPE SIZE (IN.)	TEE / DEAD END Dimensions (Sq. Ft. D x W)	90°(1/4) BEND Dimensions (Sq. Ft. D x W)	45°(1/8) BEND Dimensions (Sq. Ft. D x W)	22-1/2°(1/16) BEND Dimensions (Sq. Ft. D x W)	11-1/4°(1/32) BEND Dimensions (Sq. Ft. D x W)
4	1.81 1.0' x 1.81'	2.56 1.0' x 2.56'	1.39 1.0' x 1.39'	1.07 1.0' x 1.07'	355 1.0' x 1.0'
6	3.74 1.0' x 3.74'	5.28 1.25' x 4.23'	2.86 1.25' x 2.29'	1.46 1.0' x 1.5'	733 1.0' x 1.0'
8	6.43 1.5' x 4.29'	9.10 1.5' x 6.07'	4.92 1.5' x 3.28'	2.51 1.5' x 1.67'	1.28 1.0' x 1.28'
10	7.68 2.0' x 4.84'	13.68 2.0' x 6.83'	7.41 2.0' x 3.70'	3.78 1.5' x 2.52'	1.50 1.5' x 1.27'
12	13.69 2.25' x 6.08'	19.25 2.5' x 7.74'	10.47 2.5' x 4.19'	5.34 2.0' x 2.67'	2.58 1.5' x 1.78'
14	18.34 2.25' x 7.35'	26.00 3.0' x 8.67'	14.07 3.0' x 4.69'	7.17 2.0' x 3.59'	3.60 1.5' x 2.4'
16	23.78 3.0' x 7.90'	33.63 3.5' x 9.60'	18.20 3.0' x 5.28'	9.28 2.5' x 3.71'	4.85 2.0' x 2.35'
18	29.87 3.5' x 8.53'	42.24 4.5' x 9.38'	22.86 4.5' x 5.20'	11.65 3.0' x 3.98'	5.88 2.0' x 2.72'
20	36.64 4.0' x 9.18'	51.82 5.0' x 10.36'	28.05 5.0' x 5.61'	14.30 3.0' x 4.77'	7.18 2.0' x 3.60'
24	62.28 4.5' x 11.61'	73.93 5.25' x 14.08'	40.01 5.25' x 7.82'	20.40 4.0' x 5.1'	10.25 2.5' x 4.10'

NOTE: FOR POLYETHYLENE WRAPPED PIPE, MULTIPLY VALUES IN TABLE BY 1.45



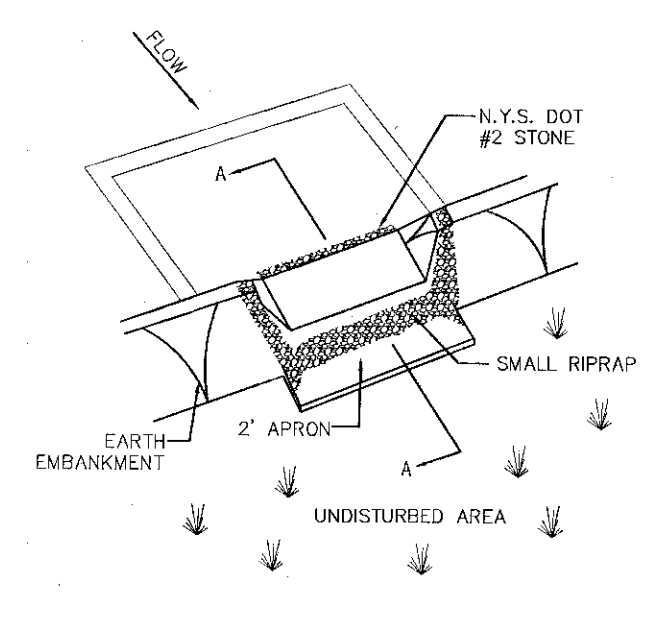
TEMPORARY DIVERSION SWALE

SCALE: NOT TO SCALE



CHECK DAM (DURING CONSTRUCTION)

SCALE: NOT TO SCALE



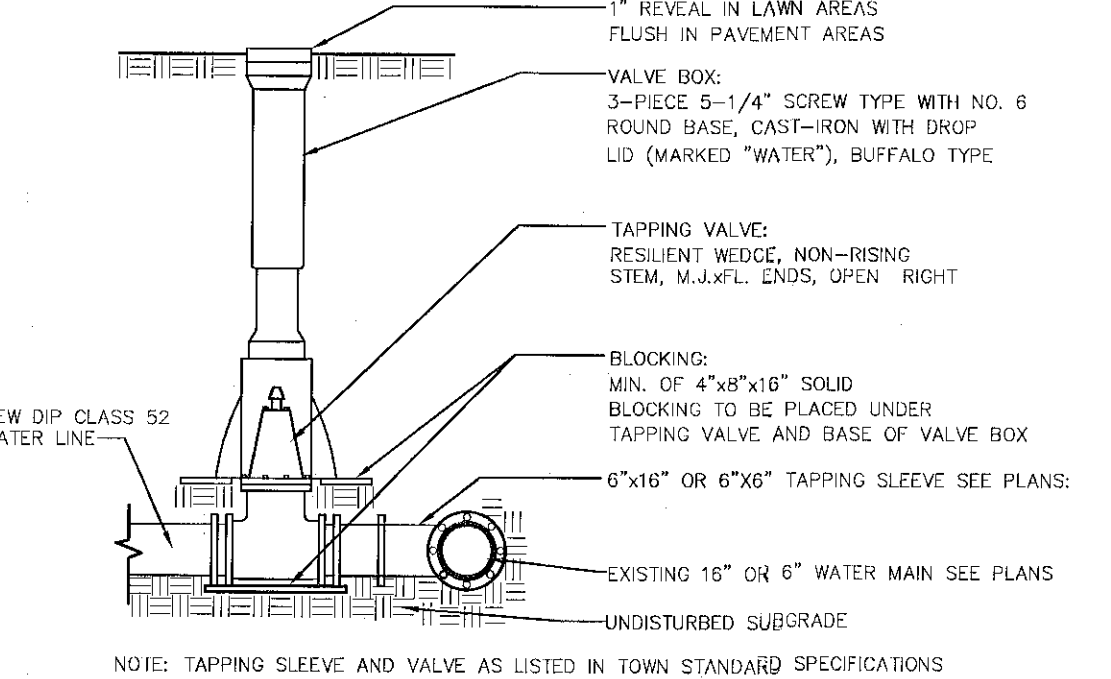
NOTES:

- AREA UNDER EMBANKMENT SHALL BE CLEARED, CRUSHED AND STRIPPED OF ANY VEGETATION AND ROOT MAT. THE FOOT AREA SHALL BE CLEARED.
- THE FILL MATERIAL FOR THE EMBANKMENT SHALL BE FREE OF ROOTS AND OTHER WOODY VEGETATION AS WELL AS OVER-SIZED STONES, ROCKS, ORGANIC MATERIAL OR OTHER OBJECTIONABLE MATERIAL. THE EMBANKMENT SHALL BE COMPACTED BY TRAVELING WITH EQUIPMENT WHILE IT IS BEING CONSTRUCTED.
- ALL CUT AND FILL SLOPES SHALL BE 2:1 OR FLATTER.
- THE STONE USED IN THE OUTLET SHALL BE SMALL RIPRAP 4"-8" ALONG WITH A 1" THICKNESS OF 2" AGGREGATE PLACED ON THE UP-GRADE SIDE ON THE SMALL RIPRAP OF EMBEDDED FILTER CLOTH IN THE RIPRAP.
- SEDIMENT SHALL BE REMOVED AND TRAP RESTORED TO ITS ORIGINAL DIMENSIONS WHEN THE SEDIMENT HAS ACCUMULATED TO 1/2 THE DESIGN DEPTH OF THE TRAP. IT SHALL BE PLACED ON SITE AND STABILIZED.
- THE STRUCTURE SHALL BE INSPECTED AFTER EACH RAIN AND REPAIRS MADE AS NEEDED.
- CONSTRUCTION OPERATIONS SHALL BE CARRIED OUT IN SUCH A MANNER THAT EROSION AND SEDIMENT ARE CONTROLLED.
- THE STRUCTURE SHALL BE REMOVED AND THE AREA STABILIZED WHEN THE DRAINAGE AREA HAS BEEN PROPERLY STABILIZED.

MAXIMUM DRAINAGE AREA 5 ACRES

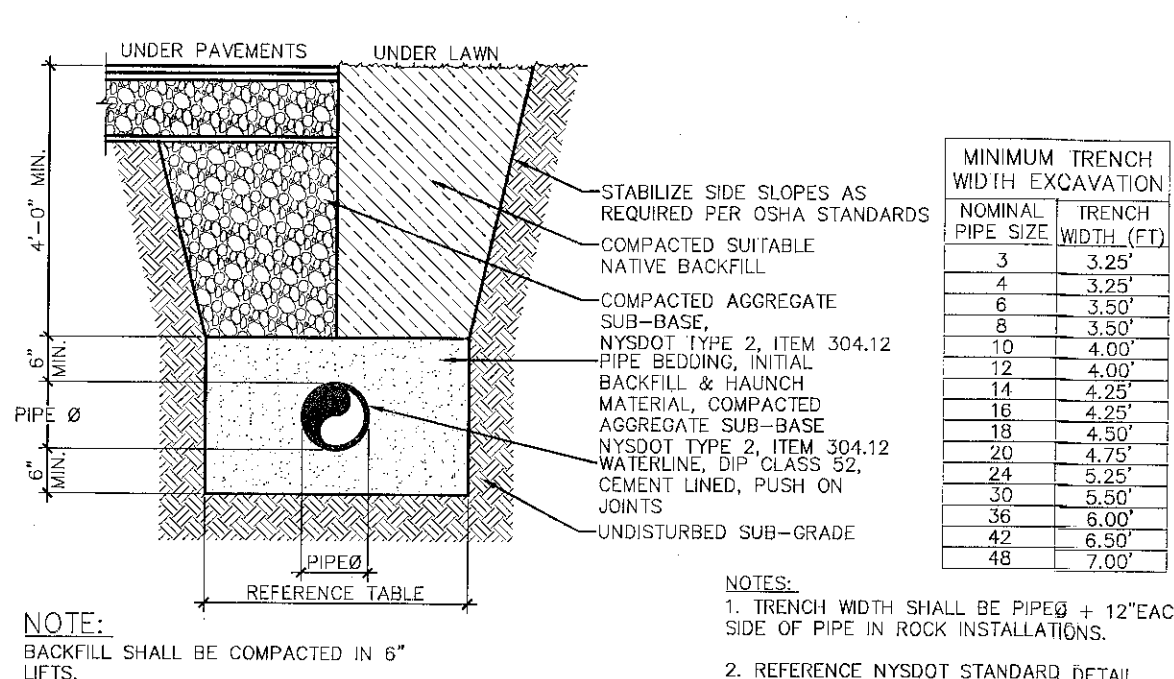
STONE OUTLET SEDIMENT TRAP

SCALE: NOT TO SCALE



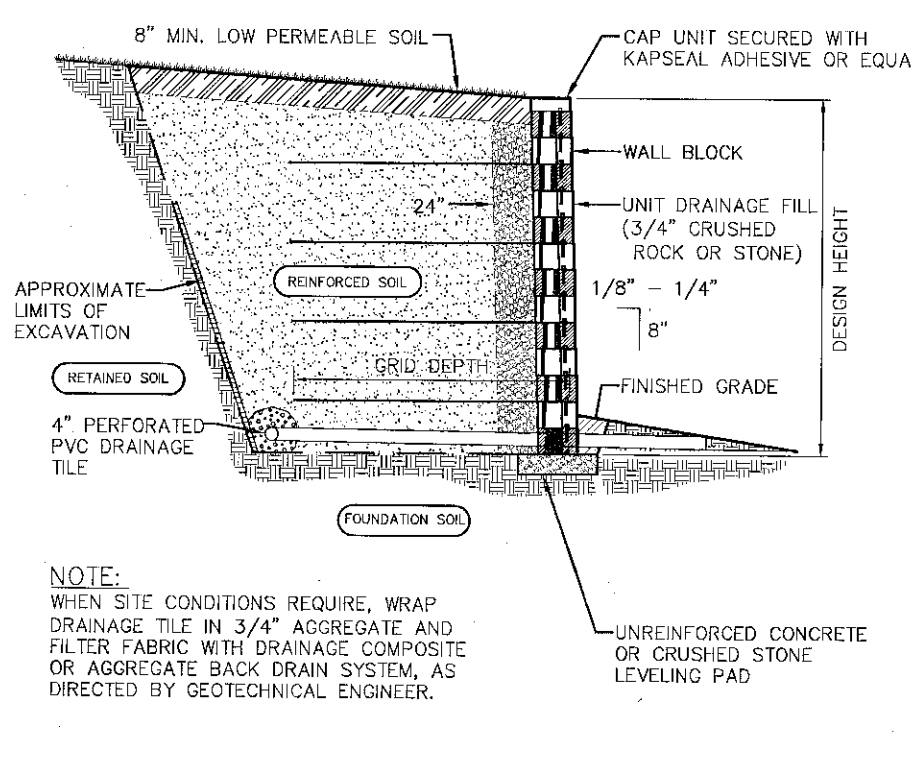
TAPPING VALVE AND SLEEVE

SCALE: NOT TO SCALE



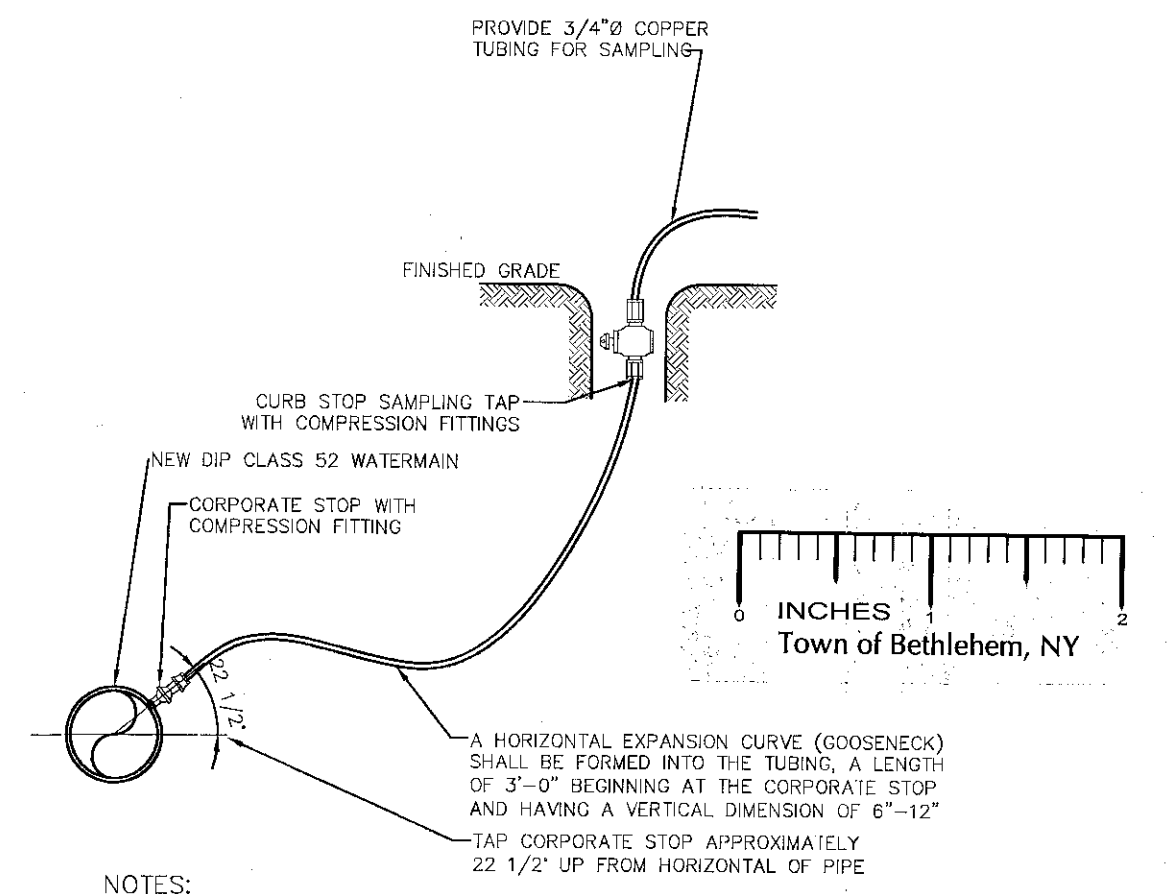
WATER SERVICE TRENCH

SCALE: NOT TO SCALE



MODULAR RETAINING WALL

SCALE: NOT TO SCALE

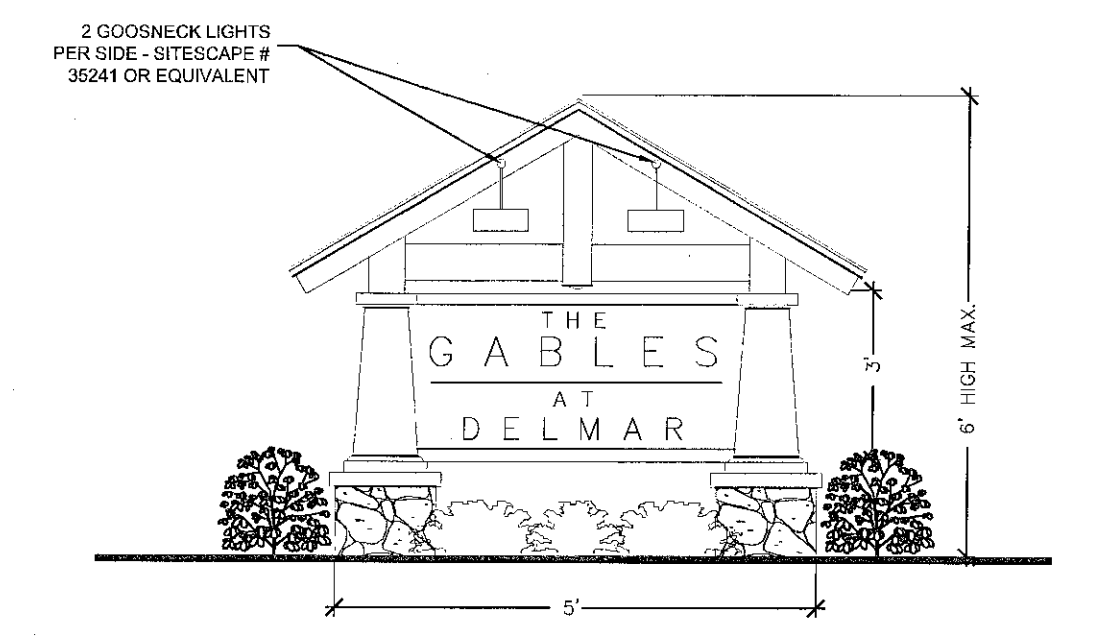


NOTES:

- WHEN IN PAVEMENT, TAP IS TO BE KEPT BELOW FINISHED GRADE EXCEPT WHEN IN USE. UPON NOTIFICATION OF ACCEPTABLE SAMPLING RESULTS, CORPORATE STOP IS TO BE CLOSED AND THE TUBING DISCONNECTED.
- TAP MAY BE LOCATED AT THE SAME LOCATION OF A NEW WATER SERVICE AFTER SAMPLE IS APPROVED. COPPER TUBING TO THE SURFACE IS TO BE REMOVED.
- APPROXIMATE LOCATIONS FOR TAPS ARE SHOWN ON THE PLANS. FINAL TAP LOCATIONS ARE SUBJECT TO PRIOR APPROVAL FROM THE ENGINEER.

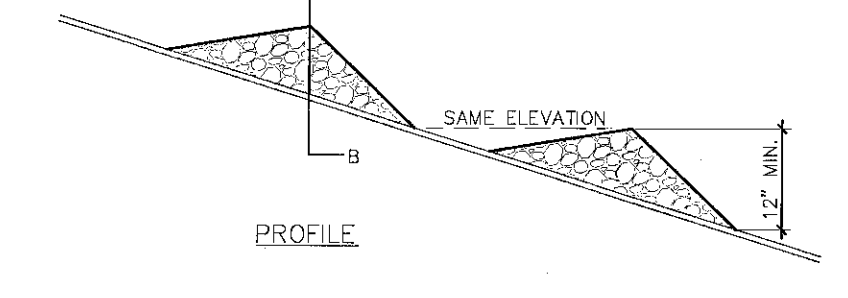
DISINFECTING & SAMPLING TAP

SCALE: NOT TO SCALE



FRONT SIGN DETAIL

SCALE: NOT TO SCALE

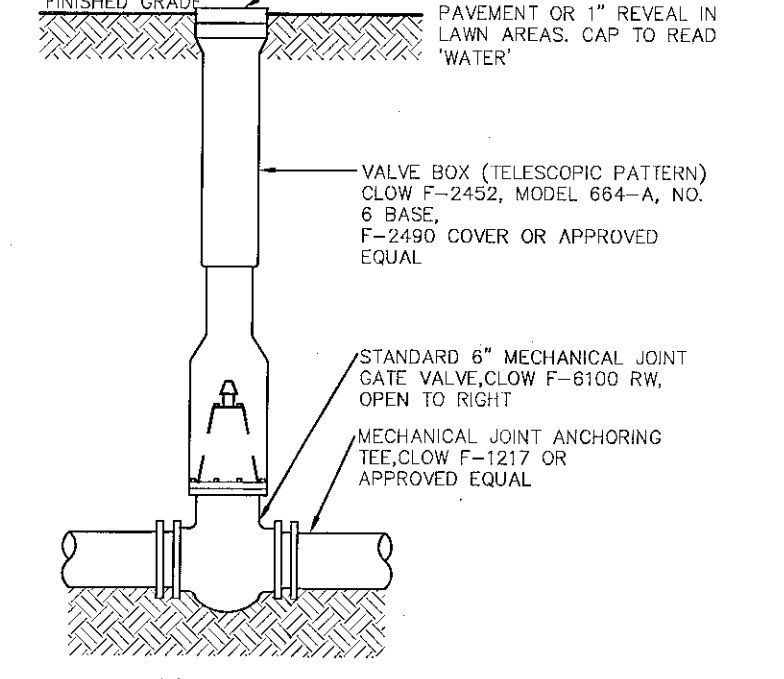


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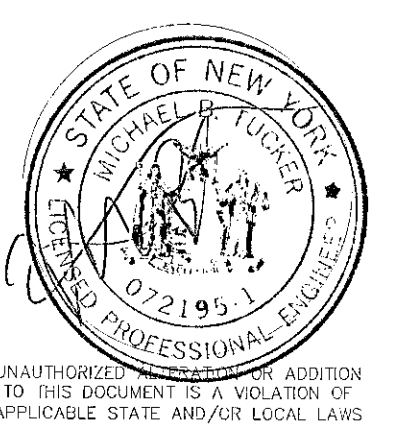
This Site Plan Approved by
George J. Juma
Title Chairman

Date 4/15/2011 SPA153A2



VALVE BOX

SCALE: NOT TO SCALE



No.	Submital / Revision	App'd	Date
4	TOWN COMMENTS	MBT	3/11
3	TOWN COMMENTS	MBT	1/11
2	TOWN COMMENTS	MBT	12/10
1	TOWN COMMENTS	MBT	12/10

Drawn: MJB Date: 10/10
Designed: MBT Date: 10/10
Checked: MBT Date: 10/10

Project Number 182-122

Project Title

The Gables at Delmar
Delaware Avenue
Delmar, NY 12054

Prepared For
Keystone Builders Inc.

Drawing Title
Site & Utility Details

Drawing Scale:
1" = 40'
Date:
3/18/2011

Issued For
SITE PLAN APPROVAL

Drawing Number
C-17

